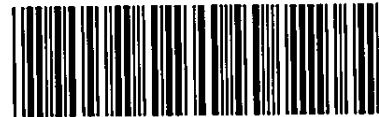


COMPANY REGISTRATION NUMBER SC106918

MODERN HOUSING LIMITED
ABBREVIATED ACCOUNTS
FOR
31 JANUARY 2012

WEDNESDAY



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COMPANIES HOUSE

MODERN HOUSING LIMITED
ABBREVIATED ACCOUNTS
YEAR ENDED 31 JANUARY 2012

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MODERN HOUSING LIMITED
INDEPENDENT AUDITOR'S REPORT TO MODERN HOUSING LIMITED
UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts, together with the financial statements of Modern Housing Limited for the year ended 31 January 2012 prepared under Section 396 of the Companies Act 2006.

This report is made solely to the company, in accordance with Section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company for our work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITOR

The directors are responsible for preparing the abbreviated accounts in accordance with Section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

BASIS OF OPINION

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

OPINION

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.

216 West George Street
Glasgow
G2 2PQ

30 October 2012

ALAN M BLUE (Senior Statutory
Auditor)
For and on behalf of
GILLILAND & COMPANY
Chartered Accountants
& Statutory Auditor

MODERN HOUSING LIMITED
ABBREVIATED BALANCE SHEET
31 JANUARY 2012

	Note	2012 £	2011 £
FIXED ASSETS	2		
Tangible assets		4,430,514	4,931,047
Investments		102	2
		<u>4,430,616</u>	<u>4,931,049</u>
CURRENT ASSETS			
Stocks		269,857	429,711
Debtors		589,274	53,584
Cash at bank and in hand		52,168	884
		<u>911,299</u>	<u>484,179</u>
CREDITORS: Amounts falling due within one year		<u>3,322,067</u>	<u>3,257,283</u>
NET CURRENT LIABILITIES		(2,410,768)	(2,773,104)
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,019,848</u>	<u>2,157,945</u>
CAPITAL AND RESERVES			
Called-up equity share capital	4	100	100
Revaluation reserve		1,946,263	2,054,878
Profit and loss account		73,485	102,967
SHAREHOLDERS' FUNDS		<u>2,019,848</u>	<u>2,157,945</u>

These abbreviated accounts have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

These abbreviated accounts were approved by the directors and authorised for issue on 30 October 2012, and are signed on their behalf by:



Mr A Smith
Director

Company Registration Number: SC106918

The notes on pages 3 to 6 form part of these abbreviated accounts.

MODERN HOUSING LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS
YEAR ENDED 31 JANUARY 2012

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Consolidation

In the opinion of the directors, the company and its subsidiary undertakings comprise a small group. The company has therefore taken advantage of the exemption provided by Section 398 of the Companies Act 2006 not to prepare group accounts.

Turnover

The turnover shown in the profit and loss account represents amounts invoiced during the year.

In respect of long-term contracts and contracts for on-going services, turnover represents the value of work done in the year, including estimates of amounts not invoiced. Turnover in respect of long-term contracts and contracts for on-going services is recognised by reference to the stage of completion.

Fixed assets

All fixed assets are initially recorded at cost. Costs of refurbishment of properties is based on costs specific to each property together with costs allocated to each property by the directors in line with professionally costed bill of quantities.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Fixtures & Fittings	- 25% Cost
Equipment	- 25% Cost

An amount equal to the excess of the annual depreciation charge on revalued assets over the notional historical cost depreciation charge on those assets is transferred annually from the revaluation reserve to the profit and loss reserve.

MODERN HOUSING LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS
YEAR ENDED 31 JANUARY 2012

1. ACCOUNTING POLICIES *(continued)*

Investment properties

Investment properties are shown at their open market value. The surplus or deficit arising from the annual revaluation is transferred to the investment revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year.

This is in accordance with the FRSSE which, unlike the Companies Act 2006, does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company and so their current value is of prime importance. The departure from the provisions of the Act is required in order to give a true and fair view.

Properties are valued a minimum of every 3 years by professionally qualified property experts. In the intervening years the directors assess the value of the properties.

Stocks

Stocks are valued at the lower of cost and net realisable value. Cost comprises purchase price of properties including all associated fees and duties, together with all attributable direct costs incurred to date as identified by the directors.

Hire purchase agreements

Assets held under hire purchase agreements are capitalised and disclosed under tangible fixed assets at their fair value. The capital element of the future payments is treated as a liability and the interest is charged to the profit and loss account on a straight line basis.

Pension costs

The company operates a small self-administered pension scheme for its directors and other nominated employees. The assets of the scheme are held separately from those of the company. The annual contributions payable are charged to the profit and loss account.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

MODERN HOUSING LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS
YEAR ENDED 31 JANUARY 2012

2. FIXED ASSETS

	Tangible Assets £	Investments £	Total £
COST OR VALUATION			
At 1 February 2011	5,005,992	2	5,005,994
Additions	—	100	100
Disposals	(500,000)	—	(500,000)
At 31 January 2012	<u>4,505,992</u>	<u>102</u>	<u>4,506,094</u>
DEPRECIATION			
At 1 February 2011	74,945	—	74,945
Charge for year	533	—	533
At 31 January 2012	<u>75,478</u>	<u>—</u>	<u>75,478</u>
NET BOOK VALUE			
At 31 January 2012	<u>4,430,514</u>	<u>102</u>	<u>4,430,616</u>
At 31 January 2011	<u>4,931,047</u>	<u>2</u>	<u>4,931,049</u>

In accordance with Statement of Standard Accounting Practice No 19, investment properties are revalued annually on this basis, any surplus or deficit being transferred to the revaluation reserve. Accordingly, such assets are not depreciated as this would conflict in the Director's opinion, with the requirement to give a true and fair view, (see note 1). It is not possible to quantify the depreciation which would otherwise have been charged.

Had the company's investment properties not been revalued they would have been stated at cost and net book value of £2,483,737.

The company owns 100% of the issued share capital of the following companies, Lapday Limited and Somerset Limited. Lapday Limited has net assets of £2 and is a non trading company. Somerset Limited has issued share capital of £100.

Under the provision of the Companies Act 2006 the company is exempt from preparing consolidated accounts and has not done so, therefore the accounts show information about the company as an individual entity.

3. RELATED PARTY TRANSACTIONS

The company was under the joint control of Mr A Smith and Mrs D Smith throughout the current and previous year. The balance owed to the Directors at 31st January 2012 amounted to £4,870 (2011 : £40,082). This loan is interest free and has no fixed date for repayment.

MODERN HOUSING LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS
YEAR ENDED 31 JANUARY 2012

4. SHARE CAPITAL

Authorised share capital:

	2012	2011
	£	£
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

Allotted, called up and fully paid:

	2012		2011	
	No	£	No	£
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>