

Company Registration No. 04273113 (England and Wales)

FINANCE HOUSE BOURNEMOUTH LIMITED
ABBREVIATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2013

Saffery Champness
CHARTERED ACCOUNTANTS



FINANCE HOUSE BOURNEMOUTH LIMITED

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FINANCE HOUSE BOURNEMOUTH LIMITED

INDEPENDENT AUDITORS' REPORT TO FINANCE HOUSE BOURNEMOUTH LIMITED UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated financial statements set out on pages 2 to 4, together with the financial statements of Finance House Bournemouth Limited for the year ended 31 July 2013 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company, in accordance with Chapter 10 of Part 15 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 directors and auditors

The directors are responsible for preparing the abbreviated financial statements 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 financial statements to the Registrar of Companies and whether the abbreviated financial statements have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

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 financial statements and that the abbreviated financial statements to be delivered are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated financial statements prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated financial statements have been properly prepared in accordance with the regulations made under that section.



Charles Macey (Senior Statutory Auditor)
for and on behalf of Saffery Champness

25 April 2014

Chartered Accountants
Statutory Auditors

Midland House
2 Poole Road
Bournemouth
Dorset
BH2 5QY

FINANCE HOUSE BOURNEMOUTH LIMITED

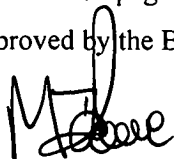
ABBREVIATED BALANCE SHEET AS AT 31 JULY 2013

	Notes	£	2013 £	£	2012 £
Fixed assets					
Tangible assets	2		1,638,311		1,638,311
Current assets					
Debtors		369,146		1,336	
Cash at bank and in hand		248,884		1,316,108	
		618,030		1,317,444	
Creditors: amounts falling due within one year		(759,011)		(31,381)	
Net current (liabilities)/assets			(140,981)		1,286,063
Total assets less current liabilities			1,497,330		2,924,374
Creditors: amounts falling due after more than one year	3		-		(1,455,733)
			1,497,330		1,468,641
Capital and reserves					
Called up share capital	4		188		188
Other reserves			10		10
Profit and loss account			1,497,132		1,468,443
Shareholders' funds			1,497,330		1,468,641

These abbreviated accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

The notes on pages 3 to 4 form part of these financial statements.

Approved by the Board and authorised for issue on 17 April 2014



M J Price FRICS

Director

Company Registration No. 04273113

FINANCE HOUSE BOURNEMOUTH LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 JULY 2013

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention.

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Tangible fixed assets and depreciation

Investment properties are included in the balance sheet at their market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although the accounting policy is in accordance with the applicable accounting standard SSAP 19 Accounting for investment properties, it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the directors compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of the many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

1.4 Leasing

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

1.5 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

FINANCE HOUSE BOURNEMOUTH LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (continued) FOR THE YEAR ENDED 31 JULY 2013

2 Fixed assets

	Tangible assets £
Cost	
At 1 August 2012 & at 31 July 2013	4,073,583
Provisions for diminution in value	
At 1 August 2012	2,435,272
At 1 August 2012 & at 31 July 2013	2,435,272
Net book value	
At 31 July 2013	1,638,311
At 31 July 2012	1,638,311

3 Creditors: amounts falling due after more than one year	2013 £	2012 £
Analysis of loans repayable in more than five years		
Total not repayable by instalments and due in more than five years	-	1,455,733

4 Share capital	2013 £	2012 £
Allotted, called up and fully paid		
188 Ordinary Shares of £1 each	188	188

5 Ultimate parent company

The company is jointly controlled by Forelle Estates Limited and Loumin Estates Limited, companies registered in England due to their holding of 50% of the issued share capital each.

Forelle Estates Limited is ultimately controlled by Forelle Estates Holdings Limited, a company registered in Scotland. Consolidated financial statements of this group can be obtained from Companies House, Crown Way, CF14 3UZ.