REGISTERED NUMBER: 00394724 (England and Wales)

Unaudited Financial Statements

for the Year Ended 31 March 2017

for

The Denver Housing Trust Limited

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for the Year Ended 31 March 2017

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The Denver Housing Trust Limited

Company Information
for the Year Ended 31 March 2017

DIRECTORS:	D J Hemus Mrs T M Peddie
SECRETARY:	D J Hemus
REGISTERED OFFICE:	c/o Fishers (Harborne) Limited 20/24 High Street Harborne Birmingham West Midlands B17 9NF
REGISTERED NUMBER:	00394724 (England and Wales)
ACCOUNTANTS:	Tomkinson Teal Limited Hanover Court 5 Queen Street Lichfield Staffordshire WS13 6QD

Balance Sheet
31 March 2017

	Notes	2017 £	2016 £
FIXED ASSETS			
Tangible assets	3	27,647	31,363
Investments	4	27,000	27,000
		54,647	58,363
CURRENT ASSETS			
Debtors	5	-	2,004
Cash at bank		118,438	36,881
		118,438	38,885
CREDITORS			
Amounts falling due within one year	6	(30,879)	(13,972)
NET CURRENT ASSETS		87,559	24,913
TOTAL ASSETS LESS CURRENT LIABILITIES		142,206	83,276
CAPITAL AND RESERVES			
Called up share capital	7	28,000	28,000
Capital redemption reserve	8	7,425	7,425
Retained earnings	8	106,781	47,851
SHAREHOLDERS' FUNDS		142,206	83,276

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

(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 of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Profit and Loss Account has not been delivered.

The financial statements were approved by the Board of Directors on 12 July 2017 and were signed on its behalf by:

D J Hemus - Director

The notes form part of these financial statements

Notes to the Financial Statements for the Year Ended 31 March 2017

1. STATUTORY INFORMATION

The Denver Housing Trust 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 (£).

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.

Preparation of consolidated financial statements
The financial statements contain information about The Denver Housing Trust Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company has taken the option under Section 398 of the Companies Act 2006 not to prepare consolidated financial statements.

Rent receivable
The company's rent receivable represents the value of rents and ground rents receivable from tenants in the United Kingdom during the year.

Tangible fixed assets
Tangible fixed assets are stated at cost less depreciation. Cost represents purchase price together with any incidental costs of acquisition.

Depreciation

Land and buildings - nil

In view of the considerable excess of the estimated market value of freehold and leasehold properties over book value, the directors consider that no provision for depreciation is required.

Investments in subsidiaries
Investments in subsidiary undertakings are recognised at cost.

Taxation
Taxation for the year comprises current and deferred tax. Tax is recognised in the Profit and Loss Account, 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.

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2. **ACCOUNTING POLICIES - continued**

Fixed asset investments
Fixed asset investments are stated at historical cost less provision for any permanent diminution in value.

3. **TANGIBLE FIXED ASSETS**

	Land and buildings £
COST	
At 1 April 2016	31,363
Disposals	(3,716)
At 31 March 2017	27,647
NET BOOK VALUE	
At 31 March 2017	27,647
At 31 March 2016	31,363

4. **FIXED ASSET INVESTMENTS**

	Shares in group undertakings £
COST	
At 1 April 2016 and 31 March 2017	27,000
NET BOOK VALUE	
At 31 March 2017	27,000
At 31 March 2016	27,000

The company's investments at the Balance Sheet date in the share capital of companies include the following:

The Kings Norton Housing Trust Limited
Registered office: c/o Fishers (Harborne) Limited, 20/24 High Street, Harborne, Birmingham, West Midlands B17 9NF
Nature of business: Dealing in property

Class of shares:	% holding
Ordinary	100.00

	2017 £	2016 £
Aggregate capital and reserves	72,026	77,566
(Loss)/profit for the year	(5,540)	13,796

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

	2017 £	2016 £
Trade debtors	-	2,004

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6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017	2016
	£	£
Amounts owed to group undertakings	5,984	5,984
Taxation and social security	22,983	6,405
Other creditors	1,912	1,583
	30,879	13,972

7. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2017	2016
			£	£
28,000	Ordinary	£1	28,000	28,000

8. RESERVES

	Retained earnings	Capital redemption reserve	Totals
	£	£	£
At 1 April 2016	47,851	7,425	55,276
Profit for the year	91,930	-	91,930
Dividends	(33,000)	-	(33,000)
At 31 March 2017	106,781	7,425	114,206

9. RELATED PARTY DISCLOSURES

Rosegate Investments Limited
Parent Company

	2017	2016
	£	£
Amount due to the related party at the balance sheet date	1,484	1,484

Aston Raymond & Co. Limited
Group undertaking

	2017	2016
	£	£
Amount due to related party at the balance sheet date	2,500	2,500

The Kings Norton Housing Trust Limited
Group undertaking

	2017	2016
	£	£
Amount due to related party at the balance sheet date	2,000	2,000

10. ULTIMATE CONTROLLING PARTY

The controlling party is Rosegate Investments Limited.

The ultimate controlling party is D J Hemus.

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11. FIRST YEAR ADOPTION

These financial statements for the year ended 31 March 2017 are the first financial statements that comply with FRS 102 Section 1A "Small Entities". The date of transition is 1 April 2016.

The transition to FRS102 section 1A has resulted in a small number of changes in accounting policies to those used previously. However, none of the changes have impacted on the opening equity or the profit for the comparative period.

Chartered Accountants' Report to the Board of Directors
on the Unaudited Financial Statements of
The Denver Housing Trust Limited

The following reproduces the text of the report prepared for the directors and members in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of The Denver Housing Trust Limited for the year ended 31 March 2017 which comprise the Profit and Loss Account, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at http://www.icaew.com/en/membership/regulations-standards-and-guidance.

This report is made solely to the Board of Directors of The Denver Housing Trust Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of The Denver Housing Trust Limited and state those matters that we have agreed to state to the Board of Directors of The Denver Housing Trust Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than The Denver Housing Trust Limited Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that The Denver Housing Trust Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of The Denver Housing Trust Limited. You consider that The Denver Housing Trust Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of The Denver Housing Trust Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Tomkinson Teal Limited
Hanover Court
5 Queen Street
Lichfield
Staffordshire
WS13 6QD

12 July 2017

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.