

Registered Number 3452173
(Registered in England and Wales)

Edenville Ltd

Annual Report and Accounts

For the Year Ended 30 September 2006

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COMPANIES HOUSE

Edenville Ltd

Registered Number 3452173

Company Information

Directors

D R Agnew
SM McKeever
H Newton

Secretary

Close Trading Companies Secretaries Limited

Registered Office

10 Crown Place
London
EC2A 4FT

Business Address

10 Crown Place
London
EC2A 4FT

Bankers

The Royal Bank of Scotland Plc
2 1/2 Devonshire Square
London
EC2M 4XJ

Close Brothers Limited
10 Crown Place
London
EC2A 4FT

Directors' Report

The directors present their report and accounts for the year ended 30 September 2006

Results and dividends

The profit for the year after taxation amounted to £7,493 (2005 Profit of £153)

Dividends paid and proposed for the year totalled £9,400

Principal Activity

The company continues to trade as a developer. The company has entered into sixty-two development partnerships undertaking development projects, forty-six of these projects have been completed. The company has current interests in sixteen developments, these are detailed in the notes to the accounts.

Directors	D R Agnew	Appointed 01/11/2006
	SM McKeever	
	H Newton	
	T W Jackson-Stops	Resigned 01/11/2006

Secretary Close Trading Companies Secretaries Limited

The directors had no interests in the ordinary shares of the company as at 30 September 2006, at the 30 September 2005 or at the date of their appointment.

The Directors' Report has been prepared in accordance with the special provisions in Part VII of the Companies Act 1985 relating to small companies.

This report was approved by the board on the 26 April 2007



And signed on their behalf by
S M McKeever, Director

Profit and Loss Account for the year ended 30 September 2006

		2006	2005
	Notes	£	£
Partnership income	2	7,541	292
Administration costs	3	(125)	(48)
Operating profit / (loss)		<u>7,416</u>	<u>244</u>
Interest - payable		-	-
- receivable		866	836
Profit / (loss) on ordinary activities before taxation		<u>8,282</u>	<u>1,080</u>
Taxation	4	(789)	(927)
Profit / (loss) on ordinary activities after taxation		<u>7,493</u>	<u>153</u>
Dividends	5	(9,400)	-
Retained profit/(loss) for the financial year		<u>(1,907)</u>	<u>153</u>
Profit/(loss) brought forward		9,632	9,479
Profit/(loss) carried forward		<u><u>7,725</u></u>	<u><u>9,632</u></u>

All results relate to continuing activities

All recognised gains and losses are included in the profit and loss account

The Notes to the accounts form part of these financial statements

Balance Sheet as at 30 September 2006

	Notes	2006 £	£	2005 £	£
Current assets					
Interests in developments	6	151,216		187,030	
Debtors	7	7,226		8,361	
Cash at bank and in hand		44,287		8,772	
Total current assets		202,729		204,163	
Creditors amounts falling due within one year	8	(3,004)		(2,531)	
Net current assets			199,725		201,632
Total assets less current liabilities			199,725		201,632
Capital and reserves					
Called up share capital	9		100,000		100,000
Share premium	10		92,000		92,000
Profit and Loss account	10		7,725		9,632
Shareholders funds			199,725		201,632

- a For the year ended 30 September 2006 the company was entitled to exemption from audit under section 249A(1) of the Companies Act 1985
- b Members have not required the company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985
- c The directors acknowledge their responsibility for
- ensuring the company keeps accounting records which comply with Section 221, and
 - 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 226, 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 in Part VII of the Companies Act 1985 relating to smaller entities and with the Financial Reporting Standard for Smaller Entities (effective January 2005)

Approved by the board on 26 April 2007



And signed on their behalf by
S M McKeever, Director

Notes to the accounts

For the year ended 30 September 2006

1 Accounting policies**1.1 Basis of Preparation**

The accounts are prepared under the historical cost convention in accordance with the Financial Reporting Standards for Smaller Entities (effective January 2005)

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

1.2 Partnership Income

Partnership income is shown on an accruals basis

Partnership income represents income derived from development partnerships

1.3 Interests

Interests in development partnerships are stated at cost

1.4 Issue Costs

Issue costs have been deducted from the share premium account in accordance with Financial Reporting Standard No 4

2 Partnership income

	2006	2005
Net profits / (losses) for the year as follows		
	£	£
Commercial		
Bath	38	-
Huntingdon	(171)	58
Stratford Upon Avon Commercial	162	-
	<u>29</u>	<u>58</u>

2 Partnership income (continued)**Residential**

Balham Hill	-	1
Beddington	-	(1)
Bognor Regis	6	995
Bolton	-	-
Bourton on the Water	79	(548)
Bramcote	1,662	(147)
Cambridge	-	-
Chorleywood	82	-
Church Crookham	-	-
Crossgates	-	-
Croydon	(300)	(76)
Finchley	(71)	(400)
Fowlmere	-	-
Gilston Park	-	-
Hampton	4	(5)
Harborne	1,282	7
Harpenden	-	-
Harrogate	421	1,918
Harrow	-	-
Haslemere	507	(136)
Hemel Hempstead	(14)	(73)
Ickenham Phase II	-	-
Ivinghoe Aston	866	(42)
Jacobs Wells Road	15	-
Kings Cross	93	(166)
Lacock	(717)	(42)
Lightwater	254	(1,382)
Loxley Phase II	-	(1)
Marlow	53	-
Newmarket	8	88
Northwood	61	(62)
Norwich	(3)	27
Pinner	207	(86)
Princes Risborough	106	2
Pudsey	192	12
Ringwood	(2)	(55)
Rissington Phase III	-	-
Roundhay	44	(4)
Sherston	(28)	-
Stratford upon Avon	50	-
Streetly Lane	(34)	(9)
Surbiton	-	-
Sutton	17	(157)

2 Partnership income (continued)

Sutton Coldfield	66	-
Tenterden	718	(164)
Terry Avenue	-	-
Tonbridge	-	-
Tunbridge Wells	84	-
Urchfont	(123)	15
Walton on Thames	3	(474)
West Ewell	-	-
Weston-Super-Mare	(216)	(13)
Wetherby	2,080	(140)
Whittlesford	-	-
Widford	1	1,096
Worcester Park	57	-
Wrecclesham	3	256
	<u>7,512</u>	<u>234</u>
Grand Total	<u><u>7,541</u></u>	<u><u>292</u></u>

3 Administration Expenses

2006	2005
£	£
Directors' expenses	(48)
<u>(125)</u>	<u>(48)</u>

4 Taxation

2006	2005
£	£
UK corporation tax	(927)
<u>(789)</u>	<u>(927)</u>

5 Dividends

2006	2005
£	£
Dividends	-
<u>(9,400)</u>	<u>-</u>

6 Interests in developments

	2006	2005
	£	£
Commercial		
Huntingdon	20,000	20,000
Stratford Upon Avon Commercial	20,000	-

6 Interests in developments (continued)

Bath	10,000	-
	<u>50,000</u>	<u>20,000</u>
Residential		
Bramcote	-	16,000
Ivinghoe Aston	-	6,000
Pinner	2,750	5,500
Pudsey	-	3,000
Streetly Lane	9,000	9,000
Hemel Hempstead	105	3,000
Weston-Super-Mare	5,000	5,000
Wetherby	-	25,000
Haslemere	860	3,840
Princes Risborough	1,000	2,000
Widford	-	6,500
Harborne	24,000	24,000
Jacobs Wells Road	6,000	-
Sherston	10,300	-
Finchley	8,000	8,000
Lacock	1,200	12,000
Croydon	-	1,500
Ringwood	12,000	12,000
Tenterden	21,000	21,000
Urchfont	-	3,690
	<u>101,216</u>	<u>167,030</u>
Grand Total	<u>151,216</u>	<u>187,030</u>

7 Debtors

	2006	2005
	£	£
Bath	38	-
Bognor Regis	-	910
Bourton on the Water	75	332
Bramcote	1,250	-
Croydon	-	263
Harborne	1,289	7
Harrogate	380	2,943
Haslemere	64	-
Huntingdon	-	58
Ivinghoe Aston	824	-
Jacobs Wells Road	15	-
Kings Cross	-	184
Lightwater	300	47
Newmarket	43	131

7 Debtors (continued)

Norwich	24	27
Pinner	121	-
Princes Risborough	100	-
Roundhay	40	-
Stratford Upon Avon Commercial	162	-
Sutton	100	84
Tenterden	360	-
Urchfont	-	653
Walton on Thames	4	-
Wetherby	1,940	-
Widford	-	937
Wrecclesham	96	94
Accrued interest	-	1,693
	<u>7,226</u>	<u>8,361</u>

8 Creditors amounts falling due within one year

	2006	2005
	£	£
Bognor Regis	(57)	-
Bramcote	-	(412)
Croydon	(37)	-
Finchley	(518)	(447)
Hampton	-	(4)
Haslemere	-	(443)
Hemel Hempstead	(147)	(133)
Huntingdon	(113)	-
Ivinghoe Aston	-	(42)
Lacock	(861)	(145)
Northwood	-	(61)
Pinner	-	(86)
Princes Risborough	-	(6)
Pudsey	(1)	-
Ringwood	(57)	(55)
Roundhay	-	(5)
Sherston	(28)	-
Streetly Lane	(43)	(9)
Tenterden	-	(358)
Walton on Thames	-	(47)
Weston-Super-Mare	(229)	(13)
Wetherby	-	(140)
UK corporation tax	(789)	-
Directors' expenses	(124)	(125)
	<u>(3,004)</u>	<u>(2,531)</u>

9 Share capital	2006	2005
	£	£
Authorised share capital		
1,000,000 Ordinary Shares of 50p each	<u>500,000</u>	<u>500,000</u>
Allotted, called up and fully paid		
200,000 Ordinary shares of 50p each	<u>100,000</u>	<u>100,000</u>

10 Reconciliation of Movements in Shareholders' Funds

	Share Capital	Share Premium	Profit & Loss account	Total Shareholders' Funds
	£	£	£	£
As at 30 September 2005	100,000	92,000	9,632	201,632
Shares issued net of issue costs	-	-	-	-
Retained profit/(loss) for the year			7,493	7,493
Dividends			(9,400)	(9,400)
As at 30 September 2006	<u>100,000</u>	<u>92,000</u>	<u>7,725</u>	<u>199,725</u>
Comparative				
As at 30 September 2004	100,000	92,000	9,479	201,479
Shares issued net of issue costs	-	-	-	-
Retained profit/(loss) for the year			153	153
Dividends			-	-
As at 30 September 2005	<u>100,000</u>	<u>92,000</u>	<u>9,632</u>	<u>201,632</u>

11 Related party disclosures

S M McKeever, director of the company is also an employee of Close Investments Limited (CIL) formerly Close Brothers Investment Limited (CBIL) which charged initial fees of 4.0% on the subscribed share capital

CIL also administers the partnerships in which the company had an interest during the year. For this service CIL received fees of

2.5% p.a. on Commercial Development Partnerships capital

2.5% p.a. on Residential Development Partnerships capital

12 Ultimate Controlling Party

The ultimate controlling party is Ian George Moar who holds 100% of the share capital