

Registration number: 00763590

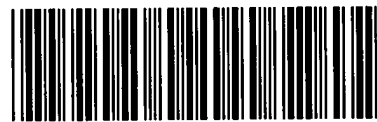
Jane Delaney Properties Limited

trading as Jane Delaney Properties

Unaudited Abbreviated Accounts

for the Year Ended 30 June 2015

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COMPANIES HOUSE

Mr Russell Thomas
Chartered Accountant
9 Bullfinch Lane
Sevenoaks
Kent
TN13 2DY

Jane Delaney Properties Limited
trading as Jane Delaney Properties
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The following reproduces the text of the accountants' report in respect of the company's annual financial statements, from which the abbreviated accounts (set out on pages 2 to 5) have been prepared.

**Chartered Accountants' Report to the Director on the Preparation of the Unaudited
Statutory Accounts of
Jane Delaney Properties Limited
trading as Jane Delaney Properties
for the Year Ended 30 June 2015**

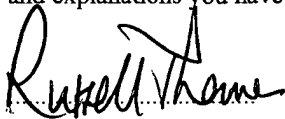
In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Jane Delaney Properties Limited for the year ended 30 June 2015 set out on pages from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at icaew.com/membershandbook.

This report is made solely to the Board of Directors of Jane Delaney Properties Limited, as a body, in accordance with the terms of our engagement letter dated 25 October 2008. Our work has been undertaken solely to prepare for your approval the accounts of Jane Delaney Properties Limited and state those matters that we have agreed to state to them, as a body, in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Jane Delaney Properties Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Jane Delaney Properties Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Jane Delaney Properties Limited. You consider that Jane Delaney Properties Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Jane Delaney Properties Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.



Mr Russell Thomas
Chartered Accountant
9 Bullfinch Lane
Sevenoaks
Kent
TN13 2DY
29 March 2016

Jane Delaney Properties Limited
trading as Jane Delaney Properties
(Registration number: 00763590)
Abbreviated Balance Sheet at 30 June 2015

	Note	2015 £	2014 £
Fixed assets			
Tangible fixed assets		2,103,163	2,103,473
Investments		33,046	33,046
		<u>2,136,209</u>	<u>2,136,519</u>
Current assets			
Debtors	3	5,741	3,994
Cash at bank and in hand		87,676	76,976
		93,417	80,970
Creditors: Amounts falling due within one year		(30,184)	(29,105)
Net current assets		<u>63,233</u>	<u>51,865</u>
Net assets		<u>2,199,442</u>	<u>2,188,384</u>
Capital and reserves			
Called up share capital	4	166,667	166,667
Other reserves		33,333	33,333
Profit and loss account		1,999,442	1,988,384
Shareholders' funds		<u>2,199,442</u>	<u>2,188,384</u>

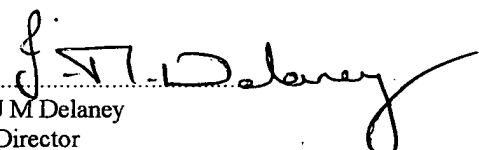
For the year ending 30 June 2015 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

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

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

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

Approved by the director on 29 March 2016


J M Delaney
Director

The notes on pages 3 to 5 form an integral part of these financial statements.
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Jane Delaney Properties Limited
trading as Jane Delaney Properties

Notes to the Abbreviated Accounts for the Year Ended 30 June 2015

1 Accounting policies

Basis of preparation

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (Effective April 2008).

Turnover

Turnover represents amounts chargeable in respect of the rents received from tenants.

Depreciation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life.

Asset class

Plant and machinery

Depreciation method and rate

25% pa straight line

Investment properties

Certain of the company's properties are held for long-term investment. Investment properties are accounted for in accordance with the FRSSE, as follows:

(i) No depreciation is provided in respect of investment properties and they are revalued annually. The surplus or deficit on revaluation is transferred to the revaluation reserve unless a deficit below original cost, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year.

(ii) No depreciation is provided in respect of leasehold investment properties where the lease has over 20 years to run.

This treatment as regards the company's investment properties may be a departure from the requirements of the Companies Act concerning the depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Fixed asset investments

Fixed asset investments are stated at historical cost less provision for any diminution in value.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Where shares are issued, any component that creates a financial liability of the company is presented as a liability in the balance sheet. The corresponding dividends relating to the liability component are charged as interest expense in the profit and loss account.

Jane Delaney Properties Limited
trading as Jane Delaney Properties

Notes to the Abbreviated Accounts for the Year Ended 30 June 2015

..... *continued*

2 Fixed assets

	Tangible assets £	Investments £	Total £
Cost			
At 1 July 2014	2,104,078	33,046	2,137,124
At 30 June 2015	<u>2,104,078</u>	<u>33,046</u>	<u>2,137,124</u>
Depreciation			
At 1 July 2014	605	-	605
Charge for the year	<u>310</u>	<u>-</u>	<u>310</u>
At 30 June 2015	<u>915</u>	<u>-</u>	<u>915</u>
Net book value			
At 30 June 2015	<u>2,103,163</u>	<u>33,046</u>	<u>2,136,209</u>
At 30 June 2014	<u>2,103,473</u>	<u>33,046</u>	<u>2,136,519</u>

3 Debtors

Debtors includes £3,395 (2014 - £3,394) receivable after more than one year.

4 Share capital

Allotted, called up and fully paid shares

	2015		2014	
	No.	£	No.	£
Ordinary Shares of £0.25 each	666,668	166,667	666,668	166,667
Preference Share of £1 each	<u>5,375</u>	<u>5,375</u>	<u>5,375</u>	<u>5,375</u>
	<u>672,043</u>	<u>172,042</u>	<u>672,043</u>	<u>172,042</u>

Jane Delaney Properties Limited
trading as Jane Delaney Properties

Notes to the Abbreviated Accounts for the Year Ended 30 June 2015

..... *continued*

5 Related party transactions

Director's advances and credits

	2015 Advance/ Credit £	2015 Repaid £	2014 Advance/ Credit £	2014 Repaid £
J M Delaney				
Ordinary Dividends paid to director	<u>23,321</u>	<u>-</u>	<u>23,401</u>	<u>-</u>