

REGISTERED NUMBER: 02982859 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017
FOR
BUILDINVEST LIMITED**

CONTENTS OF THE FINANCIAL STATEMENTS
for the year ended 31 March 2017

	Page
Company Information	1
Abridged Balance Sheet	2
Notes to the Financial Statements	4

BUILDINVEST LIMITED
COMPANY INFORMATION
for the year ended 31 March 2017

DIRECTORS:

Mrs C R T L Wood
D B L Wood
P A L Wood
G A L Wood

REGISTERED OFFICE:

9 Golden Square
London
W1F 6HZ

REGISTERED NUMBER:

02982859 (England and Wales)

BUILDINVEST LIMITED (REGISTERED NUMBER: 02982859)

ABRIDGED BALANCE SHEET
31 March 2017

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Tangible assets	3		-		-
Investment property	4		<u>4,027,373</u>		<u>5,907,434</u>
			4,027,373		5,907,434
CURRENT ASSETS					
Debtors		451,925		383,558	
Cash at bank		<u>249,577</u>		<u>2,319</u>	
		701,502		385,877	
CREDITORS					
Amounts falling due within one year		<u>30,333</u>		<u>519,033</u>	
NET CURRENT ASSETS/(LIABILITIES)			<u>671,169</u>		<u>(133,156)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			4,698,542		5,774,278
CREDITORS					
Amounts falling due after more than one year			(16,639)		(970,731)
PROVISIONS FOR LIABILITIES			<u>(497,516)</u>		<u>(903,722)</u>
NET ASSETS			<u>4,184,387</u>		<u>3,899,825</u>
CAPITAL AND RESERVES					
Called up share capital			1,000		1,000
Fair value reserve	5		2,512,054		4,002,341
Retained earnings			<u>1,671,333</u>		<u>(103,516)</u>
			<u>4,184,387</u>		<u>3,899,825</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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)

The notes form part of these financial statements

BUILDINVEST LIMITED (REGISTERED NUMBER: 02982859)

ABRIDGED BALANCE SHEET - continued
31 March 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.

All the members have consented to the preparation of an abridged Balance Sheet for the year ended 31 March 2017 in accordance with Section 444(2A) of the Companies Act 2006.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 1 December 2017 and were signed on its behalf by:

G A L Wood - Director

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2017**

1. STATUTORY INFORMATION

Buildinvest 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 as modified by the revaluation of certain assets.

The company adopted FRS 102 Section 1A "Small Entities" in the current year and the following changes were made to the previously reported financial performance and position of the company:

A deferred tax liability was recognised in the prior year relating to the investment property held by the company, resulting in a decrease to the fair value reserve of £903,722.

The date of transition was 1 April 2015.

Related party exemption

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Turnover

Turnover comprises rents receivable net of value added tax.

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 - 15% 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.

Financial instruments

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, financial instruments are measured at amortised cost using the effective interest rate method, less impairment.

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the income statement.

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.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2017

2. ACCOUNTING POLICIES - continued

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. TANGIBLE FIXED ASSETS

	Totals
	£
COST	
At 1 April 2016	
and 31 March 2017	<u>2,163</u>
DEPRECIATION	
At 1 April 2016	
and 31 March 2017	<u>2,163</u>
NET BOOK VALUE	
At 31 March 2017	<u><u>-</u></u>
At 31 March 2016	<u><u>-</u></u>

4. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 1 April 2016	5,907,434
Additions	64,899
Disposals	(1,742,460)
Revaluations	(202,500)
At 31 March 2017	<u>4,027,373</u>
NET BOOK VALUE	
At 31 March 2017	<u><u>4,027,373</u></u>
At 31 March 2016	<u><u>5,907,434</u></u>

Fair value at 31 March 2017 is represented by:

	£
Valuation in 2017	3,009,570
Cost	1,017,803
	<u><u>4,027,373</u></u>

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2017

5. RESERVES

	Fair value reserve £
At 1 April 2016	4,002,341
Reserve transfers	<u>(1,490,287)</u>
At 31 March 2017	<u><u>2,512,054</u></u>

Deferred tax recognised on movements in fair value is allocated to the fair value reserve.

6. ULTIMATE CONTROLLING PARTY

The directors regard the ultimate controlling party as Capita Trustee Services Limited, a company registered with the Jersey Financial Services Commission, and acting as trustees of the Brian Vessa 'K' Settlement.

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.