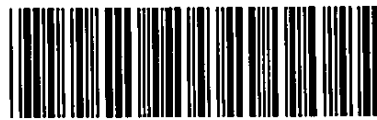


CARE INVEST LLP

ABBREVIATED ACCOUNTS

for the year ended 31 March 2011

WEDNESDAY



A16 *AGUF1WYU* 161
24/08/2011
COMPANIES HOUSE

CARE INVEST LLP

INDEPENDENT AUDITORS' REPORT TO CARE INVEST LLP UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 2 to 5, together with the financial statements of Care Invest LLP for the year ended 31 March 2011 prepared under section 396 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008

This report is made solely to the LLP in accordance with section 449 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008. 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 444 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008. It is our responsibility to form an independent opinion as to whether the LLP 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.

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 LLP is entitled to deliver abbreviated accounts and that the abbreviated accounts are properly prepared.

OPINION ON FINANCIAL STATEMENTS

In our opinion the LLP is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, and the abbreviated accounts on pages 2 to 5 have been properly prepared in accordance with the regulations made under that section.

Richard Vass (Senior statutory auditor)

for and on behalf of

Price Bailey LLP

Chartered Accountants

Statutory Auditors

7th Floor, Dashwood House

69 Old Broad Street

London

EC2M 1QS

Date *18 August 2011*

CARE INVEST LLP
Registered number. OC317540

ABBREVIATED BALANCE SHEET
as at 31 March 2011

	Note	£	2011 £	£	2010 £
FIXED ASSETS					
Investment property	2		3,808,514		3,808,514
CURRENT ASSETS					
Debtors		1,094		80,795	
Cash at bank		85,579		35,392	
		<u>86,673</u>		<u>116,187</u>	
CREDITORS: amounts falling due within one year	3	<u>(225,464)</u>		<u>(226,458)</u>	
NET CURRENT LIABILITIES			<u>(138,791)</u>		<u>(110,271)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>3,669,723</u>		<u>3,698,243</u>
CREDITORS: amounts falling due after more than one year	4		<u>(2,552,670)</u>		<u>(2,668,790)</u>
NET ASSETS ATTRIBUTABLE TO MEMBERS			<u><u>1,117,053</u></u>		<u><u>1,029,453</u></u>
REPRESENTED BY					
LOANS AND OTHER DEBTS DUE TO MEMBERS WITHIN ONE YEAR					
Other amounts	9		287,053		199,453
EQUITY					
Members' other interests - Other reserves classified as equity under FRS 25			830,000		830,000
			<u>1,117,053</u>		<u>1,029,453</u>
TOTAL MEMBERS' INTERESTS					
Loans and other debts due to members	9		287,053		199,453
Members' other interests			830,000		830,000
			<u><u>1,117,053</u></u>		<u><u>1,029,453</u></u>

CARE INVEST LLP

ABBREVIATED BALANCE SHEET (continued)
as at 31 March 2011

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to LLPs subject to the small LLPs regime within Part 15 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, were approved and authorised for issue by the members and were signed on their behalf on

4th May 2011



Hartford Care Limited
Designated member

The notes on pages 4 to 5 form part of these financial statements

CARE INVEST LLP

NOTES TO THE ABBREVIATED ACCOUNTS for the year ended 31 March 2011

1. ACCOUNTING POLICIES

1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and the requirements of the Statement of Recommended Practice "Accounting by Limited Liability Partnerships"

1.2 TURNOVER

Turnover comprises revenue recognised by the LLP in respect of goods and services supplied, exclusive of Value Added Tax and trade discounts

Revenue is recognised on the usual quarter days in every year as per the lease agreement

1.3 INVESTMENT PROPERTIES

Investment properties are included in the Balance sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and are not depreciated. This treatment is contrary to the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, which states that fixed assets should be depreciated but is, in the opinion of the members, necessary in order to give a true and fair view of the financial position of the LLP

2. INVESTMENT PROPERTY

£

VALUATION

At 1 April 2010 and 31
March 2011

3,808,514

The 2011 valuations were made by Sean Gavin, who is a member of the LLP with experience in this sector, on an open market value for existing use basis

3. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Creditors includes secured liabilities. The total amount of secured liabilities is £2,872,000 with £239,298 repayable within one year. Interest is charged on a daily rate equivalent to 1% above the bank base rate

4. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

Creditors include amounts not wholly repayable within 5 years as follows

	2011 £	2010 £
Repayable by instalments	<u>2,087,554</u>	<u>2,203,674</u>

The bank loan is secured by a first legal charge over the property (Alexandra Court) and a debenture over the assets of Care Invest LLP

CARE INVEST LLP

**NOTES TO THE ABBREVIATED ACCOUNTS
for the year ended 31 March 2011**

5. LOANS AND OTHER DEBTS DUE TO MEMBERS

	2011	2010
	£	£
Amounts due to members	287,053	199,453

Loans and other debts due to members rank equally with debts due to ordinary creditors in the event of a winding up