

REGISTERED NUMBER: 04569179 (England and Wales)

ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2010
FOR
PINTON INVESTMENTS LIMITED

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COMPANIES HOUSE

PINTON INVESTMENTS LIMITED

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FOR THE YEAR ENDED 31 DECEMBER 2010

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PINTON INVESTMENTS LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2010

DIRECTORS:

A Cooper
D Martin
S Goldhill
J Webber
M Zilkha
L Curry
M Goldmeier

SECRETARY:

CP Secretaries Limited

REGISTERED OFFICE:

87 Wimpole Street
London
W1G 9RL

REGISTERED NUMBER:

04569179 (England and Wales)

AUDITORS:

Civvals Limited
Chartered Accountants and
Statutory Auditors
50 Seymour Street
London
W1H 7JG

REPORT OF THE INDEPENDENT AUDITORS TO
PINTON INVESTMENTS LIMITED
UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages three to five, together with the full financial statements of Pinton Investments Limited for the year ended 31 December 2010 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 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 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.

M. Tullett

Mark Tullett (Senior Statutory Auditor)
for and on behalf of Civvals Limited
Chartered Accountants and
Statutory Auditors
50 Seymour Street
London
W1H 7JG

30 September 2011

PINTON INVESTMENTS LIMITED**ABBREVIATED BALANCE SHEET**
31 DECEMBER 2010

		2010	2009
	Notes	£	£
FIXED ASSETS			
Investments	2	-	127,185
Investment property	3	6,550,000	9,200,000
		<u>6,550,000</u>	<u>9,327,185</u>
CURRENT ASSETS			
Debtors		247,247	190,276
Cash in hand		763,235	846,819
		<u>1,010,482</u>	<u>1,037,095</u>
CREDITORS			
Amounts falling due within one year		<u>1,134,427</u>	<u>1,004,158</u>
NET CURRENT (LIABILITIES)/ASSETS		<u>(123,945)</u>	<u>32,937</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>6,426,055</u>	<u>9,360,122</u>
CREDITORS			
Amounts falling due after more than one year	4	(8,096,048)	(8,841,960)
PROVISIONS FOR LIABILITIES		<u>(178,347)</u>	<u>(161,052)</u>
NET (LIABILITIES)/ASSETS		<u><u>(1,848,340)</u></u>	<u><u>357,110</u></u>
CAPITAL AND RESERVES			
Called up share capital	5	230,900	230,900
Revaluation reserve		(3,872,460)	(2,018,238)
Profit and loss account		1,793,220	2,144,448
SHAREHOLDERS' FUNDS		<u><u>(1,848,340)</u></u>	<u><u>357,110</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 Board of Directors on 30 September 2011 and were signed on its behalf by



A Cooper - Director

The notes form part of these abbreviated accounts

PINTON INVESTMENTS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS **FOR THE YEAR ENDED 31 DECEMBER 2010**

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 rental, service charge and insurance income net of value added tax

Investment properties

Investment properties are included in the balance sheet at their open market value as determined by the directors. Surpluses and temporary deficits arising on valuation are taken to the revaluation reserve.

In accordance with the Financial Reporting Standard for Smaller Entities, no provision for depreciation is made in respect of freehold investment properties and leasehold investments properties with over 20 years to expire. The directors consider that this accounting policy, which is a departure from the requirements of the Companies Act 2006 concerning depreciation of fixed assets, is therefore necessary to provide a true and fair view. Depreciation is only one of the many factors reflected in the annual valuation and the amount that might otherwise have been shown cannot be separately identified or qualified.

Deferred taxation

Deferred taxation is accounted for in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Investments

Fixed asset investments are stated at cost less provision for diminution in value.

2 FIXED ASSET INVESTMENTS

	Investments other than loans £
COST	
At 1 January 2010	127,185
Impairments	(127,185)
At 31 December 2010	-
NET BOOK VALUE	
At 31 December 2010	-
At 31 December 2009	127,185

PINTON INVESTMENTS LIMITED

**NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2010**

3 INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1 January 2010	9,200,000
Disposals	(209,000)
Revaluations	(2,441,000)
	<u>6,550,000</u>
At 31 December 2010	<u>6,550,000</u>
NET BOOK VALUE	
At 31 December 2010	<u>6,550,000</u>
At 31 December 2009	<u>9,200,000</u>

The investment properties were valued by the directors on an open market basis as at 31 December 2010

On an historical cost basis these properties would have been included at an original cost of £11,009,238 (2009 £11,218,238)

4 CREDITORS

Creditors include the following debts falling due in more than five years

	2010 £	2009 £
Repayable by instalments	<u>1,953,161</u>	<u>5,084,231</u>

Bank loans are secured by fixed charges over the company's investment properties and floating charges over the other assets and undertakings of the company

Shareholder loans are unsecured No interest was charged by the shareholders during the year

Shareholder loans are subordinated in favour of the bank loans provided by Adam & Company Plc

5 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid Number	Class	Nominal value £1	2010 £	2009 £
230,900	Ordinary		<u>230,900</u>	<u>230,900</u>

6 RELATED PARTY TRANSACTIONS

Cooper Chen, a firm of chartered surveyors in which A Cooper has an interest, charged the company fees of £26,015 (2009 £25,000) and Curry Popeck, a firm of solicitors in which L Curry has an interest, charged the company fees of £Nil (2009 £2,000)

7 CONTROLLING INTEREST

No one party is identified as controlling the company