

Abbreviated Accounts
for the Period 1 December 2015 to 31 August 2016
for
Actually Property Limited

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for the Period 1 December 2015 to 31 August 2016**

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Actually Property Limited
Company Information
for the Period 1 December 2015 to 31 August 2016

DIRECTOR: T Lynch

REGISTERED OFFICE: 116 Duke Street
Liverpool
Merseyside
L1 5JW

REGISTERED NUMBER: 08358613 (England and Wales)

ACCOUNTANTS: Cobham Murphy Limited
116 Duke Street
Liverpool
Merseyside
L1 5JW

Actually Property Limited (Registered number: 08358613)

**Abbreviated Balance Sheet
31 August 2016**

	Notes	31.8.16 £	£	30.11.15 £	£
FIXED ASSETS					
Tangible assets	2		5,196		-
Investments	3		2,000,000		-
Investment property	4		851,481		846,481
			<u>2,856,677</u>		<u>846,481</u>
CURRENT ASSETS					
Debtors		132,752		2,500	
Cash at bank		<u>10,529</u>		<u>4,444</u>	
		143,281		6,944	
CREDITORS					
Amounts falling due within one year	5	<u>283,489</u>		<u>240,007</u>	
NET CURRENT LIABILITIES			<u>(140,208)</u>		<u>(233,063)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			2,716,469		613,418
CREDITORS					
Amounts falling due after more than one year	5		<u>364,768</u>		<u>375,225</u>
NET ASSETS			<u>2,351,701</u>		<u>238,193</u>
CAPITAL AND RESERVES					
Called up share capital	6		100		1
Revaluation reserve			2,205,012		255,012
Profit and loss account			<u>146,589</u>		<u>(16,820)</u>
SHAREHOLDERS' FUNDS			<u>2,351,701</u>		<u>238,193</u>

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

The members have not required the company to obtain an audit of its financial statements for the period ended 31 August 2016 in accordance with Section 476 of the Companies Act 2006.

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

Actually Property Limited (Registered number: 08358613)

Abbreviated Balance Sheet - continued
31 August 2016

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 director on 18 May 2017 and were signed by:

T Lynch - Director

The notes form part of these abbreviated accounts

**Notes to the Abbreviated Accounts
for the Period 1 December 2015 to 31 August 2016**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets 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.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Deferred tax

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

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

2. TANGIBLE FIXED ASSETS

	Total £
COST	
Additions	<u>6,495</u>
At 31 August 2016	<u>6,495</u>
DEPRECIATION	
Charge for period	<u>1,299</u>
At 31 August 2016	<u>1,299</u>
NET BOOK VALUE	
At 31 August 2016	<u>5,196</u>

Notes to the Abbreviated Accounts - continued
for the Period 1 December 2015 to 31 August 2016

3. **FIXED ASSET INVESTMENTS**

	Investments other than loans £
COST OR VALUATION	
Additions	50,000
Revaluations	1,950,000
At 31 August 2016	<u>2,000,000</u>
NET BOOK VALUE	
At 31 August 2016	<u>2,000,000</u>

4. **INVESTMENT PROPERTY**

	Total £
COST OR VALUATION	
At 1 December 2015	846,481
Additions	5,000
At 31 August 2016	<u>851,481</u>
NET BOOK VALUE	
At 31 August 2016	<u>851,481</u>
At 30 November 2015	<u>846,481</u>

5. **CREDITORS**

Creditors include an amount of £ 384,967 for which security has been given.

6. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	31.8.16 £	30.11.15 £
100	Ordinary	£1	<u>100</u>	<u>1</u>

99 Ordinary shares of £1 each were allotted and fully paid for cash at par during the period.

Notes to the Abbreviated Accounts - continued
for the Period 1 December 2015 to 31 August 2016

7. **DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES**

The following advances and credits to a director subsisted during the period ended 31 August 2016 and the year ended 30 November 2015:

	31.8.16 £	30.11.15 £
T Lynch		
Balance outstanding at start of period	(221,137)	(113,073)
Amounts repaid	(54,669)	(108,064)
Balance outstanding at end of period	<u>(260,290)</u>	<u>(221,137)</u>

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.