Registration number: 00763590

Jane Delaney Properties Limited

Annual Report and Unaudited Financial Statements
for the Year Ended 30 June 2018

AIMS Accountants for Business
Accountants and Business Advisors
14 Beagleswood Road
Pembury
Tunbridge Wells
Kent
TN2 4HX

Jane Delaney Properties Limited

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Jane Delaney Properties Limited

Company Information

Director	Mrs Jane Margaret Delaney
Registered office	12 Hardwick Road Eastbourne East Sussex BN21 4NY
Accountants	AIMS Accountants for Business Accountants and Business Advisors 14 Beagleswood Road Pembury Tunbridge Wells Kent TN2 4HX

Accountants' Report to the Director on the Preparation of the Unaudited Statutory Accounts of Jane Delaney Properties Limited for the Year Ended 30 June 2018

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 2018 as set out on pages 3 to 9 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Independent Certified Practising Accountants (ICPA) and the Association of Accounting Technicians Technicians (AAT), we are subject to its ethical and other professional requirements which are detailed at
http://www.icpa.org.uk and aat.org.uk.

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 28 May 2016. 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 the Board of Directors of Jane Delaney Properties Limited, as a body, in this report. 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.

AIMS Accountants for Business
Accountants and Business Advisors
14 Beagleswood Road
Pembury
Tunbridge Wells
Kent
TN2 4HX

5 March 2019

Jane Delaney Properties Limited

(Registration number: 00763590)
Balance Sheet as at 30 June 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	4	252	504
Investment property	5	2,549,844	2,489,093
Other financial assets	6	33,046	33,046
		2,583,142	2,522,643
Current assets			
Debtors	7	6,176	6,873
Cash at bank and in hand		11,385	42,036
		17,561	48,909
Creditors: Amounts falling due within one year	8	(34,171)	(32,322)
Net current (liabilities)/assets		(16,610)	16,587
Net assets		2,566,532	2,539,230
Capital and reserves			
Called up share capital	9	166,667	166,667
Revaluation reserve		312,888	312,888
Other reserves		33,333	33,333
Profit and loss account		2,053,644	2,026,342
Total equity		2,566,532	2,539,230

For the financial year ending 30 June 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The director acknowledges her responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements 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.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

The notes on pages 5 to 9 form an integral part of these financial statements.

Jane Delaney Properties Limited

(Registration number: 00763590)
Balance Sheet as at 30 June 2018

Approved and authorised by the director on 5 March 2019

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Mrs Jane Margaret Delaney
Director

The notes on pages 5 to 9 form an integral part of these financial statements.

1 General information

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:
12 Hardwick Road
Eastbourne
East Sussex
BN21 4NY

These financial statements were authorised for issue by the director on 5 March 2019.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.
The company recognises revenue when:
The amount of revenue can be reliably measured;
it is probable that future economic benefits will flow to the entity;
and specific criteria have been met for each of the company's activities.

Tax

The tax expense for the period comprises tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Tangible assets

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.
The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Jane Delaney Properties Limited

Notes to the Financial Statements for the Year Ended 30 June 2018

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Plant and machinery	25% straight line

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers/director. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.
Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.
Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.
Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.
Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Dividends

Dividend distribution to the company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

3 Staff numbers

The average number of persons employed by the company (including the director) during the year, was 1 (2017 - 1).

4 Tangible assets

	Other tangible assets £	Total £
Cost or valuation		
At 1 July 2017	1,924	1,924
At 30 June 2018	1,924	1,924
Depreciation		
At 1 July 2017	1,420	1,420
Charge for the year	252	252
At 30 June 2018	1,672	1,672
Carrying amount		
At 30 June 2018	252	252
At 30 June 2017	504	504

5 Investment properties

	2018 £
At 1 July	2,489,093
Additions	299,245
Disposals	(238,494)
At 30 June	2,549,844

Investment properties are to be valued professionally every 3 to 5 years

One property was purchased and one was sold in the year.
All properties were valued by the director with a view to the current market conditions applicable.

6 Other financial assets (current and non-current)

	Financial assets at cost less impairment £	Total £
Non-current financial assets		
Cost or valuation		
Impairment		
Transfers	(33,046)	(33,046)
At 30 June 2018	(33,046)	(33,046)
Carrying amount		
At 30 June 2018	33,046	33,046

7 Debtors

	2018 £	2017 £
Trade debtors	750	1,300
Prepayments	2,032	1,478
Other debtors	3,394	4,095
	6,176	6,873

8 Creditors

Creditors: amounts falling due within one year

	Note	2018 £	2017 £
Due within one year			
Bank loans and overdrafts	10	5,375	5,375
Trade creditors		6,868	1,403
Taxation and social security		4,520	-
Accruals and deferred income		6,942	7,524
Other creditors		10,466	18,020
		34,171	32,322

9 Share capital

Allotted, called up and fully paid shares

	2018		2017	
	No.	£	No.	£
Ordinary Shares of £0.25 each	666,668	166,667.00	666,668	166,667.00
Preference Share of £1 each	5,375	5,375	5,375	5,375
	672,043	172,042	672,043	172,042

10 Loans and borrowings

	2018 £	2017 £
Current loans and borrowings		
Redeemable preference shares	5,375	5,375

11 Dividends

	2018 £	2017 £
Interim dividend of £0.0405 (2017 - £0.0551) per ordinary share	27,000	36,707

12 Related party transactions

Directors' remuneration

The director's remuneration for the year was as follows:

	2018 £	2017 £
Remuneration	18,255	8,085