

Abbreviated Unaudited Accounts for the Year Ended 31 December 2012

for

Raans Estates Limited

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for the Year Ended 31 December 2012

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Raans Estates Limited

Company Information
for the Year Ended 31 December 2012

DIRECTORS:

Mr G Woodley
Mrs H Woodley
Mr J Woodley
Mr W Woodley

SECRETARY:

Mr J Woodley

REGISTERED OFFICE:

Raans Farm
Raans Road
Amersham
Buckinghamshire
HP6 6JP

REGISTERED NUMBER:

02740421 (England and Wales)

ACCOUNTANTS:

Amersham Accountancy
King George V Lodge
King George V Road
Amersham
Buckinghamshire
HP6 5FB

Abbreviated Balance Sheet
31 December 2012

	Notes	31.12.12 £	£	31.12.11 £	£
FIXED ASSETS					
Tangible assets	2		3,794,868		3,794,868
CURRENT ASSETS					
Debtors		258,300		361,018	
Cash at bank and in hand		53,684		55,307	
		<u>311,984</u>		<u>416,325</u>	
CREDITORS					
Amounts falling due within one year		<u>184,046</u>		<u>255,493</u>	
NET CURRENT ASSETS			<u>127,938</u>		<u>160,832</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			3,922,806		3,955,700
CREDITORS					
Amounts falling due after more than one year	3		<u>1,806,200</u>		<u>1,806,200</u>
NET ASSETS			<u>2,116,606</u>		<u>2,149,500</u>
CAPITAL AND RESERVES					
Called up share capital	4		1,931,467		1,931,467
Profit and loss account			<u>185,139</u>		<u>218,033</u>
SHAREHOLDERS' FUNDS			<u>2,116,606</u>		<u>2,149,500</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2012.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2012 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 27 September 2013 and were signed on its behalf by:

Mr J Woodley - Director

The notes form part of these abbreviated accounts

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Notes to the Abbreviated Accounts
for the Year Ended 31 December 2012

1. **ACCOUNTING POLICIES**

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Turnover

Turnover is the total amount receivable by the company for rents and service charges, net of value added tax and adjusted for accrued revenue calculated by reference to the fair value of services performed up to the balance sheet date but not invoiced.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Land and buildings - No depreciation is charged
Plant and machinery etc - 25% on reducing balance

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Investment properties

Investment properties are included in the balance sheet at cost. This is not in accordance with Statement of Standard Accounting Practice No.19 which requires investment properties to be disclosed at open market value at the Balance Sheet date. The directors were unable to quantify the open market value of the investment properties or the financial effects of such a policy. As required under Statement of Standard Accounting Practice No.19 Investment Properties are not depreciated.

This policy represents a departure from statutory accounting principles, which require depreciation to be provided on all fixed assets. The directors consider that this policy is necessary in order that the Financial Statements may give a true and fair view because current values and changes in current values are of prime importance rather than the calculation of systematic annual depreciation.

Depreciation is only one of many factors reflected in the valuation and the amount which might otherwise have been shown and cannot be separately identified or quantified.

2. **TANGIBLE FIXED ASSETS**

	Total £
COST	
At 1 January 2012	
and 31 December 2012	3,794,868
NET BOOK VALUE	
At 31 December 2012	3,794,868
At 31 December 2011	3,794,868

3. **CREDITORS**

Creditors include an amount of £ 1,806,000 (31.12.11 - £ 1,806,000) for which security has been given.

Notes to the Abbreviated Accounts - continued
for the Year Ended 31 December 2012

4. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.12.12 £	31.12.11 £
1,931,467	Ordinary	£1	<u>1,931,467</u>	<u>1,931,467</u>

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.