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REGISTERED NUMBER: 2520134

ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 JANUARY 2011
FOR
BROOKER PROPERTIES LTD

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COMPANIES HOUSE

BROOKER PROPERTIES LTD

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**REPORT OF THE INDEPENDENT AUDITORS TO
BROOKER PROPERTIES LTD
UNDER SECTION 449 OF THE COMPANIES ACT 2006**

We have examined the abbreviated accounts set out on pages two to four, together with the full financial statements of Brooker Properties Ltd for the year ended 31 January 2011 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 director and auditors

The director is 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.



Robert Bowen BA (Hons) FCA (Senior Statutory Auditor)
for and on behalf of H L Barnes and Sons
Chartered Accountants
Barclays Bank Chambers
Stratford on Avon
Warwickshire
CV37 6AH

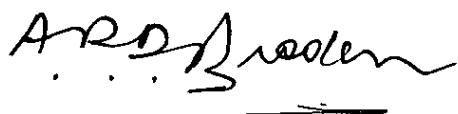
30 August 2011

BROOKER PROPERTIES LTD
ABBREVIATED BALANCE SHEET
31 JANUARY 2011

	Notes	2011 £	2010 £
FIXED ASSETS			
Tangible assets	2	31,435	47,080
Investment property	3	4,300,000	4,300,000
		<u>4,331,435</u>	<u>4,347,080</u>
CURRENT ASSETS			
Stocks		900	900
Debtors		37,074	40,988
Cash at bank and in hand		347,403	219,269
		<u>385,377</u>	<u>261,157</u>
CREDITORS			
Amounts falling due within one year		<u>227,934</u>	<u>198,035</u>
NET CURRENT ASSETS		<u>157,443</u>	<u>63,122</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>4,488,878</u>	<u>4,410,202</u>
PROVISIONS FOR LIABILITIES		<u>19,437</u>	<u>21,409</u>
NET ASSETS		<u><u>4,469,441</u></u>	<u><u>4,388,793</u></u>
CAPITAL AND RESERVES			
Called up share capital	4	2	2
Revaluation reserve		2,118,515	2,118,515
Profit and loss account		2,350,924	2,270,276
SHAREHOLDERS' FUNDS		<u><u>4,469,441</u></u>	<u><u>4,388,793</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 director on 30 August 2011 and were signed by



A R D Brooker - Director

The notes on pages 3 to 4 form part of these abbreviated accounts

BROOKER PROPERTIES LTD

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 JANUARY 2011

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 sales of services, excluding value added tax

Tangible fixed assets

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

Plant and equipment etc - 33% on cost, 25% on reducing balance, 20% on cost and 15% on cost

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve

Stocks

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

Deferred tax

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

2 TANGIBLE FIXED ASSETS

	Total £
COST	
At 1 February 2010 and 31 January 2011	269,006
DEPRECIATION	
At 1 February 2010	221,926
Charge for year	15,645
At 31 January 2011	237,571
NET BOOK VALUE	
At 31 January 2011	31,435
At 31 January 2010	47,080

BROOKER PROPERTIES LTD

NOTES TO THE ABBREVIATED ACCOUNTS - continued FOR THE YEAR ENDED 31 JANUARY 2011

3 INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1 February 2010 and 31 January 2011	<u>4,300,000</u>
NET BOOK VALUE	
At 31 January 2011	<u>4,300,000</u>
At 31 January 2010	<u>4,300,000</u>

4 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid Number	Class	Nominal value £1	2011 £	2010 £
2	Ordinary		<u>2</u>	<u>2</u>