REGISTERED NUMBER: 03669934 (England and Wales)

Abbreviated Unaudited Accounts

for the Year Ended 31 October 2016

for

Landasko Property Services Limited

Contents of the Abbreviated Accounts for the Year Ended 31 October 2016

	Page
Company Information	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	4

Landasko Property Services Limited

Company Information
for the Year Ended 31 October 2016

DIRECTORS:	H E Stojak Mrs D L Stojak
SECRETARY:	H E Stojak
REGISTERED OFFICE:	The Mills Canal Street Derby DE1 2RJ
REGISTERED NUMBER:	03669934 (England and Wales)
ACCOUNTANTS:	Bates Weston LLP Chartered Accountants The Mills Canal Street Derby DE1 2RJ

Landasko Property Services Limited (Registered number: 03669934)

Abbreviated Balance Sheet
31 October 2016

	Notes	2016 £	£	2015 £	£
FIXED ASSETS					
Tangible assets	2		9,151		14,171
Investments	3		100		100
Investment property	4		2,765,380		2,506,623
			2,774,631		2,520,894
CURRENT ASSETS					
Debtors		128		-	
Cash at bank		31,206		121,086	
		31,334		121,086	
CREDITORS					
Amounts falling due within one year	5	1,595,631		1,648,183	
NET CURRENT LIABILITIES			(1,564,297)		(1,527,097)
TOTAL ASSETS LESS CURRENT LIABILITIES			1,210,334		993,797
CREDITORS					
Amounts falling due after more than one year	5		721,717		751,816
NET ASSETS			488,617		241,981
CAPITAL AND RESERVES					
Called up share capital	6		200		200
Revaluation reserve			331,817		161,188
Profit and loss account			156,600		80,593
SHAREHOLDERS' FUNDS			488,617		241,981

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2016 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The notes form part of these abbreviated accounts

continued...

Abbreviated Balance Sheet - continued
31 October 2016

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 17 July 2017 and were signed on its behalf by:

H E Stojak - Director

The notes form part of these abbreviated accounts

Notes to the Abbreviated Accounts for the Year Ended 31 October 2016

1. **ACCOUNTING POLICIES**

Accounting convention
The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Turnover
Turnover represents net invoiced fees and rents receivable from properties.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 25% on reducing balance
Motor vehicles	- 25% on reducing balance
Computer equipment	- 33% on cost

Investment property
Investment property is not depreciated but is revalued annually at its market value, in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015), which is contrary to the requirement of the Companies Act 2006 for all fixed assets to be depreciated. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Deferred tax
Deferred tax is recognised in respect of all material timing differences. No provision is made for potential tax arising on assets which have been revalued, unless there is a commitment to sell such property at the balance sheet date.

Pension costs and other post-retirement benefits
The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to the profit and loss account in the period to which they relate.

Fixed asset investments
Fixed asset investments are stated at cost less any permanent diminution in value.

Group accounts
In accordance with the exemptions given by the Companies Act 2006, the company has not produced group financial statements because it heads a small group.

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2. TANGIBLE FIXED ASSETS

	Total £
COST	
At 1 November 2015	287,978
Disposals	(1,240)
At 31 October 2016	286,738
DEPRECIATION	
At 1 November 2015	273,807
Charge for year	4,090
Eliminated on disposal	(310)
At 31 October 2016	277,587
NET BOOK VALUE	
At 31 October 2016	9,151
At 31 October 2015	14,171

3. FIXED ASSET INVESTMENTS

	Investments other than loans £
COST	
At 1 November 2015 and 31 October 2016	100
NET BOOK VALUE	
At 31 October 2016	100
At 31 October 2015	100

The company's investments at the Balance Sheet date in the share capital of companies include the following:

JOSKAT Limited
Nature of business: owning and renting out property

Class of shares:	% holding
Ordinary	100.00

	2016 £	2015 £
Aggregate capital and reserves	188,196	180,793
Profit for the year	7,403	7,426

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4. INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1 November 2015	2,506,623
Additions	88,128
Revaluations	170,629
At 31 October 2016	2,765,380
NET BOOK VALUE	
At 31 October 2016	2,765,380
At 31 October 2015	2,506,623

5. CREDITORS

Creditors include an amount of £ 751,661 (2015 - £ 780,761) for which security has been given.

They also include the following debts falling due in more than five years:

	2016 £	2015 £
Repayable by instalments	591,303	625,752

6. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2016 £	2015 £
200	Ordinary	£1	200	200

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.