

Registered Number 4995888
(Registered in England and Wales)
Hutchison Developments Limited
Unaudited Annual Report and Accounts
For the Year Ended 30 September 2009



Hutchison Developments Limited

Registered Number 4995888

Company Information

Directors:

T W Jackson-Stops

G Tewkesbury

D J Watkins

Secretary:

Close Trading Companies Secretaries Limited

Registered Office:

10 Crown Place

London

EC2A 4FT

Business Address:

10 Crown Place

London

EC2A 4FT

Bankers:

Close Brothers Limited

10 Crown Place

London

UK

EC2A 4FT

Hutchison Developments Limited

Registered Number 4995888

Directors' Report

The directors present their report and accounts for the year ended 30 September 2009

Results and dividends

The loss for the year after taxation amounted to £6,995

(2008 Profit of £31)

There were no dividends paid or proposed during the year

(2008 Dividends of £-)

Principal Activity

The company continues to trade as a developer. The company has entered into eighteen development partnerships undertaking development projects, thirteen of these projects have been completed. The company has current interests in five developments, these are detailed in the notes to the accounts.

From 1 May 2009 Close Investments Limited was consolidated with 2 other subsidiaries of the Close Brothers Group to form Close Asset Management Limited.

Directors:

The following directors served during the year

T W Jackson-Stops

G Tewkesbury

D J Watkins

The directors had no interests in the ordinary shares of the company as at 30 September 2009, at the 30 September 2008 or at the date of their appointment.

Appropriate directors' and officers' liability insurance is in place in respect of all the company's directors.

Hutchison Developments Limited

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Directors' Report (Continued)**Directors' Responsibilities**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgments and accounting estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The report of the directors has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

This report was approved by the board and authorised for issue on the 12 April 2010

And signed on their behalf by
G Tewkesbury, Director



Hutchison Developments Limited

Registered Number 4995888

Profit and Loss Account for the year ended 30 September 2009

		2009	2008
	Notes	£	£
Partnership income	2	237	1,792
Partnership losses	3	(8,064)	(1,945)
Administration costs	4	(166)	(166)
Operating profit / (loss)		(7,993)	(319)
Interest - receivable		167	358
Profit / (loss) on ordinary activities before taxation		(7,826)	39
Taxation	5	831	(8)
Retained profit/(loss) for the financial year	10	(6,995)	31

All results relate to continuing activities

All recognised gains and losses are included in the profit and loss account

The notes to the accounts form part of these financial statements

Hutchison Developments Limited

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Balance Sheet as at 30 September 2009

		2009		2008	
	Notes	£	£	£	£
Fixed assets					
Interests in developments	6		59,000		93,500
			<u>59,000</u>		<u>93,500</u>
Current assets					
Debtors	7	1,558		1,060	
Cash at bank and in hand		40,312		10,228	
Total current assets		<u>41,870</u>		<u>11,288</u>	
Creditors' amounts falling due within one year	8	(5,463)		(2,386)	
Net current assets			36,407		8,902
Total assets less current liabilities			<u>95,407</u>		<u>102,402</u>
Capital and reserves					
Called up share capital	9		51,000		51,000
Share premium	10		45,900		45,900
Revaluation reserve	10		-		-
Profit and Loss account	10		(1,493)		5,502
Shareholders funds			<u>95,407</u>		<u>102,402</u>

- a For the year ended 30 September 2009 the company was entitled to exemption from audit under section 477 of the Companies Act 2006
- b Members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006
- c The directors acknowledge their responsibility for
- i) ensuring the company keeps accounting records which comply with Section 386 and the companies act 2006, and
 - ii) preparing accounts which give true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit and loss for the financial year, in accordance with the requirements of section 396 of the companies act 2006, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company
- d The accounts have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Approved by the board and authorised for issue on 12 April 2010

And signed on their behalf by
G Tewkesbury, Director



Hutchison Developments Limited

Registered Number 4995888

Notes to the accounts

For the year ended 30 September 2009

1 Accounting policies

1.1 Basis of Preparation

The accounts are prepared under the historical cost convention as modified by the revaluation of certain assets where applicable, in accordance with the Financial Reporting Standards for Smaller Entities (effective January 2007)

The company has taken advantage of the exemption in Financial Reporting Standard No 1 from the requirement to produce a cash flow statement on the grounds that it is a small company

These accounts have been prepared on a going concern basis

1.2 Partnership Income and Losses

Partnership income and losses are shown on an accruals basis
Partnership income and losses represent income or losses derived from development partnerships

1.3 Fixed Assets

Interests in development partnerships are stated at cost

1.4 Issue Costs

Issue costs have been deducted from the share premium account in accordance with Financial Reporting Standard No 4

2 Partnership income

	2009	2008
	£	£
Net profits for the year as follows		
Residential		
Canford Cliffs	-	34
Caterham	-	475
Finchley	-	340
Hitchin	1	497
Pinner	2	61
Princes Risborough	102	53
Pudsey	127	-
Salisbury Road	5	65
Wetherby	-	267
	<u>237</u>	<u>1,792</u>
Grand Total	<u><u>237</u></u>	<u><u>1,792</u></u>

3 Partnership losses

	2009	2008
	£	£
Net losses for the year as follows		
Commercial		
High Wycombe	<u>3,295</u>	<u>1,032</u>
	<u><u>3,295</u></u>	<u><u>1,032</u></u>
Residential		
Alum Chine	742	162
Caterham	422	-
Cottingley	504	228
Finchley	327	-
Hemel Hempstead	-	5
Poole	342	24
Streetly Lane	588	272
Willow Farm	260	77
Wimbledon Village	<u>1,584</u>	<u>145</u>
	<u><u>4,769</u></u>	<u><u>913</u></u>
Grand Total	<u><u>8,064</u></u>	<u><u>1,945</u></u>

4 Administration costs

	2009	2008
	£	£
Directors' costs (including insurance)	<u>166</u>	<u>166</u>
	<u><u>166</u></u>	<u><u>166</u></u>

5 Taxation

	2009	2008
	£	£
UK corporation tax (Receivable) / Payable	(831)	8
	<u>(831)</u>	<u>8</u>

6 Fixed assets

	2009	2008
	£	£
Commercial		
High Wycombe	17,000	17,000
	<u>17,000</u>	<u>17,000</u>
Residential		
Poole	13,000	13,000
Streetly Lane	4,000	4,000
Willow Farm	10,000	10,000
Wimbledon Village	-	15,000
Alum Chine	-	11,250
Caterham	-	8,250
Cottingley	15,000	15,000
	<u>42,000</u>	<u>76,500</u>
Grand Total	<u>59,000</u>	<u>93,500</u>

Movement In The Year

01 October 2008	93,500
Additions	-
Disposals	(34,500)
Revaluations	-
30 September 2009	<u>59,000</u>

7 Debtors

	2009	2008
	£	£
Trade Debtors		
Alum Chine	110	-
Canford Cliffs	-	40
Caterham	100	282
Finchley	13	340
Hemel Hempstead	16	16
Hitchin	45	44
Pinner	69	67
Princes Risborough	159	57
Pudsey	127	-
Salisbury Road	-	165
Wetherby	-	3

7 Debtors (Continued)

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Wimbledon Village	60	-
Other Debtors		
UK corporation tax	831	-
Accrued interest	16	34
Prepaid directors' insurance	12	12
	<u>1,558</u>	<u>1,060</u>

8 Creditors: amounts falling due within one year

	2009	2008
	£	£
Trade Creditors		
Alum Chine	-	269
Cottingley	815	311
High Wycombe	2,830	1,037
Poole	366	24
Streetly Lane	1,003	415
Willow Farm	345	85
Wimbledon Village	-	133
Other Creditors		
UK corporation tax	-	8
Directors' costs	104	104
	<u>5,463</u>	<u>2,386</u>

9 Share capital

	2009	2008
	£	£
Authorised share capital		
1,000,000 Ordinary Shares of 50p each	<u>500,000</u>	<u>500,000</u>
Allotted, called up and fully paid		
102,000 Ordinary shares of 50p each	<u>51,000</u>	<u>51,000</u>

10 Reconciliation of Movements in Shareholders Funds

	Share Capital	Share Premium	Revaluation Reserve	Profit & Loss account	Total Shareholders Funds
	£	£	£	£	£
As at 01 October 2007	51,000	45,900	-	5,471	102,371
Shares issued net of issue costs	-	-	-	-	-
Revaluation movement	-	-	-	-	-
Retained profit/(loss) for the year	-	-	-	31	31
Dividends	-	-	-	-	-
As at 30 September 2008	<u>51,000</u>	<u>45,900</u>	<u>-</u>	<u>5,502</u>	<u>102,402</u>
As at 01 October 2008	51,000	45,900	-	5,502	102,402
Shares issued net of issue costs	-	-	-	-	-
Revaluation movement	-	-	-	-	-
Retained profit/(loss) for the year	-	-	-	(6,995)	(6,995)
Dividends	-	-	-	-	-
As at 30 September 2009	<u>51,000</u>	<u>45,900</u>	<u>-</u>	<u>(1,493)</u>	<u>95,407</u>

11 Related party disclosures

G Tewkesbury, director of the company is also an employee of Close Asset Management Limited (CAML). Close Investments Ltd charged initial fees of 5.00% on the subscribed share capital.

CAML also administers the partnerships in which the company had an interest during the year. For this service CAML received fees of

2.5% p.a. on Commercial Development Partnerships capital

2.5% p.a. on Residential Development Partnerships capital