REGISTERED NUMBER: 04003421 (England and Wales)

Unaudited Financial Statements for the Year Ended 31 May 2017

for

Homereach Limited

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for the Year Ended 31 May 2017

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Homereach Limited

Company Information
for the Year Ended 31 May 2017

DIRECTORS:	Mr A McCready Miss D H Spears
REGISTERED OFFICE:	C/O Butterworth Barlow Prescot House 3 High Street Liverpool Merseyside L34 3LD
REGISTERED NUMBER:	04003421 (England and Wales)
ACCOUNTANTS:	Butterworth Barlow Chartered Accountants Prescot House 3 High Street Prescot Liverpool Merseyside L34 3LD

Balance Sheet
31 May 2017

	Notes	31.5.17 £	£	31.5.16 £	£
FIXED ASSETS					
Tangible assets	4		3,237		3,808
Investment property	5		2,853,432		2,853,432
			2,856,669		2,857,240
CURRENT ASSETS					
Debtors	6	115,748		126,220	
Cash at bank		60,367		41,972	
		176,115		168,192	
CREDITORS					
Amounts falling due within one year	7	35,538		29,911	
NET CURRENT ASSETS			140,577		138,281
TOTAL ASSETS LESS CURRENT LIABILITIES			2,997,246		2,995,521
CREDITORS					
Amounts falling due after more than one year	8		(2,218,720)		(2,242,519)
PROVISIONS FOR LIABILITIES			(164,676)		(164,676)
NET ASSETS			613,850		588,326
CAPITAL AND RESERVES					
Called up share capital			982		982
Revaluation reserve	9		658,703		658,703
Retained earnings			(45,835)		(71,359)
SHAREHOLDERS' FUNDS			613,850		588,326

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2017 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 financial statements

continued...

Balance Sheet - continued
31 May 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 17 January 2018 and were signed on its behalf by:

Mr A McCready - Director

The notes form part of these financial statements

1. STATUTORY INFORMATION

Homereach Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements
These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover
Turnover represents rents receivable for the year.

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 - 15% on reducing balance

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation
Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 .

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4. **TANGIBLE FIXED ASSETS**

	Plant and machinery etc
	£
COST	
At 1 June 2016 and 31 May 2017	42,188
DEPRECIATION	
At 1 June 2016	38,380
Charge for year	571
At 31 May 2017	38,951
NET BOOK VALUE	
At 31 May 2017	3,237
At 31 May 2016	3,808

5. **INVESTMENT PROPERTY**

	Total
	£
FAIR VALUE	
At 1 June 2016 and 31 May 2017	2,853,432
NET BOOK VALUE	
At 31 May 2017	2,853,432
At 31 May 2016	2,853,432

Fair value at 31 May 2017 is represented by:

	£
Valuation in 2007	1,284,145
Valuation in 2010	(460,766)
Cost	2,030,053
	2,853,432

6. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.5.17	31.5.16
	£	£
Other debtors	115,748	126,220

continued...

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.5.17	31.5.16
	£	£
Bank loans and overdrafts	23,000	21,800
Taxation and social security	7,108	2,195
Other creditors	5,430	5,916
	35,538	29,911

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.5.17	31.5.16
	£	£
Bank loans	2,218,720	2,242,519
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	1,720,473	1,720,059
Repayable by instalments		
Bank loans more 5 yr by instal	498,247	522,460

9. RESERVES

	Revaluation reserve
	£
At 1 June 2016 and 31 May 2017	658,703

10. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to a director subsisted during the years ended 31 May 2017 and 31 May 2016:

	31.5.17	31.5.16
	£	£
Mr A McCready		
Balance outstanding at start of year	92,233	20,746
Amounts advanced	5,405	92,233
Amounts repaid	(27,000)	(20,746)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	70,638	92,233

Chartered Accountants' Report to the Board of Directors on the Unaudited Financial Statements of Homereach Limited

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Homereach Limited for the year ended 31 May 2017 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at http://www.icaew.com/en/membership/regulations-standards-and-guidance.

This report is made solely to the Board of Directors of Homereach Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Homereach Limited and state those matters that we have agreed to state to the Board of Directors of Homereach Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Homereach Limited Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Homereach Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Homereach Limited. You consider that Homereach Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Homereach Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Butterworth Barlow
Chartered Accountants
Prescot House
3 High Street
Prescot
Liverpool
Merseyside
L34 3LD

17 January 2018

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.