

Company Registration No. 07920621 (England and Wales)

HERITAGE 2012 LIMITED
DIRECTOR'S REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2016

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HERITAGE 2012 LIMITED

DIRECTOR'S REPORT

FOR THE YEAR ENDED 31 JANUARY 2016

The director presents his report and financial statements for the year ended 31 January 2016.

Principal activities

The principal activity of the company is that of holding investments.

Director

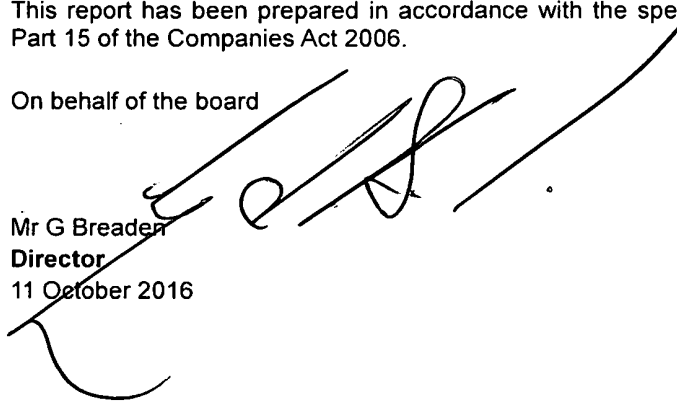
The following director has held office since 1 February 2015:

Mr G Breaden

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

On behalf of the board

Mr G Breaden
Director
11 October 2016



HERITAGE 2012 LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 JANUARY 2016

	Notes	2016 £	2015 £
Turnover		48,750	-
Investment management fees		(106,529)	(80,615)
Administrative expenses		(5,532)	(40)
Operating loss		<u>(63,311)</u>	<u>(80,655)</u>
Investment income	2	10,660	(9,338)
Other interest receivable and similar income	2	131,333	43,532
Interest payable and similar charges		(93,865)	(98,198)
Loss on ordinary activities before taxation		<u>(15,183)</u>	<u>(144,659)</u>
Tax on loss on ordinary activities		-	-
Loss for the year	9	<u><u>(15,183)</u></u>	<u><u>(144,659)</u></u>

HERITAGE 2012 LIMITED

BALANCE SHEET

AS AT 31 JANUARY 2016

	Notes	2016		2015	
		£	£	£	£
Fixed assets					
Tangible assets	3	4,093,101		4,080,652	
Investments	4	9,554,861		9,945,524	
			13,647,962		14,026,176
Current assets					
Debtors	5	61,340		34,610	
Cash at bank and in hand		440,751		618,690	
			502,091		653,300
Creditors: amounts falling due within one year	6	(10,080,322)		(10,855,099)	
Net current liabilities			(9,578,231)		(10,201,799)
Total assets less current liabilities			4,069,731		3,824,377
Creditors: amounts falling due after more than one year	7	(4,121,750)		(3,323,750)	
			(52,019)		500,627
Capital and reserves					
Called up share capital	8		1		1
Revaluation reserve	9	114,160		651,623	
Profit and loss account	9	(166,180)		(150,997)	
Shareholders' funds			(52,019)		500,627

HERITAGE 2012 LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 JANUARY 2016

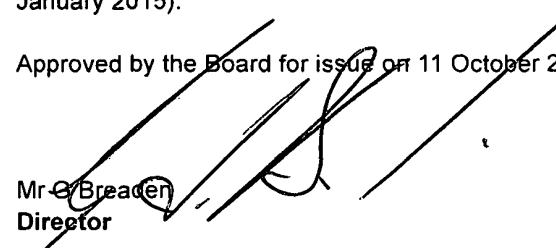
For the financial year ended 31 January 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and the Financial Reporting Standard for Smaller Entities (effective January 2015).

Approved by the Board for issue on 11 October 2016



Mr O Breaden
Director

Company Registration No. 07920621

HERITAGE 2012 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2016

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Turnover

Turnover represents amounts receivable for goods and services net of VAT and trade discounts.

1.4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

1.5 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

1.6 Foreign currency translation

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. All differences are taken to profit and loss account.

2 Investment income	2016 £	2015 £
Income from fixed asset investments	10,660	(9,338)
Bank interest	485	32,646
Other interest	130,848	10,886
	<u>141,993</u>	<u>34,194</u>

HERITAGE 2012 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2016

3 Tangible fixed assets

	Investment properties £
Cost or valuation	
At 1 February 2015	4,080,652
Additions	12,449
At 31 January 2016	4,093,101
Net book value	
At 31 January 2016	4,093,101
At 31 January 2015	4,080,652

4 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 February 2015	9,945,523
Additions	6,592,867
Revaluation	(323,751)
Disposals	(6,659,778)
At 31 January 2016	9,554,861
Net book value	
At 31 January 2016	9,554,861
At 31 January 2015	9,945,524

5 Debtors

	2016 £	2015 £
Other debtors	61,340	34,610

6 Creditors: amounts falling due within one year

	2016 £	2015 £
Bank loans and overdrafts	661	-
Other creditors	10,079,661	10,855,099
	10,080,322	10,855,099

HERITAGE 2012 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JANUARY 2016

7	Creditors: amounts falling due after more than one year	2016	2015
		£	£
	Bank loans	4,121,750	3,323,750
	Analysis of loans		
	Wholly repayable within five years	4,309,281	3,323,750
	Included in current liabilities	(187,531)	-
		4,121,750	3,323,750
8	Share capital	2016	2015
		£	£
	Allotted, called up and fully paid		
	1 Ordinary shares of £1 each	1	1
9	Statement of movements on reserves	Revaluation reserve	Profit and loss account
		£	£
	Balance at 1 February 2015	651,623	(150,997)
	Loss for the year	-	(15,183)
	Revaluation during the year	(537,463)	-
	Balance at 31 January 2016	114,160	(166,180)

10 Ultimate parent undertaking

The director is considered to be the controlling party due to his 100% share holding.