

REGISTERED NUMBER 02740421 (England and Wales)

Abbreviated Accounts
for the Year Ended 31 December 2011
for
Raans Estates Limited



Raans Estates Limited (Registered number 02740421)

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for the Year Ended 31 December 2011

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Raans Estates Limited

Company Information
for the Year Ended 31 December 2011

DIRECTORS.

Mr GE Woodley
Mrs JL Woodley
Mr JR Woodley
Mr WT Woodley

SECRETARY.

Mr JR Woodley

REGISTERED OFFICE.

Raans Farm
Raans Road
Amersham
Buckinghamshire
HP6 5DU

REGISTERED NUMBER.

02740421 (England and Wales)

**SENIOR STATUTORY
AUDITOR**

John D Lee FCA

AUDITORS.

Lee Accounting Services Limited
Trading as Lee & Co
Chartered Accountants & Statutory Auditors
26 High Street
Rickmansworth
Hertfordshire
WD3 1ER

Report of the Independent Auditors to
Raans Estates Limited
Under Section 449 of the Companies Act 2006

We have examined the abbreviated accounts set out on pages three to five, together with the full financial statements of Raans Estates Limited for the year ended 31 December 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 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 directors and auditors

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.



John D Lee FCA (Senior Statutory Auditor)
for and on behalf of Lee Accounting Services Limited
Trading as Lee & Co
Chartered Accountants & Statutory Auditors
26 High Street
Rickmansworth
Hertfordshire
WD3 1ER

Date

21/12/12

Raans Estates Limited (Registered number 02740421)

Abbreviated Balance Sheet

31 December 2011

	Notes	31 12 11 £	31 12 10 £
FIXED ASSETS			
Tangible assets	2	3,794,868	3,542,658
CURRENT ASSETS			
Debtors		361,018	441,115
Cash at bank and in hand		55,307	133,458
		<u>416,325</u>	<u>574,573</u>
CREDITORS			
Amounts falling due within one year	3	<u>255,493</u>	<u>1,589,300</u>
NET CURRENT ASSETS/(LIABILITIES)		<u>160,832</u>	<u>(1,014,727)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>3,955,700</u>	<u>2,527,931</u>
CREDITORS			
Amounts falling due after more than one year	3	<u>1,806,200</u>	<u>457,200</u>
NET ASSETS		<u>2,149,500</u>	<u>2,070,731</u>
CAPITAL AND RESERVES			
Called up share capital	4	1,931,467	1,931,467
Profit and loss account		218,033	139,264
SHAREHOLDERS' FUNDS		<u>2,149,500</u>	<u>2,070,731</u>

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies

The financial statements were approved by the Board of Directors on

21.12.12

and were signed on its behalf

by



Mr JR Woodley - Director

The notes form part of these abbreviated accounts

Notes to the Abbreviated Accounts
for the Year Ended 31 December 2011

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 April 2008)

Turnover

Turnover is the total amount receivable by the company for rents and service charges net of value added tax and adjusted for accrued revenue calculated by reference to the fair value of services performed up to the balance sheet date but not invoiced

Tangible fixed assets

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

Land and buildings	- No depreciation is charged
Plant and machinery etc	- 25% on reducing balance

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date

Investment Properties

Investment properties are included in the balance sheet at cost. This is not in accordance with Statement of Standard Accounting Practice No 19 which requires investment properties to be disclosed at open market value at the Balance Sheet date. The directors were unable to quantify the open market value of the investment properties or the financial effects of such a policy. As required under Statement of Standard Accounting Practice No 19 Investment Properties are not depreciated.

This policy represents a departure from statutory accounting principles, which require depreciation to be provided on all fixed assets. The directors consider that this policy is necessary in order that the Financial Statements may give a true and fair view because current values and changes in current values are of prime importance rather than the calculation of systematic annual depreciation.

Depreciation is only one of many factors reflected in the valuation and the amount which might otherwise have been shown and cannot be separately identified or quantified.

2 TANGIBLE FIXED ASSETS

	Total £
COST	
At 1 January 2011	3,542,658
Additions	410,896
Disposals	(158,686)
At 31 December 2011	<u>3,794,868</u>
NET BOOK VALUE	
At 31 December 2011	<u>3,794,868</u>
At 31 December 2010	<u>3,542,658</u>

3 CREDITORS

Creditors include an amount of £1,806,000 (31.12.10 - £1,806,000) for which security has been given.

Raans Estates Limited (Registered number 02740421)

Notes to the Abbreviated Accounts - continued
for the Year Ended 31 December 2011

4 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid Number	Class	Nominal value	31 12 11 £	31 12 10 £
1,931,467	Ordinary	£1	<u>1,931,467</u>	<u>1,931,467</u>

5 TRANSACTIONS WITH DIRECTORS

The following loan to directors subsisted during the years ended 31 December 2011 and 31 December 2010

	31 12 11 £	31 12 10 £
Mr JR Woodley		
Balance outstanding at start of year	235,067	221,024
Amounts advanced	129,134	14,389
Amounts repaid	(116,000)	(346)
Balance outstanding at end of year	<u>248,201</u>	<u>235,067</u>