Unaudited

Registered Number 05628225

(Registered in England & Wales)

HMF Developments Limited

Unaudited Report and Accounts

For the year ended 30 September 2018

Unaudited

HMF Developments Limited **Registered Number 05628225**

Company Information

Directors:
Robert James Rickman
Nigel Fee
Edward William Mole

Secretary:
Corporate Trading Companies Secretaries Limited

Registered Office:
6th Floor
338 Euston Road
London
NW1 3BG

Business Address
6th Floor
338 Euston Road
London
NW1 3BG

Bankers
The Royal Bank of Scotland

Directors' Report

The directors present their report and accounts for the year ended 30 September 2018.

Results and Dividends

The profit for the year after taxation amounted to £11,813.	(30 September 2017: Profit of £11,631)
There were no dividends paid or proposed during the year.	(30 September 2017: No Dividends)

Principal Activity

The company has entered into twenty two operating partnerships. Sixteen of these have completed at the year end. The company had active interests in six operating partnerships.

Directors

The following directors served during the period:

Robert James Rickman
Nigel Fee
Edward William Mole

The directors had no interests in the ordinary shares of the company as at 30 September 2018, at the 30 September 2017 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 FRS 102 Section 1A - small entities. 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 1 April 2019.

And signed on their behalf by:

E Mole, Director

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HMF Developments Limited **Registered Number 05628225**

Profit and Loss account for the year ended 30 September 2018

	Year to 30 September 2018	Year to 30 September 2017
	£	£
Share of net income or loss from operating partnerships	13,644	13,783
Administration costs	(394)	(272)
Operating Profit	**13,250**	**13,511**
Interest - receivable	14	4
Profit on ordinary activities before taxation	**13,264**	**13,515**
Taxation	(1,451)	(1,884)
Retained Profit for the financial year	**11,813**	**11,631**

All results relate to continuing activities.

The notes to the accounts form part of these financial statements.

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HMF Developments Limited **Registered Number 05628225**

Balance Sheet as at 30 September 2018

		30 September 2018		30 September 2017	
	Notes	£	£	£	£
Fixed Assets					
Participation in operating partnerships	2		295,621		294,160
			295,621		**294,160**
Current assets					
Debtors		33,623		21,448	
Cash at bank and in hand		3,386		3,848	
Total current assets		**37,009**		**25,296**	
Creditors: amounts falling due within one year		(1,784)		(1,884)	
Net current assets			35,225		23,412
Total assets less current liabilities			**330,846**		**317,572**
Capital and reserves					
Called up share capital			125,000		125,000
Share premium			113,750		113,750
Revaluation reserve			8,321		6,860
Profit and Loss account			83,775		71,962
Shareholders' funds			**330,846**		**317,572**

a. For the year ended 30 September 2018 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 provisions applicable to Companies subject to the small Companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

Approved by the Board and authorised for issue on 1 April 2019.

And signed on their behalf by:
E Mole, Director

Notes to the accounts
For the year ended 30 September 2018

General Information

HMF Developments Limited is a private company limited by shares, incorporated and domiciled in the United Kingdom. These financial statements are prepared for this entity only.

The address of its registered office is 338 Euston Road, London NW1 3BG

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

There are no employees of the company. (2017: Nil)

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 provisions of FRS 102 Section 1A - small entities.

The company has taken advantage of the exemption in FRS 102 Section 1A - small entities from the requirement to produce a cash flow statement.

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 Participation in operating partnerships	Year to 30 September 2018 £	Year to 30 September 2017 £
Participation in operating partnerships	295,621	294,160

Movement in The Year	
01 October 2017	294,160
Additions	-
Disposals	-
Revaluations	1,461
30 September 2018	295,621

3 Related party disclosures

E Mole, Director of the company is also an officer 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:

1.55% p.a. on Forestry Partnerships gross purchase costs
2.5% p.a. on Solutions Partnerships Capital

The former administrator, Close Asset Management Limited, charged initial fees on the subscribed share capital of 4.5%.

4 Ultimate Controlling Party

The ultimate controlling party holding 100% of the share capital is:
Helen Mary Farr