

Registered Number: 09335365

England and Wales

J & A Property Rentals Ltd

Unaudited Abbreviated Report and Financial Statements

For the year ended 30 November 2016

J & A Property Rentals Ltd
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J & A Property Rentals Ltd
Accountants' Report
For the year ended 30 November 2016

As described on the balance sheet you are responsible for the preparation of the financial statements for the year ended 30 November 2016 and you consider that the company is exempt from an audit under the Companies Act 2006.

In accordance with your instructions, we have compiled these unaudited financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.

Bernard Walsh and Co
Certified Public Accountants
26 Cassiobury Road
Weymouth
Dorset
DT4 7JN

J & A Property Rentals Ltd
Abbreviated Balance Sheet
As at 30 November 2016

	Notes	2016 £	2015 £
Fixed assets			
Tangible assets	2	269,166	263,965
		269,166	263,965
Current assets			
Cash at bank and in hand		4,261	11,089
		4,261	11,089
Creditors: amounts falling due within one year		-	(2,143)
Net current assets		4,261	8,946
Total assets less current liabilities		273,427	272,911
Creditors: amounts falling due after more than one year	3	(278,500)	(280,000)
Net liabilities		(5,073)	(7,089)
Capital and reserves			
Profit and loss account		(5,073)	(7,089)
Shareholders funds		(5,073)	(7,089)

For the year ended 30 November 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities: 1) The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;

2) The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Signed on behalf of the board of directors

Allison Wendy Chan Director

Date approved by the board: 02 March 2017

J & A Property Rentals Ltd
Notes to the Abbreviated Financial Statements
For the year ended 30 November 2016

1 Accounting Policies

Basis of accounting

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Turnover

Turnover comprises the invoiced value of rental income.

Operating lease rentals

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

Tangible fixed assets

Tangible fixed assets, other than freehold land, are stated at cost or valuation less depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Motor Vehicles	25 % Straight line
Fixtures and Fittings	10 % Straight line

The company's freehold properties are revalued in full every five years. Interim valuations are carried out when it is likely that there has been a material change in value.

No depreciation is provided on the company's freehold properties since in the opinion of the directors the expected useful lives are sufficiently long and the estimated residual values are sufficiently high that any such depreciation would be immaterial. The directors undertake an annual impairment review of these properties.

Investment properties

Investment properties are included in the balance sheet at their open market value at the balance sheet date. The resulting aggregate surplus or deficit is transferred to a revaluation reserve. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015), it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the directors compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

J & A Property Rentals Ltd
Notes to the Abbreviated Financial Statements
For the year ended 30 November 2016

2 Tangible fixed assets

	Tangible fixed assets	
Cost or valuation	£	
At 01 December 2015	264,433	
Additions	910	
Revaluations	4,850	
At 30 November 2016	270,193	
Depreciation		
At 01 December 2015	468	
Charge for year	559	
At 30 November 2016	1,027	
Net book values		
At 30 November 2016	269,166	
At 30 November 2015	263,965	
3 Creditors: amounts falling due after one year	2016	2015
	£	£
Bank loans and overdrafts (secured)	278,500	280,000

Long Term Creditors represents a loan of from A W Chan Director to be repaid from 1 September 2016 at the rate of £1.000 per calendar month.

4 Share capital

	2016	2015
Allotted called up and fully paid	£	£
3 Class A shares of £1.00 each	3	3
	3	3

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.