

Registrar

BROOKER PROPERTIES LIMITED

Registered No. 2520134

ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED

31 JANUARY 2005



H. L. BARNES
AND SONS

CHARTERED ACCOUNTANTS
STRATFORD-UPON-AVON

BROOKER PROPERTIES LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED
31 JANUARY 2005

I N D E X

1	Report of the independent auditors
2	Abbreviated balance sheet
3 - 4	Notes to the abbreviated accounts

**REPORT OF THE INDEPENDENT AUDITORS
TO BROOKER PROPERTIES LIMITED
UNDER SECTION 247B OF THE COMPANIES ACT 1985**

We have examined the abbreviated accounts set out on pages 2 to 4 together with the accounts of the company for the year ended 31 January 2005 prepared under Section 226 of the Companies Act 1985.

This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985. 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 the director and auditors

The director is responsible for preparing the abbreviated accounts in accordance with Section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Act to the Registrar of Companies and whether the accounts to be delivered are properly prepared in accordance with those provisions and to report our opinion to you.

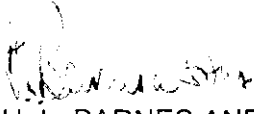
Basis of opinion

We have carried out the procedures we consider necessary to confirm, by reference to the accounts, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the accounts.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts on pages 2 to 4 are properly prepared in accordance with those provisions.

Barclays Bank Chambers
Stratford upon Avon
28 October 2005


H. L. BARNES AND SONS
Chartered Accountants
Registered Auditors

BROOKER PROPERTIES LIMITED
ABBREVIATED BALANCE SHEET
31 JANUARY 2005

	Notes	2005 £	2004 £
FIXED ASSETS			
Tangible assets	2	3,741,165	3,377,381
CURRENT ASSETS			
Stock		2,514	2,474
Debtors		41,961	32,466
Cash at bank and in hand		2	2
		<u>44,477</u>	<u>34,942</u>
CREDITORS: amounts falling due within one year	3	<u>547,356</u>	<u>771,719</u>
NET CURRENT LIABILITIES		(502,879)	(736,777)
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>3,238,286</u>	<u>2,640,604</u>
PROVISION FOR LIABILITIES AND CHARGES		<u>72,210</u>	<u>60,145</u>
NET ASSETS		<u>£ 3,166,076</u>	<u>£ 2,580,459</u>
CAPITAL AND RESERVES			
Called up share capital	4	2	2
Investment revaluation reserve		1,675,460	1,342,460
Profit and loss account		1,490,614	1,237,997
SHAREHOLDER'S FUNDS		<u>£ 3,166,076</u>	<u>£ 2,580,459</u>

The abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Approved by the Director on 27 October 2005.

A R D BROOKER  Director

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

BROOKER PROPERTIES LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 JANUARY 2005

1. ACCOUNTING POLICIES

a) Basis of accounting

The accounts have been prepared under the historical cost convention modified to include the revaluation of certain freehold properties and in accordance with :-

- (i) the Financial Reporting Standard for Smaller Entities (effective June 2002); and
- (ii) the special provisions of Part VII of the Companies Act 1985 relating to small companies.

b) Depreciation

Depreciation is provided on all tangible fixed assets in use, at rates calculated to write off the cost, less estimated residual value, of each asset over its expected useful life, as follows:-

Motor vehicles	-	25% per annum reducing balance basis
Plant and equipment	-	20% per annum straight line basis
Freehold investment property	-	Nil
Fixtures and fittings	-	15% per annum reducing balance basis

c) Investment properties

In accordance with SSAP 19 (i) investment properties are revalued annually and the aggregate surplus or deficit is transferred to a revaluation reserve and (ii) no depreciation or amortisation is provided in respect of freehold investment properties and leasehold investment properties with over 20 years to run. The treatment adopted under (ii) above is a departure from the requirement of the Companies Act 1985 which requires that depreciation is charged to write off the value of the investment properties, less any estimated residual value, systematically over the period of the assets' useful economic life. The director considers that the accounting policy adopted is necessary for the accounts to give a true and fair view. Depreciation or amortisation is only one of the factors reflected in the annual valuation and the amount which might have otherwise been shown cannot be separately identified or quantified.

d) Deferred taxation

Deferred taxation is accounted for using the liability method on all material timing differences. Deferred tax liabilities are provided in full. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Timing differences arise from certain items being included in taxation computations in periods different from those in which they appear in the accounts.

BROOKER PROPERTIES LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2004

2. TANGIBLE FIXED ASSETS

	Total £
Cost or valuation :	
1 February 2004	3,437,539
Additions	60,380
Disposals	(7,300)
Transfer to investment revaluation reserve	333,000
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At 31 January 2005	3,823,619
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Depreciation :	
1 February 2004	60,158
Charged in year	27,466
Disposals	(5,170)
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At 31 January 2005	82,454
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Net book values :	
At 31 January 2005	£ 3,741,165
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At 31 January 2004	£ 3,377,381
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3. CREDITORS

Security has been given by the company to secure £118,826 (2004 £174,119) of the amount shown under creditors.

4. SHARE CAPITAL

	2005 £	2004 £
Authorised		
Ordinary shares of £1 each	£ 1,000	£ 1,000
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Allotted, called up and fully paid		
Ordinary shares of £1 each	£ 2	£ 2
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