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**Vintage Homes Limited**

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**Unaudited**

**Financial statements**

**Information for filing with the registrar**

**For the year ended 31 December 2018**

**Vintage Homes Limited**  
Registered number: 02215986

**Statement of Financial Position**  
**As at 31 December 2018**

	Note	2018 £	2017 £
Tangible assets	4	-	-
<b>Current assets</b>			
Stocks		350,000	350,000
Debtors: amounts falling due within one year	5	6,163	7,364
Cash at bank and in hand		139,201	129,800
		<u>495,364</u>	<u>487,164</u>
Creditors: amounts falling due within one year	6	(328,724)	(330,639)
<b>Net current assets</b>		<u>166,640</u>	<u>156,525</u>
<b>Net assets</b>		<u><u>166,640</u></u>	<u><u>156,525</u></u>
<b>Capital and reserves</b>			
Called up share capital		50,100	50,100
Profit and loss account		116,540	106,425
<b>Shareholders' funds</b>		<u><u>166,640</u></u>	<u><u>156,525</u></u>

The directors consider that the company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The company has opted not to file the statement of income and retained earnings in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

**M Kingsley**  
Director

Date: 8 May 2019

The notes on pages 2 to 4 form part of these financial statements.

**Notes to the Financial Statements**  
**For the year ended 31 December 2018**

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**1. General information**

Vintage Homes Limited is a private company limited by share capital incorporated in England, registered number 02215986. The address of the registered office and principal place of business is No 7 Chandos House, Oak Green Business Park, Earl Rd, Cheadle Hulme, Stockport, SK8 6QL.

The nature of the company's operation and principal activity is that of property development.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

**2.2 Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Revenue derived from the sale of speculative developments is recognised upon the transfer of risks and rewards

of ownership to the buyer, when there is an exchange of unconditional contracts.

Rental income is recognised in the period this falls due.

**2.3 Taxation**

Tax is recognised in the statement of income and retained earnings, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates income.

**2.4 Tangible fixed assets**

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Notes to the Financial Statements  
For the year ended 31 December 2018

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**2. Accounting policies (continued)**

**2.4 Tangible fixed assets (continued)**

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant and machinery	-	25%
Fixtures and fittings	-	25%
Office equipment	-	25%

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the statement of income and retained earnings.

**2.5 Stocks**

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Work in progress includes attributable labour and overheads.

At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

**3. Employees**

The average monthly number of employees, including directors, during the year was 2 (2017 - 2).

**Vintage Homes Limited**

**Notes to the Financial Statements  
For the year ended 31 December 2018**

**4. Tangible fixed assets**

	Plant and machinery £	Fixtures and fittings £	Office equipment £	Total £
<b>Cost or valuation</b>				
At 1 January 2018	3,165	6,344	21,029	30,538
At 31 December 2018	3,165	6,344	21,029	30,538
<b>Depreciation</b>				
At 1 January 2018	3,165	6,344	21,029	30,538
At 31 December 2018	3,165	6,344	21,029	30,538
<b>Net book value</b>				
At 31 December 2018	-	-	-	-
<i>At 31 December 2017</i>	-	-	-	-

**5. Debtors**

	2018 £	2017 £
Amounts owed by joint ventures and associated undertakings	6,163	7,364

**6. Creditors: Amounts falling due within one year**

	2018 £	2017 £
Trade creditors	114	114
Amounts owed to group undertakings	10,300	2,308
Corporation tax	-	1,985
Other creditors	316,610	324,603
Accruals and deferred income	1,700	1,629
	328,724	330,639



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.