

Amended

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017
FOR
AA HOMES AND HOUSING LIMITED

SATURDAY



A23 *A7IWNLDL* #224
17/11/2018
COMPANIES HOUSE

AA HOMES AND HOUSING LIMITED

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FOR THE YEAR ENDED 31 DECEMBER 2017**

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AA HOMES AND HOUSING LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2017

DIRECTOR: Dr A Ansari

SECRETARY: S Ansari

REGISTERED OFFICE: Coombe Farm
Oaks Road
Croydon
Surrey
CR0 5HL

REGISTERED NUMBER: 02928711 (England and Wales)

ACCOUNTANT: Dean Sullivan Limited
Chartered Certified Accountants
163 Francis Road
London
E10 6NT

**BALANCE SHEET
31 DECEMBER 2017**

	Notes	31.12.17		31.12.16	
		£	£	£	£
FIXED ASSETS					
Property, plant and equipment	4		1,150,044		1,153,821
Investment property	5		<u>170,787,418</u>		<u>128,537,418</u>
			171,937,462		129,691,239
CURRENT ASSETS					
Debtors	6	167,581		571,780	
Cash at bank		<u>2,991,788</u>		<u>928,505</u>	
		3,159,369		1,500,285	
CREDITORS					
Amounts falling due within one year	7	<u>199,242</u>		<u>68,919</u>	
NET CURRENT ASSETS					
			<u>2,960,127</u>		<u>1,431,366</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
			<u>174,897,589</u>		<u>131,122,605</u>
CREDITORS					
Amounts falling due after more than one year	8		62,857,068		19,255,411
CAPITAL AND RESERVES					
Called up share capital		100,000		100,000	
Reserves	9	110,863,116		110,863,116	
Retained earnings		<u>1,077,405</u>		<u>904,078</u>	
SHAREHOLDERS' FUNDS					
			<u>112,040,521</u>		<u>111,867,194</u>
			<u>174,897,589</u>		<u>131,122,605</u>

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

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

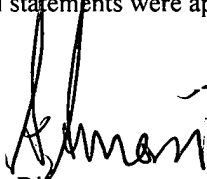
The notes form part of these financial statements

**BALANCE SHEET - continued
31 DECEMBER 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 director on 28 September 2018 and were signed by:

A handwritten signature in black ink, appearing to read 'A Ansari', is written over the text 'The financial statements were approved by the director on 28 September 2018 and were signed by:'. The signature is stylized and cursive.

Dr A Ansari - Director

AA HOMES AND HOUSING LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

1. STATUTORY INFORMATION

AA HOMES AND HOUSING 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.

Turnover

Revenue 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.

Plant and machinery etc - 5% on reducing balance

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

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 1 (2016 - 1).

AA HOMES AND HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2017

4. PROPERTY, PLANT AND EQUIPMENT

	Plant and machinery etc £
COST	
At 1 January 2017	1,319,101
Additions	<u>68,776</u>
At 31 December 2017	<u>1,387,877</u>
DEPRECIATION	
At 1 January 2017	165,280
Charge for year	<u>72,553</u>
At 31 December 2017	<u>237,833</u>
NET BOOK VALUE	
At 31 December 2017	<u>1,150,044</u>
At 31 December 2016	<u>1,153,821</u>

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2017	128,537,418
Additions	<u>42,250,000</u>
At 31 December 2017	<u>170,787,418</u>
NET BOOK VALUE	
At 31 December 2017	<u>170,787,418</u>
At 31 December 2016	<u>128,537,418</u>

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.17	31.12.16
	£	£
Trade debtors	<u>167,581</u>	<u>571,780</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.17	31.12.16
	£	£
Trade creditors	91,029	40,293
Taxation and social security	<u>108,213</u>	<u>28,626</u>
	<u>199,242</u>	<u>68,919</u>

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

	31.12.17	31.12.16
	£	£
Bank and other creditors	<u>62,857,068</u>	<u>19,255,411</u>

AA HOMES AND HOUSING LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2017

9. RESERVES

	Revaluation reserve £
At 1 January 2017 and 31 December 2017	<u>110,863,116</u>