

Company Registration No 1862433 (England and Wales)

REGIONAL PROPERTY DEVELOPMENTS LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2010

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REGIONAL PROPERTY DEVELOPMENTS LIMITED

CONTENTS

	Page
Independent auditors' report	1
Abbreviated balance sheet	2
Notes to the abbreviated accounts	3 - 4

REGIONAL PROPERTY DEVELOPMENTS LIMITED

INDEPENDENT AUDITORS' REPORT TO REGIONAL PROPERTY DEVELOPMENTS LIMITED

UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of *Regional Property Developments 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 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 the director and auditors

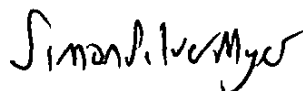
The director is responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

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.

Mr Michael Simon (Senior Statutory Auditor)
for and on behalf of Simon Silver-Myer



Chartered Accountants
Statutory Auditor

8 Durweston Street
London W1H 1EW

6th September 2011

REGIONAL PROPERTY DEVELOPMENTS LIMITED

ABBREVIATED BALANCE SHEET

AS AT 31 DECEMBER 2010

	Notes	2010 £	£	2009 £	£
Fixed assets					
Tangible assets	2	4,673,970		1,841,267	
Current assets					
Debtors		-		1,010,622	
Cash at bank and in hand		164,661		174,557	
		<u>164,661</u>		<u>1,185,179</u>	
Creditors: amounts falling due within one year		<u>(1,848,334)</u>		<u>(2,673)</u>	
Net current (liabilities)/assets		<u>(1,683,673)</u>		<u>1,182,506</u>	
Total assets less current liabilities		<u>2,990,297</u>		<u>3,023,773</u>	
Capital and reserves					
Called up share capital	3	3,000,000		3,000,000	
Revaluation reserve		(2,506)		-	
Profit and loss account		<u>(7,197)</u>		<u>23,773</u>	
Shareholders' funds		<u>2,990,297</u>		<u>3,023,773</u>	

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

Approved by the Board for issue on 5th September 2011

Mr Sean Hogan
Director

Company Registration No. 1862433

REGIONAL PROPERTY DEVELOPMENTS LIMITED

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

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

1.2 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows

Fixtures, fittings & equipment Annualised at 25% on cost

No depreciation is charged on investment properties

1.3 Foreign currency translation

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. All differences are taken to profit and loss account.

2 Fixed assets

	Tangible assets £
Cost or valuation	
At 1 January 2010	1,841,267
Additions	2,859,953
Revaluation	(2,506)
At 31 December 2010	<u>4,698,714</u>
Depreciation	
At 1 January 2010	-
Charge for the year	24,744
At 31 December 2010	<u>24,744</u>
Net book value	
At 31 December 2010	<u>4,673,970</u>
At 31 December 2009	<u>1,841,267</u>

REGIONAL PROPERTY DEVELOPMENTS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2010

3	Share capital	2010 £	2009 £
	Allotted, called up and fully paid		
	3,000,000 Ordinary Shares of £1 each	<u>3,000,000</u>	<u>3,000,000</u>

4 Ultimate parent company

The controlling party is Radcliff Business Limited, an investment company registered in the British Virgin Islands, and which holds 100% of the issued share capital. The ultimate controlling party is Severin Enterprises Inc, an investment holding company registered in the British Virgin Islands.

