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Abbreviated Accounts for the Year Ended 30 September 2015

for

Property Finance Capital Limited

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Property Finance Capital Limited

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for the year ended 30 September 2015**

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Property Finance Capital Limited

**Company Information
for the year ended 30 September 2015**

DIRECTORS:

J Rubins
B L Rubins
S D Meller
G P Losi
M F Robinson

REGISTERED OFFICE:

1st Floor
Health Aid House
Marlborough Hill
Harrow
Middlesex
HA1 1UD

REGISTERED NUMBER:

07320958 (England and Wales)

AUDITORS:

Grant Harrod Lerman Davis LLP
Chartered Accountants
Statutory Auditors
1st Floor
Healthaid House
Marlborough Hill
Harrow
Middlesex
HA1 1UD

**Report of the Independent Auditors to
Property Finance Capital Limited
Under Section 449 of the Companies Act 2006**

We have examined the abbreviated accounts set out on pages three to four, together with the full financial statements of Property Finance Capital Limited for the year ended 30 September 2015 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 auditors' 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 auditors

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.



A H Grant (Senior Statutory Auditor)
for and on behalf of Grant Harrod Lerman Davis LLP
Chartered Accountants
Statutory Auditors
1st Floor
Healthaid House
Marlborough Hill
Harrow
Middlesex
HA1 1UD

24.3.2016

Date:

Property Finance Capital Limited (Registered number: 07320958)

**Abbreviated Balance Sheet
30 September 2015**

	Notes	2015 £	2014 £
CURRENT ASSETS			
Debtors	2	56,916,805	46,584,368
Cash at bank		559,525	301,657
		<hr/>	<hr/>
		57,476,330	46,886,025
CREDITORS			
Amounts falling due within one year	3	52,065,043	45,442,925
		<hr/>	<hr/>
NET CURRENT ASSETS		5,411,287	1,443,100
TOTAL ASSETS LESS CURRENT LIABILITIES			
		5,411,287	1,443,100
CREDITORS			
Amounts falling due after more than one year	3	5,392,537	1,427,850
		<hr/>	<hr/>
NET ASSETS		18,750	15,250
		<hr/> <hr/>	<hr/> <hr/>
CAPITAL AND RESERVES			
Called up share capital	4	4,550	3,850
Share premium		14,200	11,400
		<hr/>	<hr/>
SHAREHOLDERS' FUNDS		18,750	15,250
		<hr/> <hr/>	<hr/> <hr/>

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 Board of Directors on 26/3/16 and were signed on its behalf by:



.....
S D Meller - Director

The notes form part of these abbreviated accounts

Property Finance Capital Limited

**Notes to the Abbreviated Accounts
for the year ended 30 September 2015**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Turnover

Turnover represents fees and interest receivable on secured advances. Fees are recognised as services are provided and interest is recognised as it accrues over the life of advances.

2. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

The aggregate total of debtors falling due after more than one year is £5,392,537 (2014 - £1,427,850).

3. CREDITORS

Creditors include an amount of £55,377,425 (2014 - £46,506,784) for which security has been given.

4. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2015 £	2014 £
1,000	Ordinary A	£1	1,000	1,000
355	Ordinary B	£10	3,550	2,850
			<u>4,550</u>	<u>3,850</u>

70 Ordinary B shares of £10 each were allotted as fully paid at a premium of £40 per share during the year.

5. ULTIMATE PARENT COMPANY

The ultimate controlling party is Southern Group Limited by virtue of its controlling shareholding in Alternative Bridging Corporation Limited, the immediate parent company.