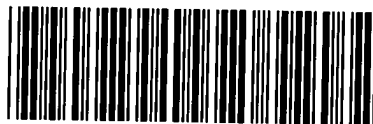


Unaudited

Registered Number 5312855
(Registered in England & Wales)
Chrystal Developments Limited
Unaudited Report and Accounts
For the year ended 30 September 2017

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COMPANIES HOUSE

Unaudited

Chrystal Developments Limited

Registered Number 5312855

Company Information

Directors:

Stephen Richards Daniels

Robert James Rickman

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 2017.

Results and Dividends

The profit for the year after taxation amounted to £1,065.

(30 September 2016: Profit of £605)

There were no dividends paid or proposed during the year.

(30 September 2016: No Dividends)

Principal Activity

The company has entered into eighteen operating partnerships. Twelve 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:

Stephen Richards Daniels

Robert James Rickman

The directors had no interests in the ordinary shares of the company as at 30 September 2017, at the 30 September 2016 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:

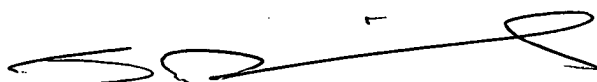
- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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 13 April 2018.

And signed on their behalf by:

A handwritten signature in black ink, appearing to read 'S R Daniels', with a long horizontal stroke extending to the right.

S R Daniels, Director

Unaudited

Chrystal Developments Limited

Registered Number 5312855

Profit and Loss account for the year ended 30 September 2017

	Year to 30 September 2017	Year to 30 September 2016
	£	£
Share of net income or loss from operating partnerships	1,432	830
Administration costs	(162)	(182)
Operating Profit	1,270	648
Interest - receivable	1	7
Profit on ordinary activities before taxation	1,271	655
Taxation	(206)	(50)
Retained Profit for the financial year	1,065	605

All results relate to continuing activities.

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

Unaudited

Chrystal Developments Limited

Registered Number 5312855

Balance Sheet as at 30 September 2017

		30 September 2017		30 September 2016	
	Notes	£	£	£	£
Fixed Assets					
Participation in operating partnerships	2		36,874		36,328
			<u>36,874</u>		<u>36,328</u>
Current assets					
Debtors		2,152		1,242	
Cash at bank and in hand		<u>805</u>		<u>450</u>	
Total current assets		2,957		1,692	
Creditors: amounts falling due within one year			(1,030)		(830)
Net current assets			<u>1,927</u>		<u>862</u>
Total assets less current liabilities			<u>38,801</u>		<u>37,190</u>
Capital and reserves					
Called up share capital			25,000		25,000
Share premium			21,525		21,525
Revaluation reserve			796		250
Profit and Loss account			<u>(8,520)</u>		<u>(9,585)</u>
Shareholders' funds			<u>38,801</u>		<u>37,190</u>

a. For the year ended 30 September 2017 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.

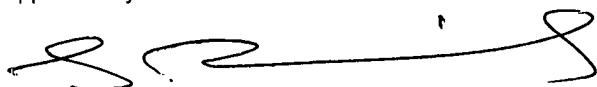
c. The directors acknowledge their responsibility for:

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 13 April 2018.



And signed on their behalf by:

S R Daniels, Director

Notes to the accounts
For the year ended 30 September 2017

General Information

Chrystal 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. (2016: 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.

1.5 Change in accounting policy - FRS 102

These financial statements for the year ended 30 September 2017 are the first financial statements that comply with FRS 102 Section 1A small entities. The transition has not resulted in any material changes.

2 Participation in operating partnerships

	Year to 30 September 2017 £	Year to 30 September 2016 £
Participation in operating partnerships	<u>36,874</u>	<u>36,328</u>

Movement in The Year

01 October 2016	36,328
Additions	-
Disposals	-
Revaluations	546
30 September 2017	<u>36,874</u>

3 Related party disclosures

S R Daniels, 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:

1.25% p.a. on Farming Partnership 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 6.95%.

4 Ultimate Controlling Party

The ultimate controlling party holding 100% of the share capital is:
Shirley Louise Bredski