

Registered Number 07058621

Health Investments No.2 Limited

Abbreviated Accounts

30 June 2016

Balance Sheet as at 30 June 2016

	Notes	2016	2015
		£	£
Fixed assets	2		
Tangible		4,800,000	5,910,000
		<u>4,800,000</u>	<u>5,910,000</u>
Current assets			
Debtors		441,727	240
Cash at bank and in hand		67,237	101,358
Total current assets		<u>508,964</u>	<u>101,598</u>
Creditors: amounts falling due within one year		(129,094)	(1,685,057)
Net current assets (liabilities)		379,870	(1,583,459)
Total assets less current liabilities		<u>5,179,870</u>	<u>4,326,541</u>
Creditors: amounts falling due after more than one year	3	(2,900,603)	(2,954,069)
Provisions for liabilities		(101,934)	(107,834)
Total net assets (liabilities)		<u>2,177,333</u>	<u>1,264,638</u>
Capital and reserves			

Called up share capital	4	20	20
Revaluation reserve		1,247,427	469,055
Profit and loss account		929,886	795,563

Shareholders funds

2,177,333

1,264,638

- a. For the year ending 30 June 2016 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.
- b. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- c. The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- d. These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the board on 28 October 2016

And signed on their behalf by:

Mr G Marsden, Director

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 1068 of the Companies Act 2006.

Notes to the Abbreviated Accounts

For the year ending 30 June 2016

1 Accounting policies**Basis of accounting**

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

Turnover

Turnover represents rental income derived from the letting of properties owned by the company.

Investment properties

Investment properties are shown at their open market value. The surplus or deficit arising from the annual revaluation is transferred to the investment revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year. This is in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) which, unlike the Companies Act 2006, does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company and so their current value is of prime importance. The departure from the provisions of the Act is required in order to give a true and fair view.

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax, with the following exceptions: Provision is made for tax on gains arising from the revaluation (and similar fair value adjustments) of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only where the replacement assets are sold. Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

Fixed Assets

All fixed assets are initially recorded at cost.

Financial Instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities. Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability. Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

2 Fixed Assets

	Tangible Assets	Total
Cost or valuation	£	£
At 01 July 2015	5,910,000	5,910,000
Disposals	(1,888,372)	(1,888,372)
Revaluations	778,372	778,372
At 30 June 2016	<u>4,800,000</u>	<u>4,800,000</u>
Net Book Value		
At 30 June 2016	4,800,000	4,800,000
At 30 June 2015	<u>5,910,000</u>	<u>5,910,000</u>

The freehold investment properties have been included in the financial statements at their company value at 30th June 2016, as determined by G.T. Marsden MRICS, a director of the company. The historic cost of the freehold investment properties was £3,552,573 (2015: £5,440,945).

3 Creditors: amounts falling due after more than one year

	2016	2015
	£	£
Instalment debts falling due after 5 years	2,651,360	2,719,418

4 Share capital

	2016	2015
	£	£
Allotted, called up and fully paid:		
20 Ordinary of £1 each	20	20