REGISTERED NUMBER: 09614321 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2017

FOR

BRILLIANT HOMES LIMITED

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FOR THE YEAR ENDED 31 JULY 2017

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BRILLIANT HOMES LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31 JULY 2017

DIRECTORS:	S Newton Mrs D Newton
SECRETARY:	S Newton
REGISTERED OFFICE:	Brownings Orchard The Street Upper Farringdon Hampshire GU34 3DT
REGISTERED NUMBER:	09614321 (England and Wales)
ACCOUNTANTS:	LFM Chartered Certified Accountants The Stables 23b Lenten Street Alton Hampshire GU34 1HG

BALANCE SHEET
31 JULY 2017

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Tangible assets	4		**6,480,818**		4,536,931
CURRENT ASSETS					
Debtors	5	**105,498**		4,061	
Cash at bank		**248,073**		5,105	
		353,571		9,166	
CREDITORS					
Amounts falling due within one year	6	**5,510**		6,591	
NET CURRENT ASSETS			**348,061**		2,575
TOTAL ASSETS LESS CURRENT LIABILITIES			**6,828,879**		4,539,506
CREDITORS					
Amounts falling due after more than one year	7		**(5,822,769)**		(4,530,105)
PROVISIONS FOR LIABILITIES			**(216,906)**		(878)
NET ASSETS			**789,204**		8,523
CAPITAL AND RESERVES					
Called up share capital			**2**		2
Fair value reserve	9		**891,640**		-
Retained earnings			**(102,438)**		8,521
SHAREHOLDERS' FUNDS			**789,204**		8,523

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 July 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 July 2017 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

(b) 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.

The notes form part of these financial statements

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BALANCE SHEET - continued
31 JULY 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 25 April 2018 and were signed on its behalf by:

S Newton - Director

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2017

1. STATUTORY INFORMATION

Brilliant Homes Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements
These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover
Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Land and buildings	- Over the remaining useful economic life
Plant and machinery etc	- 25% on reducing balance

Taxation
Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

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

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 .

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4. **TANGIBLE FIXED ASSETS**

	Freehold property £	Improvements to property £	Plant and machinery £	Fixtures and fittings £	Totals £
COST OR VALUATION					
At 1 August 2016	**4,533,635**	**-**	**528**	**3,867**	**4,538,030**
Additions	**805,575**	**39,841**	**-**	**8,631**	**854,047**
Revaluations	**1,100,790**	**-**	**-**	**-**	**1,100,790**
At 31 July 2017	**6,440,000**	**39,841**	**528**	**12,498**	**6,492,867**
DEPRECIATION					
At 1 August 2016	**-**	**-**	**132**	**967**	**1,099**
Charge for year	**-**	**7,968**	**99**	**2,883**	**10,950**
At 31 July 2017	**-**	**7,968**	**231**	**3,850**	**12,049**
NET BOOK VALUE					
At 31 July 2017	**6,440,000**	**31,873**	**297**	**8,648**	**6,480,818**
At 31 July 2016	4,533,635	-	396	2,900	4,536,931

Cost or valuation at 31 July 2017 is represented by:

	Freehold property £	Improvements to property £	Plant and machinery £	Fixtures and fittings £	Totals £
Valuation in 2017	**1,100,790**	**-**	**-**	**-**	**1,100,790**
Cost	**5,339,210**	**39,841**	**528**	**12,498**	**5,392,077**
	6,440,000	**39,841**	**528**	**12,498**	**6,492,867**

If had not been revalued would have been included at the following historical cost:

	2017 £	2016 £
Cost	**5,339,210**	4,533,635
Value of land in freehold land and buildings	**5,339,210**	4,533,635

Freehold properties were valued on an open market basis on 31 July 2017 by Steve Newton, director and shareholder .

The valuation of the properties at the year end is based on recent sales data for similar properties in the residential area and is not carried out by an independent professionally qualified valuer.

5. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2017 £	2016 £
Other debtors	**105,498**	4,061

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6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017	2016
	£	£
Taxation and social security	-	891
Other creditors	**5,510**	5,700
	5,510	6,591

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2017	2016
	£	£
Other creditors	**5,822,769**	4,530,105

8. SECURED DEBTS

The following secured debts are included within creditors:

	2017	2016
	£	£
Bank loans	**2,032,595**	865,878
Other loans	**3,790,174**	3,664,227
	5,822,769	4,530,105

Fleet Mortgages Limited have a fixed and floating charge over the following properties of the company and all contain negative pledges:

43 St Johns Road, Exeter, EX1 2HR

3 Monks Road, Exeter, EX4 7AX

37 Monkswell Road, Exeter, EX4 7AX

2 Monkswell Road, Exeter, EX4 7AX

88 Monks Road, Exeter, EX4 7BQ

4 Waverley Avenue, Exeter, EX4 4NL

UBS AG have a fixed charge over all cash and securities held by the company and contains a negative pledge.

Charter Court Financial Services Limited have a legal charge over the properties below known as :

23 Haldon Road, Exeter, EX4 4DZ and is registered at Companies House under charge code 0961 4321 0009.

81 St Davids Hill, Exeter, EX4 4DW and is registered at Companies House under charge code 0961 4321 0008.

61 Old Tiverton Road, Exeter, EX4 6NG and is registered at Companies House under charge code 0961 4321 0010.

2 Leighton Terrace, Exeter, EX4 6AZ and is registered at Companies House under charge code 0961 4321 0011.

25 Mount Pleasant Road, Exeter, EX4 7AD and is registered at Companies House under charge code 0961 4321 0012.

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9. RESERVES

	Fair value reserve £
Revaluation of investment property	**891,640**
At 31 July 2017	**891,640**

10. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to directors subsisted during the year ended 31 July 2017 and the period ended 31 July 2016:

	2017 £	2016 £
S Newton and Mrs D Newton		
Balance outstanding at start of year	**2,866**	-
Amounts advanced	-	25,002
Amounts repaid	**(2,866)**	(22,136)
Amounts written off	**-**	-
Amounts waived	**-**	-
Balance outstanding at end of year	**-**	2,866

11. ULTIMATE CONTROLLING PARTY

The company is jointly controlled by S Newton and Mrs D Newton, both directors and shareholders.

CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENTS OF BRILLIANT HOMES LIMITED

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Brilliant Homes Limited for the year ended 31 July 2017 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at http://www.accaglobal.com/rulebook.

This report is made solely to the Board of Directors of Brilliant Homes Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Brilliant Homes Limited and state those matters that we have agreed to state to the Board of Directors of Brilliant Homes Limited, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at http://www.accaglobal.com/factsheet163. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Brilliant Homes Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Brilliant Homes Limited. You consider that Brilliant Homes Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Brilliant Homes Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

LFM
Chartered Certified Accountants
The Stables
23b Lenten Street
Alton
Hampshire
GU34 1HG

25 April 2018

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.