

**Registration number 2090682**

**Eagerlux Limited**  
**Abbreviated accounts**  
**for the year ended 31 March 2011**



**H & M Ltd**  
**Chartered Accountants and Statutory Auditor**

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## **Eagerlux Limited**

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**Independent auditors' report to Eagerlux Limited**  
**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 Eagerlux Limited for the year ended 31 March 2011 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 audit work, for this report, or for the opinions we have formed.

**Respective responsibilities of the director and the 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.

**Basis of opinion**

We conducted our work in accordance with Bulletin 2008/4 "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 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 those provisions.



**Mrs H Z Burrows (senior statutory auditor)**  
**For and on behalf of H & M Ltd**  
**Chartered Accountants and Statutory Auditor**

Date 8<sup>th</sup> December 2011

**1-5 Alma Terrace**  
**Otley Street**  
**Skipton**  
**North Yorkshire**  
**BD23 1EJ**

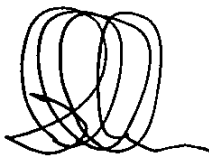
**Eagerlux Limited**

**Abbreviated balance sheet**  
**as at 31 March 2011**

|                                                                |       | 2011           |                  | 2010           |                  |
|----------------------------------------------------------------|-------|----------------|------------------|----------------|------------------|
|                                                                | Notes | £              | £                | £              | £                |
| <b>Fixed assets</b>                                            |       |                |                  |                |                  |
| Tangible assets                                                | 3     |                | 84,520           |                | 36,339           |
| Investments                                                    | 3     |                | 4,802,817        |                | 6,128,392        |
|                                                                |       |                | <u>4,887,337</u> |                | <u>6,164,731</u> |
| <b>Current assets</b>                                          |       |                |                  |                |                  |
| Debtors                                                        |       | 412,286        |                  | 140,615        |                  |
| Cash at bank and in hand                                       |       | 1,854          |                  | 1,854          |                  |
|                                                                |       | <u>414,140</u> |                  | <u>142,469</u> |                  |
| <b>Creditors: amounts falling due within one year</b>          | 4     | (123,460)      |                  | (99,309)       |                  |
| <b>Net current assets</b>                                      |       |                | <u>290,680</u>   |                | <u>43,160</u>    |
| <b>Total assets less current liabilities</b>                   |       |                | 5,178,017        |                | 6,207,891        |
| <b>Creditors: amounts falling due after more than one year</b> | 5     |                | (1,158,693)      |                | (1,027,716)      |
| <b>Provisions for liabilities</b>                              |       |                | <u>(17,736)</u>  |                | <u>(7,618)</u>   |
| <b>Net assets</b>                                              |       |                | <u>4,001,588</u> |                | <u>5,172,557</u> |
| <b>Capital and reserves</b>                                    |       |                |                  |                |                  |
| Called up share capital                                        | 6     |                | 22,000           |                | 22,000           |
| Revaluation reserve                                            |       |                | 2,155,866        |                | 3,481,441        |
| Profit and loss account                                        |       |                | <u>1,823,722</u> |                | <u>1,669,116</u> |
| <b>Shareholders' funds</b>                                     |       |                | <u>4,001,588</u> |                | <u>5,172,557</u> |

These abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 and the Financial Reporting Standard for Smaller Entities (effective April 2008) relating to small companies

J H Mear  
Director



1 December 2011

Registration number 2090682

The notes on pages 3 to 5 form an integral part of these financial statements.

**Eagerlux Limited**

**Notes to the abbreviated financial statements**  
**for the year ended 31 March 2011**

**1. Accounting policies**

**1.1. Accounting convention**

The accounts are prepared under the historical cost convention modified to include the revaluation of certain fixed assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

**1.2. Turnover**

Turnover represents the total value, excluding value added tax, of rent receivable during the year

**1.3. Tangible fixed assets and depreciation**

Depreciation is provided at rates calculated to write off the cost or valuation less residual value of each asset over its expected useful life, as follows

|                                     |   |                      |
|-------------------------------------|---|----------------------|
| Plant and machinery                 | - | 10% Straight Line    |
| Fixtures, fittings<br>and equipment | - | 10% Reducing Balance |

**1.4. Investments**

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

**1.5. Deferred taxation**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date

**2. Auditors' remuneration**

|                                                            | <b>2011</b>  | <b>2010</b>  |
|------------------------------------------------------------|--------------|--------------|
|                                                            | <b>£</b>     | <b>£</b>     |
| Auditors' remuneration - audit of the financial statements | <u>2,540</u> | <u>3,050</u> |

**Eagerlux Limited**

**Notes to the abbreviated financial statements**  
**for the year ended 31 March 2011**

continued

| 3. Fixed assets                                                   | Tangible<br>fixed<br>assets | Investments | Total     |
|-------------------------------------------------------------------|-----------------------------|-------------|-----------|
|                                                                   | £                           | £           | £         |
| <b>Cost/revaluation</b>                                           |                             |             |           |
| At 1 April 2010                                                   | 41,798                      | 6,128,392   | 6,170,190 |
| Additions                                                         | 55,873                      | -           | 55,873    |
| At 31 March 2011                                                  | 97,671                      | 6,128,392   | 6,226,063 |
| <b>Depreciation and<br/>Provision for<br/>diminution in value</b> |                             |             |           |
| At 1 April 2010                                                   | 5,459                       | -           | 5,459     |
| Charge for year and movement                                      | 7,692                       | 1,325,575   | 1,333,267 |
| At 31 March 2011                                                  | 13,151                      | 1,325,575   | 1,338,726 |
| <b>Net book values</b>                                            |                             |             |           |
| At 31 March 2011                                                  | 84,520                      | 4,802,817   | 4,887,337 |
| At 31 March 2010                                                  | 36,339                      | 6,128,392   | 6,164,731 |
|                                                                   |                             |             |           |
| 4. Creditors: amounts falling due<br>within one year              |                             | 2011<br>£   | 2010<br>£ |
| Creditors include the following                                   |                             |             |           |
| Secured creditors                                                 |                             | 55,107      | 33,464    |
|                                                                   |                             |             |           |
| 5. Creditors: amounts falling due<br>after more than one year     |                             | 2011<br>£   | 2010<br>£ |
| Creditors include the following                                   |                             |             |           |
| Instalments repayable after more than five years                  |                             | 700,000     | 586,797   |
| Secured creditors                                                 |                             | 850,000     | 719,023   |

**Eagerlux Limited**

**Notes to the abbreviated financial statements**  
**for the year ended 31 March 2011**

continued

| <b>6. Share capital</b>                   | <b>2011</b>   | <b>2010</b>   |
|-------------------------------------------|---------------|---------------|
|                                           | <b>£</b>      | <b>£</b>      |
| <b>Authorised</b>                         |               |               |
| 22,000 Ordinary shares of 1 each          | <u>22,000</u> | <u>22,000</u> |
| <b>Allotted, called up and fully paid</b> |               |               |
| 22,000 Ordinary shares of 1 each          | <u>22,000</u> | <u>22,000</u> |
| <b>Equity Shares</b>                      |               |               |
| 22,000 Ordinary shares of 1 each          | <u>22,000</u> | <u>22,000</u> |

**7. Ultimate parent undertaking**

The ultimate holding company is San Jose Properties Limited, a company incorporated in the United Kingdom