STATEMENT OF CONSENT TO PREPARE ABRIDGED FINANCIAL STATEMENTS

All of the members of Rosehill Property Investments Limited have consented to the preparation of the abridged statement of comprehensive income and the abridged statement of financial position for the year ending 30 June 2017 in accordance with Section 444(2A) of the Companies Act 2006.

COMPANY REGISTRATION NUMBER: 08335213

ROSEHILL PROPERTY INVESTMENTS LIMITED

FILLETED UNAUDITED ABRIDGED FINANCIAL STATEMENTS

FOR THE YEAR ENDED

30 June 2017

ROSEHILL PROPERTY INVESTMENTS LIMITED

ABRIDGED FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2017

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ROSEHILL PROPERTY INVESTMENTS LIMITED

OFFICERS AND PROFESSIONAL ADVISERS

The board of directors	Mr E S C Blood
	Mr M P Hewitt
	Mr S D Merry
Registered office	11 - 16 Prudential Buildings
	61 St Petersgate
	Stockport
	Cheshire
	SK1 1DH
Accountants	Seligman Percy
	Chartered Accountants
	11 - 16 Prudential Buildings
	61 St Petersgate
	Stockport
	Cheshire
	SK1 1DH
Bankers	Handelsbanken
	Acorn Business Park
	8 Heaton Lane
	Stockport
	SK4 1AS

ROSEHILL PROPERTY INVESTMENTS LIMITED

ABRIDGED STATEMENT OF FINANCIAL POSITION

30 June 2017

	Note	2017		2016
		£	£	£
FIXED ASSETS				
Tangible assets	**4**		**872,473**	718,363
CURRENT ASSETS				
Debtors		**18,493**		3,493
Cash at bank and in hand		**433**		15,078
		18,926		18,571
CREDITORS: amounts falling due within one year		**694,022**		721,106
NET CURRENT LIABILITIES			**675,096**	702,535
TOTAL ASSETS LESS CURRENT LIABILITIES			**197,377**	15,828
PROVISIONS				
Taxation including deferred tax			**21,228**	–
NET ASSETS			**176,149**	15,828
CAPITAL AND RESERVES				
Called up share capital			**3**	3
Profit and loss account			**176,146**	15,825
SHAREHOLDERS FUNDS			**176,149**	15,828

These abridged financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the abridged statement of comprehensive income has not been delivered.

For the year ending 30 June 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its abridged financial statements for the year in question in accordance with section 476 ;

- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of abridged financial statements .

ROSEHILL PROPERTY INVESTMENTS LIMITED

ABRIDGED STATEMENT OF FINANCIAL POSITION *(continued)*

30 June 2017

These abridged financial statements were approved by the board of directors and authorised for issue on 28 March 2018 , and are signed on behalf of the board by:

Mr M P Hewitt

Director

Company registration number: 08335213

ROSEHILL PROPERTY INVESTMENTS LIMITED

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2017

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 11 - 16 Prudential Buildings, 61 St Petersgate, Stockport, SK1 1DH, Cheshire.

2. Statement of compliance

These abridged financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

Basis of preparation

The abridged financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The abridged financial statements are prepared in sterling, which is the functional currency of the entity.

Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 as at 1 July 2015. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 7.

Revenue recognition

The turnover shown in the profit and loss account represents rentals receivable during the period , exclusive of Value Added Tax.

Corporation tax

The taxation expense represents the aggregate amount of current tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively. Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

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.

4. Tangible assets

	£
Cost or valuation	
At 1 July 2016	**718,363**
Revaluations	**154,110**
At 30 June 2017	**872,473**
Depreciation	
At 1 July 2016 and 30 June 2017	**–**
Carrying amount	
At 30 June 2017	**872,473**
At 30 June 2016	718,363

Tangible assets held at valuation

The freehold property has been valued on an open market basis by the directors at 30 June 2017 . The historical cost of this property was £ 718,363 .

5. Related party transactions

Included in creditors falling due within one year is an amount of £ 665,972 (2016: £ 693,663) owed to Assembly Property Holdings Limited . No interest has been charged to the company in respect of this loan which is repayable on demand.

6. Controlling party

In the opinion of the directors the ultimate parent company is Assembly Property Holdings Limited , a company registered in England and Wales.

7. Transition to FRS 102

These are the first abridged financial statements that comply with FRS 102. The company transitioned to FRS 102 on 1 July 2015.

No transitional adjustments were required in equity or profit or loss for the year.

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.