REGISTERED NUMBER: 03669934 (England and Wales)

Abbreviated Unaudited Accounts

for the Year Ended 31 October 2012

for

Landasko Property Services Limited

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Landasko Property Services Limited

Company Information
for the Year Ended 31 October 2012

DIRECTORS:	H E Stojak Mrs D L Stojak
SECRETARY:	H E Stojak
REGISTERED OFFICE:	The Mills Canal Street Derby DE1 2RJ
REGISTERED NUMBER:	03669934 (England and Wales)
ACCOUNTANTS:	Bates Weston LLP Chartered Accountants The Mills Canal Street Derby DE1 2RJ

Abbreviated Balance Sheet
31 October 2012

	Notes	2012 £	£	2011 £	£
FIXED ASSETS					
Tangible assets	2		19,041		21,431
Investments	3		100		-
Investment property	4		263,394		263,394
			282,535		284,825
CURRENT ASSETS					
Debtors		21,687		215,772	
Cash at bank and in hand		54,765		34,298	
		76,452		250,070	
CREDITORS					
Amounts falling due within one year		130,308		196,206	
NET CURRENT (LIABILITIES)/ASSETS			(53,856)		53,864
TOTAL ASSETS LESS CURRENT LIABILITIES			228,679		338,689
CAPITAL AND RESERVES					
Called up share capital	5		200		100
Profit and loss account			228,479		338,589
SHAREHOLDERS' FUNDS			228,679		338,689

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 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

(b) 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.

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 2 May 2013 and were signed on its behalf by:

H E Stojak - Director

The notes form part of these abbreviated accounts

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

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Turnover
Turnover represents net invoiced fees and rents receivable from properties.

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

Fixtures and fittings	- 25% on reducing balance
Motor vehicles	- 25% on reducing balance
Computer equipment	- 33% on cost

Investment property
Investment property is not depreciated but is revalued annually at its market value, in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), which is contrary to the requirement of the Companies Act 2006 for all fixed assets to be depreciated. This is necessary for the financial statements to show a true and fair view. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Deferred tax
Deferred tax is recognised in respect of all material timing differences.

Pension costs and other post-retirement benefits
The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to the profit and loss account in the period to which they relate.

Fixed asset investments
Fixed asset investments are stated at cost less any permanent diminution in value.

Group accounts
In accordance with the exemptions given by the Companies Act 2006, the company has not produced group financial statements because it heads a small group.

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2. **TANGIBLE FIXED ASSETS**

	Total £
COST	
At 1 November 2011	264,811
Additions	4,656
Disposals	(2,244)
At 31 October 2012	267,223
DEPRECIATION	
At 1 November 2011	243,380
Charge for year	6,822
Eliminated on disposal	(2,020)
At 31 October 2012	248,182
NET BOOK VALUE	
At 31 October 2012	19,041
At 31 October 2011	21,431

3. **FIXED ASSET INVESTMENTS**

	Investments other than loans £
COST	
Additions	100
At 31 October 2012	100
NET BOOK VALUE	
At 31 October 2012	100

The company's investments at the balance sheet date in the share capital of companies include the following:

JOSKAT Limited
Nature of business: owning and renting out property

Class of shares:	% holding
Ordinary	100.00

	2012 £
Aggregate capital and reserves	149,233
Profit for the year	9,628

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4. INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1 November 2011 and 31 October 2012	263,394
NET BOOK VALUE	
At 31 October 2012	263,394
At 31 October 2011	263,394

5. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2012 £	2011 £
200 (2011 - 100)	Ordinary	£1	200	100

100 Ordinary shares of £1 were issued during the year for cash of £ 100 .

Chartered Accountants' Report to the Board of Directors on the Unaudited Financial Statements of Landasko Property Services Limited

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated accounts (set out on pages two to five) have been prepared.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Landasko Property Services Limited for the year ended 31 October 2012 which comprise the Profit and Loss Account, the Balance Sheet and the related notes 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 Landasko Property Services Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Landasko Property Services Limited and state those matters that we have agreed to state to the Board of Directors of Landasko Property Services Limited, 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 the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Landasko Property Services Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Landasko Property Services Limited. You consider that Landasko Property Services 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 financial statements of Landasko Property Services 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 financial statements.

Bates Weston LLP
Chartered Accountants
The Mills
Canal Street
Derby
DE1 2RJ

2 May 2013

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.