

GRAND UNION TWYMILL DEVELOPMENTS LIMITED
ABBREVIATED AUDITED ACCOUNTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2012

HW, Chartered Accountants
Statutory Auditors
136 - 140 Bedford Road
Kempston
Bedford
Beds MK42 8BH

TUESDAY



A04 *A21JPOAN* #208
05/02/2013
COMPANIES HOUSE

**CONTENTS OF THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30TH SEPTEMBER 2012**

	Page
Company Information	1
Report of the Independent Auditors on the Abbreviated Accounts	2
Abbreviated Balance Sheet	3
Notes to the Abbreviated Accounts	4

GRAND UNION TWYMILL DEVELOPMENTS LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30TH SEPTEMBER 2012**

DIRECTORS	N Kneale S C Lousada
SECRETARY:	T M Brook
REGISTERED OFFICE:	Estate Office Crawley Park Husborne Crawley Bedfordshire MK43 0UU
REGISTERED NUMBER:	03898521 (England and Wales)
SENIOR STATUTORY AUDITOR	E di Lorenzo FCCA
AUDITORS	HW, Chartered Accountants Statutory Auditors 136 - 140 Bedford Road Kempston Bedford Beds MK42 8BH
SOLICITORS.	Woodfine Batcheldor 16 St Cuthberts Street Bedford Beds MK40 9JG

**REPORT OF THE INDEPENDENT AUDITORS TO
GRAND UNION TWYMILL DEVELOPMENTS LIMITED
UNDER SECTION 449 OF THE COMPANIES ACT 2006**

We have examined the abbreviated accounts set out on pages three to five, together with the full financial statements of Grand Union Twymill Developments Limited for the year ended 30th September 2012 prepared under Section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with Section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section and to report our opinion to you.

Basis of opinion

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section.



E di Lorenzo FCCA (Senior Statutory Auditor)
for and on behalf of HW, Chartered Accountants
Statutory Auditors
136 - 140 Bedford Road
Kempston
Bedford
Beds MK42 8BH

Date

04/02/2013

ABBREVIATED BALANCE SHEET
30TH SEPTEMBER 2012

	Notes	2012 £	2011 £
FIXED ASSETS			
Tangible assets	2	40,759	23,409
Investment property	3	2,000,000	1,800,000
		<u>2,040,759</u>	<u>1,823,409</u>
CURRENT ASSETS			
Debtors		279,936	349,886
Cash at bank		53,221	79,537
		<u>333,157</u>	<u>429,423</u>
CREDITORS			
Amounts falling due within one year	4	406,901	423,669
NET CURRENT (LIABILITIES)/ASSETS		<u>(73,744)</u>	<u>5,754</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,967,015</u>	<u>1,829,163</u>
CREDITORS			
Amounts falling due after more than one year	4	(439,299)	(557,004)
PROVISIONS FOR LIABILITIES		<u>(3,151)</u>	<u>-</u>
NET ASSETS		<u><u>1,524,565</u></u>	<u><u>1,272,159</u></u>
CAPITAL AND RESERVES			
Called up share capital	5	12,000	12,000
Revaluation reserve		1,320,881	1,120,881
Profit and loss account		191,684	139,278
SHAREHOLDERS' FUNDS		<u><u>1,524,565</u></u>	<u><u>1,272,159</u></u>

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 22/01/2013 and were signed on its behalf by


S C Lousada - Director


N Kneale - Director

The notes form part of these abbreviated accounts

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30TH SEPTEMBER 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 rents and service charges receivable from tenants of investment properties, stated net of value added tax

Tangible fixed assets

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

Plant and machinery	- 25% on reducing balance
Fixtures and fittings	- 25% on reducing balance

Investment property

In accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) investment property is revalued to its open market value at the balance sheet date, with any surplus of deficit on revaluation being transferred to the revaluation reserve

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date. No provision is made for taxation on permanent differences or on revaluation of fixed assets, except where there is a binding contract for sale at the year end and the asset has been revalued to selling price

2 TANGIBLE FIXED ASSETS

	Total £
COST	
At 1st October 2011	87,789
Additions	23,896
At 30th September 2012	111,685
DEPRECIATION	
At 1st October 2011	64,380
Charge for year	6,546
At 30th September 2012	70,926
NET BOOK VALUE	
At 30th September 2012	40,759
At 30th September 2011	23,409

**NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 30TH SEPTEMBER 2012**

3 INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1st October 2011	1,800,000
Revaluations	200,000
At 30th September 2012	2,000,000
NET BOOK VALUE	
At 30th September 2012	2,000,000
At 30th September 2011	1,800,000

4 CREDITORS

Creditors include an amount of £550,595 (2011 - £687,000) for which security has been given

5 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid Number	Class	Nominal value £1	2012 £	2011 £
12,000	Ordinary		12,000	12,000