Unaudited

Registered Number 4858521

(Registered in England & Wales)

Elizabeth Henderson Developments Ltd

Unaudited Report and Accounts

For the year ended 30 September 2016

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COMPANIES HOUSE

Elizabeth Henderson Developments Ltd **Registered Number 4858521**

Company Information

Directors:
Stephen Richards Daniels
Gordon Forbes Clements
Fiona Alison Stockwell

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

Elizabeth Henderson Developments Ltd **Registered Number 4858521**

Directors' Report

The directors present their report and accounts for the year ended 30 September 2016.

Results and Dividends

The profit for the year after taxation amounted to £1,477. (30 September 2015: Profit of £913)

There were no dividends paid or proposed during the year. (30 September 2015: No Dividends)

Principal Activity

The company has entered into thirty seven operating partnerships. Thirty one 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
Gordon Forbes Clements
Fiona Alison Stockwell

The directors had no interests in the ordinary shares of the company as at 30 September 2016, at the 30 September 2015 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 United Kingdon Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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:

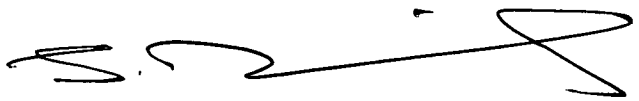
- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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 31 March 2017.

And signed on their behalf by:



S R Daniels, Director

Unaudited

Elizabeth Henderson Developments Ltd **Registered Number 4858521**

Profit and Loss account for the year ended 30 September 2016

		Year to 30 September 2016	Year to 30 September 2015
		£	£
Share of net income or loss from operating partnerships		1,774	1,154
Administration costs	2	(308)	(264)
Operating Profit		**1,466**	**890**
Interest - receivable		11	23
Profit on ordinary activities before taxation		**1,477**	**913**
Taxation	3	-	-
Retained Profit for the financial year	8	**1,477**	**913**

All results relate to continuing activities.
The notes to the accounts form part of these financial statements.

Statement of Total Recognised Gains and Losses

Retained profit / (loss) after tax	1,477	913
Movement on revaluation of assets	(2,380)	(652)
Total recognised gains and losses relating to the year	**(903)**	**261**

Unaudited

Elizabeth Henderson Developments Ltd **Registered Number 4858521**

Balance Sheet as at 30 September 2016

	Notes	30 September 2016 £	30 September 2016 £	30 September 2015 £	30 September 2015 £
Fixed Assets					
Participation in operating partnerships	4		79,448		70,928
			79,448		**70,928**
Current assets					
Debtors	5	3,239		1,495	
Cash at bank and in hand		377		11,515	
Total current assets		**3,616**		**13,010**	
Creditors: amounts falling due within one year	6	(3,041)		(3,012)	
Net current assets			575		9,998
Total assets less current liabilities			**80,023**		**80,926**
Capital and reserves					
Called up share capital	7		50,000		50,000
Share premium	8		43,050		43,050
Revaluation reserve	8		1,967		4,347
Profit and Loss account	8		(14,994)		(16,471)
Shareholders' funds			**80,023**		**80,926**

a. For the year ended 30 September 2016 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.

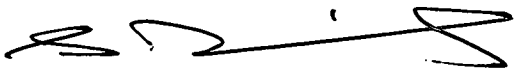
c. The directors acknowledge their responsibility for:

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 special provisions relating to Companies subject to the small Companies regime within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Approved by the Board and authorised for issue on 31 March 2017.



And signed on their behalf by:

S R Daniels, Director

Notes to the accounts
For the year ended 30 September 2016

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 2015).

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 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.

2 Administration costs

	Year to 30 September 2016 £	Year to 30 September 2015 £
Directors' costs	252	222
Directors' insurance	19	14
Other Administration fees	37	28
	308	264

3 Taxation

	Year to 30 September 2016 £	Year to 30 September 2015 £
UK Corporation Tax Payable/(Receivable)	-	-
	-	-

4 Participation in operating partnerships

	30 September 2016	30 September 2015
	£	£
Participation in operating partnerships	79,448	70,928
Movement in The Year		
01 October 2015	70,928	
Additions	24,920	
Disposals	(14,020)	
Revaluations	(2,380)	
30 September 2016	79,448	

5 Debtors

	30 September 2016	30 September 2015
	£	£
Trade Debtors	3,239	1,495
Other Debtors	-	-
Total Debtors	3,239	1,495

6 Creditors: amounts falling due within one year

	30 September 2016	30 September 2015
	£	£
Trade Creditors	3,041	3,012
Other Creditors	-	-
Total Creditors	3,041	3,012

7 Share Capital

	30 September 2016	30 September 2015
	£	£
Authorised share capital		
1,000,000 Ordinary shares of 50p each	500,000	500,000
Allotted, called up and fully paid:		
100,000 Ordinary shares of 50p	50,000	50,000

8 Reconciliation of Movements in Shareholders' Funds

	Share Capital	Share Premium	Revaluation Reserve	Profit & Loss Account	Total Shareholders' Funds
	£	£	£	£	£
As at 01 October 2014	50,000	43,050	4,999	(17,384)	80,665
Shares Issued Net of Issue Costs	-	-			-
Revaluation movement			(652)		(652)
Retained profit / (loss) for the year				913	913
Dividends				-	-
As at 30 September 2015	50,000	43,050	4,347	(16,471)	80,926
As at 01 October 2015	50,000	43,050	4,347	(16,471)	80,926
Shares Issued Net of Issue Costs	-	-			-
Revaluation movement			(2,380)		(2,380)
Retained profit / (loss) for the year				1,477	1,477
Dividends				-	-
As at 30 September 2016	50,000	43,050	1,967	(14,994)	80,023

9 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%.

10 Ultimate Controlling Party

The ultimate controlling party holding 100% of the share capital is:
Elizabeth Kidd Henderson