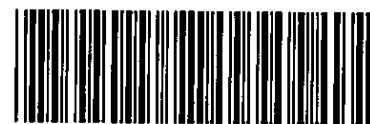


Registered Number 4588270
(Registered in England and Wales)
E.E. Wilcox Third Developments Ltd
Annual Report and Accounts
For the Year Ended 30 September 2008

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COMPANIES HOUSE

E.E. Wilcox Third Developments Ltd

Registered Number 4588270

Company Information

Directors:

D J Watkins

N E Jenkins

Secretary:

Close Trading Companies Secretaries Limited

Registered Office:

10 Crown Place

London

EC2A 4FT

Business Address:

10 Crown Place

London

EC2A 4FT

Bankers:

The Royal Bank of Scotland Plc

2 1/2 Devonshire Square

London

EC2M 4XJ

Close Brothers Limited

10 Crown Place

London

EC2A 4FT

E.E. Wilcox Third Developments Ltd

Registered Number 4588270

Directors' Report

The directors present their report and accounts for the year ended 30 September 2008.

Results and dividends

The profit for the year after taxation amounted to £304.

(2007: Profit of £412)

Dividends paid and proposed for the year totalled £500.

(2007: Dividends of £-)

Principal Activity

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

Directors:

The following directors served during the year:

D J Watkins

N E Jenkins

Appointed 05/09/2008

D R Agnew

Resigned 09/07/2008

G P Furlong

Resigned 05/09/2008

The directors had no interests in the ordinary shares of the company as at 30 September 2008, at the 30 September 2007 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' Responsibilities

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and the profit and loss of the company for that period. In preparing those financial statements, the directors are required to:

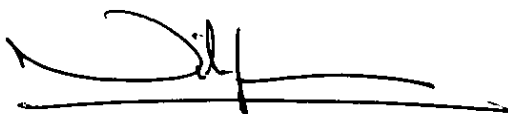
- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the accounts comply with the Companies Act 1985. 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.

These financial statements have been prepared in accordance with the special provisions in Part VII of the Companies Act 1985 relating to small companies.

This report was approved by the board and authorised for issue on the 30 March 2009.

And signed on their behalf by:
N E Jenkins, Director

A handwritten signature in black ink, appearing to be 'N E Jenkins', written over a horizontal line.

E.E. Wilcox Third Developments Ltd

Registered Number 4588270

Profit and Loss Account for the year ended 30 September 2008

	Notes	2008 £	2007 £
Partnership income	2	284	564
Partnership losses	3	(418)	(233)
Administration costs	4	(148)	(220)
Operating profit / (loss)		(282)	111
Interest - payable		-	-
- receivable		664	401
Profit / (loss) on ordinary activities before taxation		382	512
Taxation	5	(78)	(100)
Retained profit/(loss) for the financial year	10	304	412

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.

E.E. Wilcox Third Developments Ltd

Registered Number 4588270

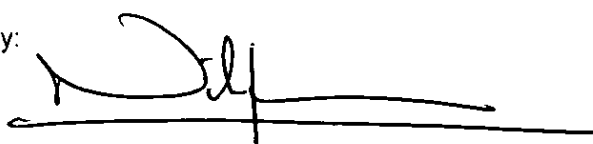
Balance Sheet as at 30 September 2008

		2008		2007	
	Notes	£	£	£	£
Fixed assets					
Interests in developments	6		14,250		20,800
			<u>14,250</u>		<u>20,800</u>
Current assets					
Debtors	7	382		180	
Cash at bank and in hand		17,203		10,874	
Total current assets		<u>17,585</u>		<u>11,054</u>	
Creditors: amounts falling due within one year	8	(817)		(640)	
Net current assets			16,768		10,414
Total assets less current liabilities			<u>31,018</u>		<u>31,214</u>
Capital and reserves					
Called up share capital	9		16,000		16,000
Share premium	10		14,240		14,240
Revaluation reserve	10		-		-
Profit and Loss account	10		778		974
Shareholders funds			<u>31,018</u>		<u>31,214</u>

- a. For the year ended 30 September 2008 the company was entitled to exemption from audit under section 249A(1) of the Companies Act 1985.
- b. Members have not required the company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985.
- c. The directors acknowledge their responsibility for:
 - i) ensuring the company keeps accounting records which comply with Section 221 and the companies act 1985; 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 226 and the companies act 1985, 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 in Part VII of the Companies Act 1985 relating to smaller entities and with the Financial Reporting Standard for Smaller Entities (effective January 2007).

Approved by the board and authorised for issue on 30 March 2009

And signed on their behalf by:
N E Jenkins, Director



Notes to the accounts**For the year ended 30 September 2008****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

	2008	2007
	£	£
Net profits for the year as follows:		
Commercial		
Burton Upon Trent	226	-
	<u>226</u>	<u>-</u>
Residential		
Bramcote	-	79
Croydon	-	39
Finchley	36	131
Fishponds	2	19
Harrogate	-	4
Ivinghoe Aston	18	1
Lacock	1	23
Ringwood	1	-
Sandbanks	-	100
Tenterden	-	168
	<u>58</u>	<u>564</u>
Grand Total	<u><u>284</u></u>	<u><u>564</u></u>

3 Partnership losses

	2008	2007
	£	£
Net losses for the year as follows:		
Commercial		
Burton Upon Trent	-	54
Little Chalfont	100	23
	<u>100</u>	<u>77</u>
Residential		
Ringwood	-	55
Streetly Lane	272	101
Tenterden	46	-
	<u>318</u>	<u>156</u>
Grand Total	<u><u>418</u></u>	<u><u>233</u></u>

4 Administration costs

	2008	2007
	£	£
Directors' costs (including insurance)	148	220
	<u>148</u>	<u>220</u>

5 Taxation

	2008	2007
	£	£
UK corporation tax	78	100
	<u>78</u>	<u>100</u>

6 Fixed assets

	2008	2007
	£	£
Commercial		
Burton Upon Trent	4,000	4,000
Little Chalfont	5,000	5,000
	<u>9,000</u>	<u>9,000</u>
Residential		
Ringwood	1,250	5,000
Streetly Lane	4,000	4,000
Tenterden	-	2,800
	<u>5,250</u>	<u>11,800</u>
Grand Total	<u>14,250</u>	<u>20,800</u>

Movement In The Year

01 October 2007	20,800
Additions	-
Disposals	(6,550)
Revaluations	-
30 September 2008	<u>14,250</u>

7 Debtors

	2008	2007
	£	£
Trade Debtors		
Burton Upon Trent	136	-
Finchley	36	-
Lacock	4	2
Tenterden	131	178
Other Debtors		
Accrued interest	63	-

7 Debtors (Continued)

Unaudited
Registered Number 4588270

Prepaid directors' insurance	12	-
	<u>382</u>	<u>180</u>

8 Creditors: amounts falling due within one year

	2008	2007
	£	£
Trade Creditors		
Burton Upon Trent	-	90
Fishponds	-	2
Little Chalfont	125	25
Ringwood	115	116
Streetly Lane	415	143
Other Creditors		
UK corporation tax	78	100
Directors' costs	84	159
Directors' insurance	-	5
	<u>817</u>	<u>640</u>

9 Share capital

	2008	2007
	£	£
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:		
32,000 Ordinary shares of 50p each.	<u>16,000</u>	<u>16,000</u>

10 Reconciliation of Movements in Shareholders Funds

	Share Capital	Share Premium	Revaluation Reserve	Profit & Loss account	Total Shareholders Funds
	£	£	£	£	£
As at 01 October 2006	16,000	14,240	-	562	30,802
Shares issued net of issue costs	-	-	-	-	-
Revaluation movement	-	-	-	-	-
Retained profit/(loss) for the year	-	-	-	412	412
Dividends	-	-	-	-	-
As at 30 September 2007	<u>16,000</u>	<u>14,240</u>	<u>-</u>	<u>974</u>	<u>31,214</u>
As at 01 October 2007	16,000	14,240	-	974	31,214
Shares issued net of issue costs	-	-	-	-	-
Revaluation movement	-	-	-	-	-
Retained profit/(loss) for the year	-	-	-	304	304
Dividends	-	-	-	(500)	(500)
As at 30 September 2008	<u>16,000</u>	<u>14,240</u>	<u>-</u>	<u>778</u>	<u>31,018</u>

11 Related party disclosures

N E Jenkins, director of the company is also an employee of Close Investments Limited (CIL) formerly Close Brothers Investment Limited (CBIL) which charged initial fees of 5.50% on the subscribed share capital.

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

2.5% p.a. on Commercial Development Partnerships capital

2.5% p.a. on Residential Development Partnerships capital