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REGISTERED NUMBER OC311661 (England and Wales)

ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2007
FOR
BV PROPERTIES LLP

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10/01/2008

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COMPANIES HOUSE

BV PROPERTIES LLP

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FOR THE YEAR ENDED 31 MARCH 2007**

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BV PROPERTIES LLP
GENERAL INFORMATION
FOR THE YEAR ENDED 31 MARCH 2007

DESIGNATED MEMBERS: D Tomlinson
Belvoir Vale Care Homes Ltd
Belvoir Vale Investments Ltd

REGISTERED OFFICE: 87 Talbot Street
Nottingham
NG1 5GN

REGISTERED NUMBER: OC311661 (England and Wales)

AUDITORS. Smith Emmerson Limited
87 Talbot Street
Nottingham
NG1 5GN

**REPORT OF THE INDEPENDENT AUDITORS TO
BV PROPERTIES LLP
UNDER SECTION 247B OF THE COMPANIES ACT 1985**

We have examined the abbreviated accounts set out on pages three to four, together with the financial statements of BV Properties LLP for the year ended 31 March 2007 prepared under Section 226 of the Companies Act 1985 as modified by the Limited Liability Partnerships Regulations 2001

This report is made solely to the LLP, in accordance with Section 247B of the Companies Act 1985 as modified by the Limited Liability Partnerships Regulations 2001. Our work has been undertaken so that we might state to the LLP 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 LLP, for our work, for this report, or for the opinions we have formed

Respective responsibilities of members and auditors

The members are responsible for preparing the abbreviated accounts in accordance with Section 246 of the Companies Act 1985 as modified by the Limited Liability Partnerships Regulations 2001. It is our responsibility to form an independent opinion as to whether the LLP is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Act as modified by the Limited Liability Partnerships Regulations 2001 to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you

Basis of opinion

We conducted our work in accordance with Bulletin 2006/3 "The Special Auditor's Report on Abbreviated Accounts in the United Kingdom" 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 LLP is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared

Opinion

In our opinion the LLP is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Companies Act 1985 as modified by the Limited Liability Partnerships Regulations 2001, and the abbreviated accounts have been properly prepared in accordance with those provisions

Smith Emerson Ltd

Smith Emerson Limited
87 Talbot Street
Nottingham
NG1 5GN

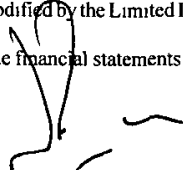
8 January 2008

BV PROPERTIES LLP
ABBREVIATED BALANCE SHEET
31 MARCH 2007

	Notes	31/3/07 £	£	31/3/06 £	£
FIXED ASSETS					
Tangible assets	2		63,000		70,000
Investment property	3		4,425,000		4,425,000
			<u>4,488,000</u>		<u>4,495,000</u>
CURRENT ASSETS					
Cash at bank		6,648		7,113	
CREDITORS					
Amounts falling due within one year		<u>7,755</u>		<u>4,230</u>	
NET CURRENT (LIABILITIES)/ASSETS			<u>(1,107)</u>		<u>2,883</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>4,486,893</u>		<u>4,497,883</u>
LOANS AND OTHER DEBTS DUE TO MEMBERS			4,486,893		4,497,883
MEMBERS' OTHER INTERESTS			-		-
			<u>4,486,893</u>		<u>4,497,883</u>
TOTAL MEMBERS' INTERESTS			<u>4,486,893</u>		<u>4,497,883</u>
Loans and other debts due to members					

These abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 as modified by the Limited Liability Partnerships Regulations 2001 relating to small LLPs

The financial statements were approved by the members of the LLP on 8 January 2008 and were signed by



D Tomlinson - Designated member

The notes form part of these abbreviated accounts

BV PROPERTIES LLP
NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2007

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005)

Rental Income

Rental income represents income from rental of an investment property

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life

Plant and machinery - 10% on reducing balance

Investment property

The investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

In accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005) no depreciation is charged in respect of the investment property. This policy represents a departure from the requirements of the Companies Act 1985, to provide systematic annual depreciation for fixed assets. However, as the property is held for investment and not consumption, the directors consider the adoption of this policy necessary to give a true and fair view.

If depreciation had been provided for, so as to comply with the Companies Act 1985, both the profit for the year and the closing net book value of the property would have reduced by the depreciation charge for the period ended 31 March 2006. Depreciation cannot reasonably be quantified because it is one of several factors reflected in the valuation, and the amount at which it might otherwise have been shown is not separately identified or quantified.

2 TANGIBLE FIXED ASSETS

	Total £
COST	
At 1 April 2006	
and 31 March 2007	75,000
DEPRECIATION	
At 1 April 2006	5,000
Charge for year	7,000
	12,000
At 31 March 2007	
NET BOOK VALUE	
At 31 March 2007	63,000
At 31 March 2006	70,000

3 INVESTMENT PROPERTY

	Total £
COST	
At 1 April 2006	
and 31 March 2007	4,425,000
NET BOOK VALUE	
At 31 March 2007	4,425,000
At 31 March 2006	4,425,000