Company Registration No. SC278960 (Scotland)

SCAVACH INVESTMENTS LTD

UNAUDITED ABBREVIATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JANUARY 2016

SCAVACH INVESTMENTS LTD

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SCAVACH INVESTMENTS LTD

ABBREVIATED BALANCE SHEET

AS AT 31 JANUARY 2016

	Notes	2016 £	2016 £	2015 £	2015 £
Fixed assets					
Tangible assets	**2**		866,513		867,662
Current assets					
Cash at bank and in hand		4,189		8,374	
Creditors: amounts falling due within one year		(41,640)		(51,546)	
Net current liabilities			(37,451)		(43,172)
Total assets less current liabilities			829,062		824,490
Creditors: amounts falling due after more than one year	**3**		(388,560)		(409,986)
			440,502		414,504
Capital and reserves					
Called up share capital	**4**		100		100
Revaluation reserve			234,012		234,012
Profit and loss account			206,390		180,392
Shareholders' funds			440,502		414,504

SCAVACH INVESTMENTS LTD

ABBREVIATED BALANCE SHEET (CONTINUED)

AS AT 31 JANUARY 2016

For the financial year ended 31 January 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These abbreviated financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Board for issue on 15 October 2016

A R Greenlees
Director

Company Registration No. SC278960

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Going concern

At the year end the company had net current liabilities of £37,451. The director confirms he will continue to support the company for at least 12 months from the date of signing the accounts. Accordingly the financial statements are prepared on a going concern basis.

1.2 Turnover

Turnover represents amounts received for rental properties.

1.3 Tangible fixed assets and depreciation

Tangible fixed assets include investment properties professionally valued by Chartered Surveyors on an existing use open market value basis. Other tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Fixtures, fittings & equipment	15% Reducing Balance

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the director compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

1.4 Leasing

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 JANUARY 2016

2 **Fixed assets**

	Tangible assets
	£
Cost or valuation	
At 1 February 2015 & at 31 January 2016	897,000
Depreciation	
At 1 February 2015	29,338
Charge for the year	1,149
At 31 January 2016	30,487
Net book value	
At 31 January 2016	866,513
At 31 January 2015	867,662

3 **Creditors: amounts falling due after more than one year**

	2016	2015
	£	£
Analysis of loans repayable in more than five years		
Total amounts repayable by instalments which are due in more than five years	-	7,379

4 **Share capital**

	2016	2015
	£	£
Allotted, called up and fully paid		
100 Ordinary shares of £1 each	100	100

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