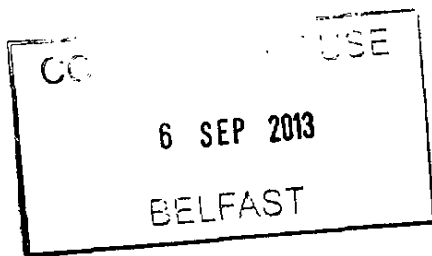
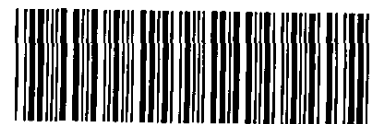


LAGAN RAVENHILL LIMITED
ABBREVIATED ACCOUNTS
31st DECEMBER 2012



T MURPHY & CO LIMITED
Chartered Accountants & Statutory Auditor
43 Lockview Road
Stranmillis
Belfast
BT9 5FJ

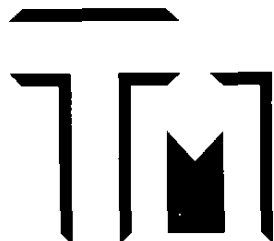
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LAGAN RAVENHILL LIMITED
ABBREVIATED ACCOUNTS
YEAR ENDED 31st DECEMBER 2012

CONTENTS	PAGES
Independent auditor's report to the company	1
Abbreviated balance sheet	2
Notes to the abbreviated accounts	3



T Murphy & Co Limited

Chartered Accountants - Registered Auditors

43 Lockview Road, Belfast, BT9 5FJ

Tel: 028 9038 1755 - Fax: 028 9038 1744

E-mail: enquiries@tmurphyandco.co.uk - Web: www.tmurphyandco.co.uk

LAGAN RAVENHILL LIMITED

INDEPENDENT AUDITOR'S REPORT TO LAGAN RAVENHILL LIMITED

UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts, together with the financial statements of Lagan Ravenhill Limited for the year ended 31st December 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 work has been undertaken so that we might state to the company those matters we are required to state to it in a special 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 work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITOR

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.

BRIAN McKEE (Senior Statutory Auditor)

For and on behalf of:-

T MURPHY & CO LIMITED

Chartered Accountants & Statutory Auditor

43 Lockview Road

Stranmillis

Belfast

BT9 5FJ

30th May 2013

LAGAN RAVENHILL LIMITED

ABBREVIATED BALANCE SHEET

31st DECEMBER 2012

	Note	2012 £	£	2011 £
CURRENT ASSETS				
Debtors		-		613
Cash at bank and in hand		<u>1,056</u>		<u>1,104</u>
		<u>1,056</u>		<u>1,717</u>
CREDITORS: Amounts falling due within one year		<u>1,200</u>		<u>5,119</u>
NET CURRENT LIABILITIES			(144)	(3,402)
TOTAL ASSETS LESS CURRENT LIABILITIES			(144)	(3,402)
CAPITAL AND RESERVES				
Called-up equity share capital	2		2,000	2,000
Profit and loss account			(2,144)	(5,402)
DEFICIT			(144)	(3,402)

These abbreviated accounts have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

These abbreviated accounts were approved by the directors and authorised for issue on 29th May 2013, and are signed on their behalf by:


CJ MULLIGAN
 Director

Company Registration Number: NI037476

The notes on page 3 form part of these abbreviated accounts.

LAGAN RAVENHILL LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS
YEAR ENDED 31st DECEMBER 2012

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with applicable UK accounting standards.

Cash flow statement

The directors have taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from including a cash flow statement in the financial statements on the grounds that the company is small.

Going concern

The financial statements have been prepared on a going concern basis. The directors believe that the going concern basis is appropriate as the company has the financial support of its parent company which has adequate financial resources to ensure continuance of the company for the foreseeable future.

2. SHARE CAPITAL

Authorised share capital:

	2012	2011
	£	£
100,000 Ordinary A shares of £1 each	100,000	100,000
100,000 Ordinary B shares of £1 each	100,000	100,000
	<u>200,000</u>	<u>200,000</u>

Allotted, called up and fully paid:

	2012		2011	
	No	£	No	£
1,000 Ordinary A shares of £1 each	1,000	1,000	1,000	1,000
1,000 Ordinary B shares of £1 each	1,000	1,000	1,000	1,000
	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>

3. ULTIMATE PARENT COMPANY

The immediate parent company is Lagan Homes Limited, a company incorporated in Northern Ireland. The ultimate parent company for the group is Lagan Group Holdings Limited, a company incorporated in the Isle of Man. The company considers JPK Lagan to be the ultimate controlling party.