

Abbreviated Unaudited Accounts for the Year Ended 31 January 2016

for

Landa Properties Edinburgh Limited

**Contents of the Abbreviated Accounts
for the Year Ended 31 January 2016**

	Page
Company Information	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	4

**Company Information
for the Year Ended 31 January 2016**

DIRECTOR: B Singh

REGISTERED OFFICE: 174 High Street
Edinburgh
EH1 1QS

REGISTERED NUMBER: SC262339 (Scotland)

ACCOUNTANTS: Douglas Home & Co Ltd
Chartered Accountants
47-49 The Square
Kelso
Roxburghshire
TD5 7HW

Abbreviated Balance Sheet
31 January 2016

	Notes	31/1/16 £	£	31/1/15 £	£
FIXED ASSETS					
Investment property	2		1,970,160		1,970,160
CURRENT ASSETS					
Debtors		3,344		4,554	
Cash at bank		<u>5,622</u>		<u>1,121</u>	
		8,966		5,675	
CREDITORS					
Amounts falling due within one year	3	<u>578,489</u>		<u>595,682</u>	
NET CURRENT LIABILITIES			<u>(569,523)</u>		<u>(590,007)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,400,637		1,380,153
CREDITORS					
Amounts falling due after more than one year	3		<u>650,769</u>		<u>676,873</u>
NET ASSETS			<u>749,868</u>		<u>703,280</u>
CAPITAL AND RESERVES					
Called up share capital	4		100		100
Revaluation reserve			404,267		404,267
Profit and loss account			<u>345,501</u>		<u>298,913</u>
SHAREHOLDERS' FUNDS			<u>749,868</u>		<u>703,280</u>

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

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

Abbreviated Balance Sheet - continued
31 January 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 11 October 2016 and were signed by:

B Singh - Director

**Notes to the Abbreviated Accounts
for the Year Ended 31 January 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).

Exemption from preparing a cash flow statement

Exemption has been taken from preparing a cash flow statement on the grounds that the company qualifies as a small company.

Turnover

Turnover represents rents received.

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.

2. INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1 February 2015	
and 31 January 2016	<u>1,970,160</u>
NET BOOK VALUE	
At 31 January 2016	<u>1,970,160</u>
At 31 January 2015	<u>1,970,160</u>

3. CREDITORS

Creditors include an amount of £ 674,720 (31/1/15 - £ 700,000) for which security has been given.

4. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31/1/16 £	31/1/15 £
100	Ordinary	1	<u>100</u>	<u>100</u>

**Notes to the Abbreviated Accounts - continued
for the Year Ended 31 January 2016**

5. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to a director subsisted during the years ended 31 January 2016 and 31 January 2015:

	31/1/16 £	31/1/15 £
B Singh		
Balance outstanding at start of year	45,529	80,368
Amounts advanced	-	4,279
Amounts repaid	(13,000)	(39,118)
Balance outstanding at end of year	<u>32,529</u>	<u>45,529</u>

The directors' current account is unsecured, interest free and has no fixed terms of 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.