

Registered Number:12167864

England and Wales

A&J Property Developments Ltd

Report of the Directors and Unaudited Financial Statements

For the period ended 31 August 2020

A&J Property Developments Ltd  
Contents Page  
For the period ended 31 August 2020

Company Information	1
Directors' Report	2
Chartered Accountants' Report	3
Income Statement	4
Statement of Financial Position	5
Statement of Changes in Equity	6
Notes to the Financial Statements	7 to 8

A&J Property Developments Ltd  
Company Information  
For the period ended 31 August 2020

<b>Directors</b>	A M Gavin (appointed on 21 August 2019) Mrs G M Gavin (appointed on 21 August 2019)
<b>Registered Number</b>	12167864
<b>Registered Office</b>	80 Butt Park Road Honicknowle Plymouth PL5 3NS
<b>Accountants</b>	Turnbull & Co Accountants Limited Chartered Accountants Pilgrim House Oxford Place Plymouth PL1 5AJ

**A&J Property Developments Ltd**  
**Directors' Report**  
**For the period ended 31 August 2020**

The directors present their report and financial statements for the period 21 August 2019 to 31 August 2020.

**Principal activities**

The principal activity of the company was that of the property development. The company was incorporated on 21 August 2019 and commenced trading on 1 September 2019. Directors Responsibilities Company law requires the directors to prepare financial statements for each financial year which give a true and fair view. In preparing those financial statements, the directors are required to: Select suitable accounting policies and then apply them on a consistent basis, making judgements and estimates that are prudent and reasonable; State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; Prepare the financial statements on the going concern basis unless it is not appropriate to presume that the company will continue in business. The directors are responsible for keeping adequate accounting records, for safeguarding the assets of the company, and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Directors**

The directors who served the company throughout the period were as follows:

A M Gavin (appointed on 21/08/2019)

Mrs G M Gavin (appointed on 21/08/2019)

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Signed on behalf of the board of directors

---

A M Gavin

Date: 20 May 2021

**A&J Property Developments Ltd  
Chartered Accountants' Report  
For the period ended 31 August 2020**

**Chartered Accountants' report to the Directors on the preparation of the unaudited statutory accounts of A&J Property Developments Ltd for the period ended 31 August 2020**

In order to assist you to fulfil your duties under Companies Act 2006, we have prepared for your approval the accounts of A&J Property Developments Ltd for the period ended 31 August 2020 which comprise the Income Statement, the Statement of Financial Position, the Statement of Changes in Equity and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising 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/en/members/regulations-standards-and-guidance](http://icaew.com/en/members/regulations-standards-and-guidance).

This report is made solely to the Board of Directors of A&J Property Developments Ltd, as a body, in accordance with the terms of our engagement letter dated 3 March 2020. Our work has been undertaken solely to prepare for your approval the accounts of A&J Property Developments Ltd and state those matters that we have agreed to state to the Board of Directors of A&J Property Developments Ltd, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than A&J Property Developments Ltd and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that A&J Property Developments Ltd has kept adequate accounting records to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and loss of A&J Property Developments Ltd. You consider that A&J Property Developments Ltd 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 accounts of A&J Property Developments Ltd. 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 accounts.

---

Turnbull & Co Accountants Limited  
Chartered Accountants  
Pilgrim House  
Oxford Place  
Plymouth  
PL1 5AJ  
Date: 20 May 2021

A&J Property Developments Ltd  
Income Statement  
For the period ended 31 August 2020

	<b>2020</b>
	<b>£</b>
<b>Turnover</b>	-
<b>Gross profit</b>	-
Administrative expenses	(1,866)
<b>Operating loss</b>	<b>(1,866)</b>
<b>Loss before taxation</b>	<b>(1,866)</b>
<b>Loss for the financial period</b>	<b>(1,866)</b>

A&J Property Developments Ltd  
Statement of Financial Position  
As at 31 August 2020

	Notes	2020 £
<b>Fixed assets</b>		
Property, plant and equipment	2	1,189
		<b>1,189</b>
<b>Current assets</b>		
Inventories	3	150,887
Trade and other receivables	4	383
Cash and cash equivalents		311
		<b>151,581</b>
<b>Trade and other payables: amounts falling due within one year</b>	5	(154,614)
<b>Net current liabilities</b>		<b>(3,033)</b>
<b>Total assets less current liabilities</b>		<b>(1,844)</b>
<b>Net assets/liabilities</b>		<b>(1,844)</b>
<b>Capital and reserves</b>		
Called up share capital		22
Retained earnings		(1,866)
<b>Shareholders' funds</b>		<b>(1,844)</b>

For the period ended 31 August 2020 the company was entitled to exemption from audit under Section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 August 2020 in accordance with Section 476 of the Companies Act 2006

The directors acknowledge their responsibilities for: a) ensuring that the company keeps proper 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 Section 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 financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

These financial statements were approved and authorised for issue by the Board on 20 May 2021 and were signed by:

---

A M Gavin

A&J Property Developments Ltd  
Statement of Changes in Equity  
For the period ended 31 August 2020

	Share Capital	Retained earnings	Total
	£	£	£
<b>Balance at 21 August 2019</b>	-	-	-
Share issue during the period	22	-	22
Loss for the period	-	(1,866)	(1,866)
<b>Balance at 31 August 2020</b>	<b>22</b>	<b>(1,866)</b>	<b>(1,844)</b>



**A&J Property Developments Ltd**  
**Notes to the Financial Statements**  
**For the period ended 31 August 2020**

**Statutory Information**

A&J Property Developments Ltd is a private limited company, limited by shares, domiciled in England and Wales, registration number 12167864.

Registered address:  
80 Butt Park Road  
Honicknowle  
Plymouth  
PL5 3NS

The presentation currency is £ sterling.

**1. Accounting policies**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the provisions of Section 1A of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical costs convention.

**Revenue recognition**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax or other similar sales taxes.

**Property, plant and equipment**

Property, plant and equipment are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Motor Vehicles	25 Reducing balance
----------------	---------------------

**Inventories**

Inventories are value at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

**2. Property, plant and equipment**

	<b>Motor Vehicles</b>
<b>Cost or valuation</b>	<b>£</b>
Additions	1,585
At 31 August 2020	<b>1,585</b>
<b>Provision for depreciation and impairment</b>	
Charge for period	396
At 31 August 2020	<b>396</b>
<b>Net book value</b>	
At 31 August 2020	<b>1,189</b>

A&J Property Developments Ltd  
Notes to the Financial Statements Continued  
For the period ended 31 August 2020

**3. Inventories**

	<b>2020</b>
	<b>£</b>
Stocks	150,887

**4. Trade and other receivables**

	<b>2020</b>
	<b>£</b>
Other debtors	383

**5. Trade and other payables: amounts falling due within one year**

	<b>2020</b>
	<b>£</b>
Other creditors	154,614

**6. Related party transactions**

The company is under the effective control of its directors.

**7. Directors advances and guarantees**

	<b>Loaned</b>	<b>Repaid</b>	<b>At 31/08/2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>A M Gavin</b>			
Loan from the director to the company	22	153,662	(153,640)
	<b>22</b>	<b>153,662</b>	<b>(153,640)</b>

**8. Average number of persons employed**

During the year the average number of employees was 2

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.