

Registration number 03153158

Beckermat Estates Limited

Abbreviated Accounts

for the Year Ended 30 April 2012

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Independent Auditor's Report to Beckermets Estates Limited
Under section 449 of the Companies Act 2006

We have examined the abbreviated accounts set out on pages 2 to 5 together with the financial statements of Beckermets Estates Limited for the year ended 30 April 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 audit work has been undertaken so that we might state to the company those matters we are required to state to them in an auditor's 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 audit 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 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.



Mr Mark Stanger (Senior Statutory Auditor)
For and on behalf of Gibbons, Statutory Auditor

Lakeland Office
2 Europe Way
Cockermouth
Cumbria
CA13 0RJ

27 November 2012

Beckermest Estates Limited
(Registration number: 03153158)
Abbreviated Balance Sheet at 30 April 2012

	Note	2012 £	2011 £
Fixed assets			
Tangible fixed assets	2	<u>3,779,597</u>	<u>3,686,874</u>
Current assets			
Debtors		104,695	135,459
Cash at bank and in hand		<u>-</u>	<u>82,279</u>
		104,695	217,738
Creditors Amounts falling due within one year	3	<u>(552,160)</u>	<u>(573,012)</u>
Net current liabilities		<u>(447,465)</u>	<u>(355,274)</u>
Total assets less current liabilities		3,332,132	3,331,600
Creditors Amounts falling due after more than one year	3	<u>(1,793,244)</u>	<u>(2,042,001)</u>
Provisions for liabilities		<u>(24,929)</u>	<u>-</u>
Net assets		<u><u>1,513,959</u></u>	<u><u>1,289,599</u></u>
Capital and reserves			
Called up share capital	4	1,200	1,200
Revaluation reserve		979,805	946,551
Profit and loss account		<u>532,954</u>	<u>341,848</u>
Shareholders' funds		<u><u>1,513,959</u></u>	<u><u>1,289,599</u></u>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the Financial Reporting Standard for Smaller Entities (effective 2008)

Approved by the Board on 16 11 12 and signed on its behalf by



Mr G Lawson
Director

Beckernet Estates Limited

Notes to the Abbreviated Accounts for the Year Ended 30 April 2012

1 Accounting policies

Basis of preparation

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Turnover

Turnover represents amounts chargeable, net of value added tax, in respect of rents receivable during the year

Depreciation

Depreciation is provided on intangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows

Asset class

Investment Properties

Plant and equipment

Depreciation method and rate

Included in the balance sheet at revalued amounts

15% reducing balance basis

Investment properties

The company's properties are held for long-term investment. Investment properties are accounted for in accordance with the FRSSE, as follows

No depreciation is provided in respect of investment properties and they are revalued annually. The surplus or deficit on revaluation is transferred to the revaluation reserve unless a deficit below original cost, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year.

This treatment as regards the company's investment properties may be a departure from the requirements of the Companies Act concerning the depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Deferred tax

Deferred tax is recognised, without discounting, in respect of all timing differences between the treatment of certain items for taxation and accounting purposes, which have arisen but not reversed by the balance sheet date, except as required by the FRSSE.

Deferred tax is measured at the rates that are expected to apply in the periods when the timing differences are expected to reverse, based on the tax rates and law enacted at the balance sheet date.

Beckermest Estates Limited

Notes to the Abbreviated Accounts for the Year Ended 30 April 2012

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Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Where shares are issued, any component that creates a financial liability of the company is presented as a liability in the balance sheet. The corresponding dividends relating to the liability component are charged as interest expense in the profit and loss account.

2 Fixed assets

	Tangible assets £	Total £
Cost		
At 1 May 2011	3,701,965	3,701,965
Revaluations	33,254	33,254
Additions	77,045	77,045
At 30 April 2012	<u>3,812,264</u>	<u>3,812,264</u>
Depreciation		
At 1 May 2011	15,091	15,091
Charge for the year	17,576	17,576
At 30 April 2012	<u>32,667</u>	<u>32,667</u>
Net book value		
At 30 April 2012	<u>3,779,597</u>	<u>3,779,597</u>
At 30 April 2011	<u>3,686,874</u>	<u>3,686,874</u>

3 Creditors

Included in the creditors are the following amounts due after more than five years

	2012 £	2011 £
After more than five years by instalments	1,085,244	1,327,500
	<u>1,085,244</u>	<u>1,327,500</u>

Beckermest Estates Limited

Notes to the Abbreviated Accounts for the Year Ended 30 April 2012

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4 Share capital

Allotted, called up and fully paid shares

	2012		2011	
	No	£	No.	£
Ordinary shares of £1 each	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>	<u>1,200</u>