

**VCB HOMES LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2025**

Ashley Nathoo & Co. Ltd
Chartered Accountants
31 Harley Road
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**VCB Homes Limited
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VCB Homes Limited
Balance Sheet
As At 31 July 2025

Registered number: 04480936

	Notes	2025		2024	
		£	£	£	£
FIXED ASSETS					
Investment Properties	4		1,300,000		1,300,000
			<u>1,300,000</u>		<u>1,300,000</u>
CURRENT ASSETS					
Cash at bank and in hand		6,680		5,767	
		<u>6,680</u>		<u>5,767</u>	
Creditors: Amounts Falling Due Within One Year	5	(5,861)		(5,860)	
		<u>(5,861)</u>		<u>(5,860)</u>	
NET CURRENT ASSETS (LIABILITIES)			<u>819</u>		<u>(93)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>1,300,819</u>		<u>1,299,907</u>
Creditors: Amounts Falling Due After More Than One Year	6		(613,169)		(613,169)
			<u>(613,169)</u>		<u>(613,169)</u>
PROVISIONS FOR LIABILITIES					
Deferred Taxation			(73,954)		(73,954)
			<u>(73,954)</u>		<u>(73,954)</u>
NET ASSETS			<u>613,696</u>		<u>612,784</u>
CAPITAL AND RESERVES					
Called up share capital	7		2		2
Revaluation reserve	8		433,993		433,993
Profit and Loss Account			179,701		178,789
			<u>179,701</u>		<u>178,789</u>
SHAREHOLDERS' FUNDS			<u>613,696</u>		<u>612,784</u>

VCB Homes Limited
Balance Sheet (continued)
As At 31 July 2025

For the year ending 31 July 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The member has not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

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

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Mr Christopher Fussell

Director

17/03/2026

The notes on pages 3 to 4 form part of these financial statements.

VCB Homes Limited
Notes to the Financial Statements
For The Year Ended 31 July 2025

1. General Information

VCB Homes Limited is a private company, limited by shares, incorporated in England & Wales, registered number 04480936 . The registered office is The Old Rectory, Church Lane, South Moreton, Didcot, OX11 9AF.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

2.2. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the profit and loss account.

3. Average Number of Employees

Average number of employees, including directors, during the year was: 1 (2024: 1)

4. Investment Property

	2025
	£
Fair Value	
As at 1 August 2024 and 31 July 2025	1,300,000

5. Creditors: Amounts Falling Due Within One Year

	2025	2024
	£	£
Accruals and deferred income	1,110	1,109
Director's loan account	4,751	4,751
	5,861	5,860

6. Creditors: Amounts Falling Due After More Than One Year

	2025	2024
	£	£
Bank loans	613,169	613,169

The long-term loans are secured by fixed charges over the investment properties.

VCB Homes Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 July 2025

7. Share Capital

	2025	2024
	£	£
Allotted, Called up and fully paid	2	2

8. Reserves

	Revaluation reserve	Profit and Loss Account
	£	£
As at 1 August 2024	433,993	178,789
Profit for the year and total comprehensive income	-	912
As at 31 July 2025	433,993	179,701

The revaluation reserve represents the movement in fair value of the investment properties.

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.