

Unaudited

Registered Number 5421063

(Registered in England & Wales)

Jann Developments Limited

Unaudited Report and Accounts

For the year ended 30 September 2012

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Jann Developments Limited

Unaudited
Registered Number 5421063

Company Information

Directors

Christopher James Taylor

Secretary

Capital Trading Companies Secretaries Limited

Registered Office

7 Swallow Street
London
W1B 4DE

Business Address

7 Swallow Street
London
W1B 4DE

Bankers

Close Brothers Limited
10 Crown Place
London
UK
EC2A 4FT

Jann Developments Limited

Unaudited
Registered Number 5421063

Directors' Report

The directors present their report and accounts for the year ended 30 September 2012

Results and Dividends

The profit for the year after taxation amounted to £575

(30 September 2011 Loss of £5,176)

There were no dividends paid or proposed during the year

(30 September 2011 No Dividends)

Principal Activity

The company has entered into seven operating partnerships. Five of these have completed. The company has active interests in two operating partnerships.

Directors

The following directors served during the period

Christopher James Taylor

The directors had no interests in the ordinary shares of the company as at 30 September 2012, at the 30 September 2011 or at the date of their appointment.

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

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

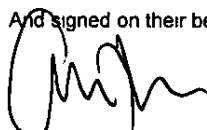
- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

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 15 March 2013.

And signed on their behalf by



C Taylor, Director

Profit and Loss account for the year ended 30 September 2012

		Year to 30 September 2012	18 Month Period to 30 September 2011
		£	£
Share of net income or loss from operating partnerships		534	(5,192)
Administration costs	2	(45)	(54)
Operating profit / (loss)		489	(5,246)
Interest - receivable		143	70
Profit / (loss) on ordinary activities before taxation		632	(5,176)
Taxation	3	(57)	-
Retained profit / (loss) for the financial year	8	575	(5,176)

All results 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

Balance Sheet as at 30 September 2012

		30 September 2012		30 September 2011	
	Notes	£	£	£	£
Fixed Assets					
Participation in operating partnerships	4		<u>11,200</u>		<u>31,200</u>
			11,200		31,200
Current assets					
Debtors	5	116		401	
Cash at bank and in hand		<u>14,048</u>		<u>31,770</u>	
Total current assets		14,164		32,171	
Creditors' amounts falling due within one year	6	(3,099)		(12,680)	
Net current assets			<u>11,066</u>		<u>19,491</u>
Total assets less current liabilities			<u>22,266</u>		<u>50,691</u>
Capital and reserves					
Called up share capital	7		16,500		31,000
Share premium	8		13,000		27,500
Revaluation reserve	8		-		-
Profit and Loss account	8		<u>(7,234)</u>		<u>(7,809)</u>
Shareholders' funds			<u>22,266</u>		<u>50,691</u>

a For the year ended 30 September 2012 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 15 March 2013



And signed on their behalf by

C Taylor, Director

Notes to the accounts
For the year ended 30 September 2012

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 and represent the net income derived from the Company's participation in operating partnerships

1.3 Participation in operating partnerships

Participation in operating partnerships are shown at cost (or where applicable modified by underlying valuations in the operating partnership's where values are obtained)

1.4 Issue Costs

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

2 Administration costs

	Year to 30 September 2012	18 Month Period to 30 September 2011
	£	£
Directors' insurance	15	24
Other Administration fees	30	30
	<u>45</u>	<u>54</u>

3 Taxation

	Year to 30 September 2012	18 Month Period to 30 September 2011
	£	£
UK Corporation Tax Receivable/(Payable)	(57)	-
	<u>(57)</u>	<u>-</u>

4 Participation in operating partnerships

	30 September 2012 £	30 September 2011 £
Participation in operating partnerships	<u>11,200</u>	<u>31,200</u>
Movement in The Year		
01 October 2011	31,200	
Additions	-	
Disposals	(20,000)	
Revaluations	-	
30 September 2012	<u>11,200</u>	

5 Debtors

	30 September 2012 £	30 September 2011 £
Trade Debtors	116	401
Total Debtors	<u>116</u>	<u>401</u>

6 Creditors amounts falling due within one year

	30 September 2012 £	30 September 2011 £
Trade Creditors	3,042	12,646
UK Corporation tax	57	-
Other Creditors	-	34
Total Creditors	<u>3,099</u>	<u>12,680</u>

7 Share Capital

	30 September 2012 £	30 September 2011 £
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		
33,000 Ordinary shares of 50p	<u>16,500</u>	<u>31,000</u>

During the year the share capital was reduced by 29,000 Ordinary shares

8 Reconciliation of Movements in Shareholders' Funds

	Share Capital	Share Premium	Revaluation Reserve	Profit & Loss Account	Total Shareholders' Funds
	£	£	£	£	£
As at 01 April 2010	31,000	27,500	-	(2,633)	55,867
Shares Issued Net of Issue Costs	-	-	-	-	-
Revaluation movement			-	-	-
Retained profit / (loss) for the year				(5,176)	(5,176)
Dividends				-	-
As at 30 September 2011	<u>31,000</u>	<u>27,500</u>	<u>-</u>	<u>(7,809)</u>	<u>50,691</u>
As at 01 October 2011	31,000	27,500	-	(7,809)	50,691
Share Capital Reduction	(14,500)	(14,500)			(29,000)
Revaluation movement			-		-
Retained profit / (loss) for the year				575	575
Dividends				-	-
As at 30 September 2012	<u>16,500</u>	<u>13,000</u>	<u>-</u>	<u>(7,234)</u>	<u>22,266</u>

9 Related party disclosures

C Taylor, Director of the company is also an employee of Alpha Real Property Investment Advisers LLP (Alpha). Alpha also administers the operating partnerships in which the company had an interest during the year. For this service Alpha receives fees as stated below:

2.5% p.a. on Commercial Development Partnership Capital

The former administrator, Close Asset Management Limited, charged initial fees on the subscribed share capital of 5.6451594693034%.

10 Ultimate Controlling Party

The ultimate controlling party holding 100% of the share capital is I R Burn, P A R Jamieson and N J R Burn.