REGISTERED NUMBER: 08006116 (England and Wales)

Abbreviated Unaudited Accounts

for the Year Ended 31 July 2016

for

Eph Investments Limited

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for the Year Ended 31 July 2016

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Eph Investments Limited

Company Information
for the Year Ended 31 July 2016

DIRECTORS:	Mrs E P Hazelwood P Hazelwood
REGISTERED OFFICE:	8 Mercia Business Village Coventry West Midlands CV4 8HX
REGISTERED NUMBER:	08006116 (England and Wales)
ACCOUNTANTS:	Leigh Christou Ltd Chartered Certified Accountants Leofric House Binley Road Coventry CV3 1JN

Eph Investments Limited (Registered number: 08006116)

Abbreviated Balance Sheet
31 July 2016

	Notes	31.7.16 £	£	31.7.15 £	£
FIXED ASSETS					
Tangible assets	2		**542**		1,951
Investments	3		**965,607**		997,747
Investment property	4		**1,194,457**		1,194,457
			2,160,606		2,194,155
CURRENT ASSETS					
Debtors		**627**		563	
Cash at bank		**103,867**		48,099	
		104,494		48,662	
CREDITORS					
Amounts falling due within one year		**1,849,428**		1,922,506	
NET CURRENT LIABILITIES			**(1,744,934)**		(1,873,844)
TOTAL ASSETS LESS CURRENT LIABILITIES			**415,672**		320,311
CAPITAL AND RESERVES					
Called up share capital	5		**606**		606
Profit and loss account			**415,066**		319,705
SHAREHOLDERS' FUNDS			**415,672**		320,311

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

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

(b) which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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 February 2017 and were signed on its behalf by:

Mrs E P Hazelwood - Director

The notes form part of these abbreviated accounts

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

1. ACCOUNTING POLICIES

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

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 - Straight line over 4 years

Taxation
Corporation tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is provided in full on timing differences that exist at the balance sheet date and that result in an obligation to pay more tax, or a right to pay less tax in the future. The deferred tax is measured at the rate expected to apply in the periods in which the timing differences are expected to reverse, based on the tax rates and laws that are enacted or substantively enacted at the balance sheet date. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in the company financial statements. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax assets and liabilities are not discounted.

Investments
Fixed asset investments are shown at cost less any provision for impairment.

Investment properties
Investment properties, being freehold properties held to earn rental income and for capital appreciation are carried at cost.

Investment property disposals are recognised on completion. Profits and losses arising are recognised through the profit or loss account as determined as the difference between the sales proceeds and the carrying amount of the asset.

Investment properties are not depreciated.

Rental income arising from investment properties is accounted for on a straight-line basis over the lease term.

Interest and dividend income
Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable.

Dividend income is recognised when the shareholders' rights to receive payment have been established.

2. TANGIBLE FIXED ASSETS

	Total £
COST	
At 1 August 2015 and 31 July 2016	**5,787**
DEPRECIATION	
At 1 August 2015	**3,836**
Charge for year	**1,409**
At 31 July 2016	**5,245**
NET BOOK VALUE	
At 31 July 2016	**542**
At 31 July 2015	1,951

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3. **FIXED ASSET INVESTMENTS**

	Investments other than loans £
COST	
At 1 August 2015	**997,747**
Additions	**71,005**
Disposals	**(103,145)**
At 31 July 2016	**965,607**
NET BOOK VALUE	
At 31 July 2016	**965,607**
At 31 July 2015	997,747

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

Freestyle Accounting Limited
Nature of business: Accountancy

Class of shares:	% holding		
Ordinary	75.00		
		31.7.16	31.7.15
		£	£
Aggregate capital and reserves		**129,066**	131,405
Loss for the year		**(2,339)**	(2,082)

Trinity Accountants Limited
Nature of business: Accountants

Class of shares:	% holding		
Ordinary	75.00		
		31.7.16	31.7.15
		£	£
Aggregate capital and reserves		**(837)**	(58,006)
Profit/(loss) for the year		**57,169**	(12,782)

4. **INVESTMENT PROPERTY**

	Total £
COST	
At 1 August 2015 and 31 July 2016	**1,194,457**
NET BOOK VALUE	
At 31 July 2016	**1,194,457**
At 31 July 2015	1,194,457

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5. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	**31.7.16** **£**	31.7.15 £
303	Ordinary 'A'	£1.00	**303**	303
151	Ordinary 'B'	£1.00	**151**	151
152	Ordinary 'C'	£1.00	**152**	152
			606	606

6. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

Included within 'Other creditors' is a sum of £1,838,095 (2015 - £1,912,879) due to the directors in respect of loans made to the company. This amount is interest free and has no set terms for repayment.

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.