

**REGISTERED NUMBER: 12360924 (England and Wales)**

**FINANCIAL STATEMENTS**  
**FOR THE PERIOD 12 DECEMBER 2019 TO 31 DECEMBER 2020**  
**FOR**  
**JEVIA HOMES LIMITED**

CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE PERIOD 12 DECEMBER 2019 TO 31 DECEMBER 2020

---

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Balance Sheet</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>4</b>

---

**JEVIA HOMES LIMITED**  
**COMPANY INFORMATION**  
**FOR THE PERIOD 12 DECEMBER 2019 TO 31 DECEMBER 2020**

---

**DIRECTORS:** Mr A Preni  
Mrs E Preni

**REGISTERED OFFICE:** Suite 2  
Rutland House  
44 Masons Hill  
Bromley  
Kent  
BR2 9JG

**REGISTERED NUMBER:** 12360924 (England and Wales)

**ACCOUNTANTS:** Grugeon Reynolds Limited  
Chartered Accountants  
Rutland House  
44 Masons Hill  
Bromley  
Kent  
BR2 9JG

**BALANCE SHEET**  
**31 DECEMBER 2020**

	Notes	£	£
<b>FIXED ASSETS</b>			
Tangible assets	4		167
Investment property	5		<u>495,000</u>
			495,167
<b>CURRENT ASSETS</b>			
Debtors	6	8,451	
Cash at bank		<u>282,857</u>	
		291,308	
<b>CREDITORS</b>			
Amounts falling due within one year	7	<u>300,666</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(9,358)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			485,809
<b>CREDITORS</b>			
Amounts falling due after more than one year	8		(378,675)
<b>PROVISIONS FOR LIABILITIES</b>			<u>(20,355)</u>
<b>NET ASSETS</b>			<u>86,779</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital			2
Fair value reserve	10		99,530
Retained earnings			<u>(12,753)</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>86,779</u>

The notes form part of these financial statements

**BALANCE SHEET - continued**  
**31 DECEMBER 2020**

---

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 December 2020.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 December 2020 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
- (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 financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

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 and authorised for issue on 30 November 2021 and were signed on its behalf by:

Mrs E Preni - Director

Mr A Preni - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD 12 DECEMBER 2019 TO 31 DECEMBER 2020**

---

**1. STATUTORY INFORMATION**

Jevia Homes 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.

The presentation currency of the financial statements is the Pound Sterling (£).

The principal place of business is 197 Upper Elmers End Road, Beckenham, Kent BR3 3QU.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

**Turnover**

Turnover represents rental income from investment properties. Where rent is received which relates to a later period, appropriate adjustments are made and included in creditors due within one year.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 20% on cost
-----------------------	---------------

**Investment property**

Investment property is included at fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

**Taxation**

Taxation for the period 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 period 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.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE PERIOD 12 DECEMBER 2019 TO 31 DECEMBER 2020**

**3. EMPLOYEES**

The average number of employees during the period was NIL.

**4. TANGIBLE FIXED ASSETS**

	Fixtures and fittings £
<b>COST</b>	
Additions	179
At 31 December 2020	<u>179</u>
<b>DEPRECIATION</b>	
Charge for period	12
At 31 December 2020	<u>12</u>
<b>NET BOOK VALUE</b>	
At 31 December 2020	<u>167</u>

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
Additions	372,124
Revaluations	122,876
At 31 December 2020	<u>495,000</u>
<b>NET BOOK VALUE</b>	
At 31 December 2020	<u>495,000</u>

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	£
Other debtors	<u>8,451</u>

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	£
Trade creditors	35,968
Other creditors	<u>264,698</u>
	<u>300,666</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 12 DECEMBER 2019 TO 31 DECEMBER 2020

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

	£
Bank loans	<u>378,675</u>
Amounts falling due in more than five years:	
Repayable otherwise than by instalments	
Bank loans more 5 yrs non-inst	<u>378,675</u>

9. **SECURED DEBTS**

The following secured debts are included within creditors:

	£
Bank loans	<u>378,675</u>

The bank loan is secured on the investment property.

10. **RESERVES**

	Fair value reserve £
Undistributable profits	<u>99,530</u>
At 31 December 2020	<u>99,530</u>



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.