

**Abbreviated Unaudited Accounts for the Year Ended 31 December 2015**

**for**

**Spaces Property Group Limited**

**Contents of the Abbreviated Accounts  
for the Year Ended 31 December 2015**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Abbreviated Balance Sheet</b>	<b>2</b>
<b>Notes to the Abbreviated Accounts</b>	<b>3</b>

**Spaces Property Group Limited**  
**Company Information**  
**for the Year Ended 31 December 2015**

**DIRECTOR:** S Bhunnoo

**REGISTERED OFFICE:** c/o Maroon Accounts  
Granary House  
18a North Street  
Leatherhead  
Surrey  
KT22 7AW

**REGISTERED NUMBER:** 05813789 (England and Wales)

**ACCOUNTANTS:** Maroon Accounts  
Granary House  
18a North Street  
Leatherhead  
Surrey  
KT22 7AW

**Abbreviated Balance Sheet  
31 December 2015**

	Notes	31/12/15 £	£	31/12/14 £	£
<b>FIXED ASSETS</b>					
Tangible assets	2	1,287,756		840,000	
Investments	3	<u>670</u>		<u>669</u>	
		1,288,426		840,669	
<b>CURRENT ASSETS</b>					
Debtors		385,164		340,444	
Cash at bank		<u>470,434</u>		<u>203,575</u>	
		855,598		544,019	
<b>CREDITORS</b>					
Amounts falling due within one year		<u>689,946</u>		<u>502,502</u>	
<b>NET CURRENT ASSETS</b>		<u>165,652</u>		<u>41,517</u>	
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		1,454,078		882,186	
<b>CREDITORS</b>					
Amounts falling due after more than one year	4	935,499		410,444	
<b>NET ASSETS</b>		<u>518,579</u>		<u>471,742</u>	
<b>CAPITAL AND RESERVES</b>					
Called up share capital	5	1		1	
Revaluation reserve		318,337		318,337	
Profit and loss account		<u>200,241</u>		<u>153,404</u>	
<b>SHAREHOLDERS' FUNDS</b>		<u>518,579</u>		<u>471,742</u>	

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2015.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2015 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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
- (b) 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 abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the director on 31 August 2016 and were signed by:

S Bhunnoo - Director

**Notes to the Abbreviated Accounts  
for the Year Ended 31 December 2015**

1. **ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

**Turnover**

Turnover represents net invoiced sales of services, excluding 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 - 33% on cost

2. **TANGIBLE FIXED ASSETS**

	Total £
<b>COST OR VALUATION</b>	
At 1 January 2015	841,873
Additions	447,756
At 31 December 2015	<u>1,289,629</u>
<b>DEPRECIATION</b>	
At 1 January 2015	
and 31 December 2015	<u>1,873</u>
<b>NET BOOK VALUE</b>	
At 31 December 2015	<u>1,287,756</u>
At 31 December 2014	<u>840,000</u>

3. **FIXED ASSET INVESTMENTS**

	Investments other than loans £
<b>COST</b>	
At 1 January 2015	669
Additions	101
Disposals	(100)
At 31 December 2015	<u>670</u>
<b>NET BOOK VALUE</b>	
At 31 December 2015	<u>670</u>
At 31 December 2014	<u>669</u>

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

**Spaces Urban Living Limited**

Nature of business: Property rental

Class of shares:	%
Ordinary	holding 100.00

**Notes to the Abbreviated Accounts - continued  
for the Year Ended 31 December 2015**

**3. FIXED ASSET INVESTMENTS - continued**

**Stayr Limited**

Nature of business: Property development

Class of shares:	%
Ordinary	holding 50.10

**Spaces Atlantis Portfolio Limited**

Nature of business: Property portfolio

Class of shares:	%
Ordinary	holding 49.00

**Stayr Wilkins Limited**

Nature of business: Property development

Class of shares:	%
Ordinary	holding 17.50

**Spaces Blink Portfolio Limited**

Nature of business: Property portfolio

Class of shares:	%
Ordinary	holding 100.00

**Spaces Albert House Limited**

Nature of business: Property rental

Class of shares:	%
Ordinary	holding 100.00

**Spaces Asset Management**

Nature of business: Property portfolio

Class of shares:	%
Ordinary	holding 100.00

**4. CREDITORS**

Creditors include the following debts falling due in more than five years:

	31/12/15	31/12/14
	£	£
Repayable by instalments	<u>935,499</u>	<u>410,444</u>

**5. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31/12/15	31/12/14
			£	£
1	Ordinary	£1	<u>1</u>	<u>1</u>