

Company number: 3535310

Ragilbury Roots Limited

Report and Unaudited Financial Statements

Year ended

31 March 2010

FRIDAY



A2K9ELQU

A10

16/07/2010

364

COMPANIES HOUSE

RAGILBURY ROOTS LIMITED

Annual report and unaudited financial statements for the year ended 31 March 2010

Contents

Page:

2	Report of the directors
4	Profit and loss account, statement of total recognised gains and losses and note of historical cost profits and losses
5	Balance sheet
6	Notes forming part of the unaudited financial statements
13	Accountants' report

Directors

GD Baber
Mrs RAC Baber
WRB Edwards

Secretary

Mrs RAC Baber

Registered office

Saxon House
Moseley's Farm Business Centre
Fornham All Saints
Bury St Edmunds
Suffolk
IP28 6JY

RAGILBURY ROOTS LIMITED

Report of the directors for the year ended 31 March 2010

The directors present their report together with the unaudited financial statements for the year ended 31 March 2010

Results and dividends

The profit and loss account is set out on page 4 and shows the profit for the year

The directors do not recommend a dividend

Principal activity, trading review and future developments

The company's principal activity is that of consultancy services and property trading and development

The company's activities have led to a profit before tax for the year of £105,357

The directors will continue to monitor the company's position for the future and seek further profitable opportunities

Directors

The directors who served during the year were

GD Baber
Mrs RAC Baber
WRB Edwards

Market value of land and buildings

The market value of the company's reversionary interests in freehold properties at 31 March 2010 was considered by the directors to be £2,098,475. The related vacant possession value of these properties has been valued at £3,835,502.

Statement of directors' responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

RAGILBURY ROOTS LIMITED

Report of the directors for the year ended 31 March 2010

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

On behalf of the Board



GD Baber
Director

22nd June 2010

RAGILBURY ROOTS LIMITED

Profit and loss account, statement of total recognised gains and losses and note of historical cost profits and losses for the year ended 31 March 2010

	Note	2010 £	2009 £
<i>Profit and loss account</i>			
Turnover	2	471,690	128,000
Cost of sales		(322,533)	-
Gross profit		149,157	128,000
Administrative expenses		(63,118)	(55,601)
Other operating income		-	75
Operating profit		86,039	72,474
Interest receivable		6	2,558
Income from investments		22,541	21,878
Interest payable		(3,229)	(2,338)
Profit on ordinary activities before taxation		105,357	94,572
Taxation on profit on ordinary activities	4	(39,451)	(20,490)
Retained profit for the year	12	65,906	74,082
All amounts relate to continuing activities			
<i>Statement of total recognised gains and losses</i>			
Profit for the year		65,906	74,082
Surplus/(deficit) on revaluation of properties	12	83,051	(269,986)
Total recognised gains/(losses) for the year		148,957	(195,904)
<i>Note of historical cost profits and losses</i>			
Reported profit on ordinary activities before taxation		105,357	94,572
Realisation of previous property revaluation gains on disposal of investment properties		104,357	-
Historical cost profit on ordinary activities before taxation		209,714	94,572
Historical cost profit on ordinary activities after taxation		170,263	74,082

The notes on pages 6 to 12 form part of these unaudited financial statements

RAGILBURY ROOTS LIMITED

Balance sheet at 31 March 2010

	Note	2010		2009 (restated)	
		£	£	£	£
Fixed assets					
Tangible assets	5		2,104,670		1,784,710
Investments	6		13,073		12,370
			<u>2,117,743</u>		<u>1,797,080</u>
Current assets					
Cash at bank		14,723		-	
Stock	7	371,974		333,942	
Debtors	8	341		15,252	
		<u>387,038</u>		<u>349,194</u>	
Creditors: amounts falling due within one year	9	<u>(1,293,132)</u>		<u>(1,178,571)</u>	
Net current liabilities			(906,094)		(829,377)
Provisions for liabilities and charges	10		(1,300)		(1,911)
Net assets			<u>1,210,349</u>		<u>965,792</u>
Capital and reserves					
Called up share capital	11		200		100
Share premium account	12		110,460		14,960
Revaluation reserve	12		127,697		149,003
Profit and loss account	12		971,992		801,729
Shareholders' funds	13		<u>1,210,349</u>		<u>965,792</u>

All shareholders' funds relate to equity interests

Directors' statement

- The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006 and that no member or members have required the company to obtain an audit in accordance with section 476 of the Act
- The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime

The financial statements were approved by the Board and authorised for issue on 22nd June 2010


GD Baber
Director

Company number: 3535310

The notes on pages 6 to 12 form part of these unaudited financial statements

RAGILBURY ROOTS LIMITED

Notes forming part of the unaudited financial statements for the year ended 31 March 2010

1 Accounting policies

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment properties, on the going concern basis, and are in accordance with applicable accounting standards. In support of the going concern basis, GD Baber, a director of the company, has given an undertaking to provide any financial support needed in order to ensure that the company continues trading. The following principal accounting policies have been applied:

Turnover

Turnover represents sales of reversionary interests in freehold property held for trading purposes, development properties held as trading stock and consultancy services.

Property reversions

The reversionary interests in freehold property are held for trading purposes and have to be accounted for as investment properties under SSAP 19. These are revalued annually and any surplus is transferred to the property revaluation reserve. Temporary deficits are deducted from this revaluation reserve, with any permanent deficits being charged direct to the profit and loss account. As noted below, no depreciation is provided in respect of the reversionary interests in freehold property.

Plant and machinery

Plant and machinery is stated at cost less accumulated depreciation.

Depreciation

In accordance with Statement of Standard Accounting Practice No 19, no depreciation is provided in respect of the company's freehold investment properties. This is a departure from the requirements of the Companies Act 2006 that all properties should be depreciated. In the opinion of the directors, this departure is necessary for the financial statements to give a true and fair view in accordance with applicable accounting standards, as properties are included in the financial statements at their open market value for existing use. Depreciation is only one amongst several factors reflected in the annual valuation of properties and accordingly the amount of depreciation which might otherwise have been charged cannot be separately identified or quantified.

Depreciation is calculated to write off the cost of all other fixed assets, less their estimated residual values, over their useful economic lives, which are reviewed annually, as follows:

Plant and machinery - 25% per annum straight line

Investments

Fixed asset investments are stated at cost less any provision for impairment.

Stock

Stock is stated at the lower of cost and net realisable value. Cost comprises the purchase price plus additional expenditure to bring it to its current condition. Net realisable value is the amount expected to be realised on sale of each item of stock in its current condition, less associated selling costs.

RAGILBURY ROOTS LIMITED

Notes forming part of the unaudited financial statements for the year ended 31 March 2010 (*Continued*)

1 Accounting policies (*continued*)

Deferred taxation

Deferred tax balances are recognised in respect of all timing differences in accordance with Financial Reporting Standard 16. Deferred tax on revaluation gains in respect of properties accounted for as investment properties are not provided for.

Cash flow statement

The company has taken advantage of the exemption conferred by Financial Reporting Standard 1 not to prepare a cash flow statement on the grounds that it is a small company under the Companies Act 2006.

2 Turnover

Turnover arises solely within the United Kingdom and comprises

	2010 £	2009 £
Consultancy services	139,000	128,000
Sale of trading stock	110,000	-
Sales of property reversions	222,690	-
	<u>471,690</u>	<u>128,000</u>

3 Employees

The 3 directors in office were the only employees of the company during the current and previous year and received no remuneration in either period.

RAGILBURY ROOTS LIMITED

Notes forming part of the unaudited financial statements for the year ended 31 March 2010 (*Continued*)

4 Taxation

	2010 £	2009 £
<i>Current tax</i>		
UK corporation tax on the profit of the year	39,917	18,587
Adjustments in respect of previous periods	145	(9)
	<u>40,062</u>	<u>18,578</u>
<i>Deferred tax</i>	(611)	1,912
	<u>39,451</u>	<u>20,490</u>

The tax assessed for the year is different from that calculated by applying the related rate of corporation tax to the profit. The difference is explained as follows:

	2010 £	2009 £
Profit on ordinary activities before taxation	105,357	94,572
Tax on profit on ordinary activities at the applicable standard rate of UK corporation tax of 21% (2009 - 21%)	22,125	19,860
Effect of:		
Difference between depreciation and capital allowances	611	(1,912)
Income not subject to taxation	(4,734)	-
Difference between cost and net book value properties sold	21,915	-
Deferred tax asset not provided in previous years	-	(17)
Capital losses carried forward	-	656
Adjustment in respect of previous periods	145	(9)
Current tax charge for the year	<u>40,062</u>	<u>18,578</u>

No deferred taxation has been provided in respect of the corporation tax that would arise if investment properties were sold for the revalued amount shown in the financial statements as the directors do not anticipate the underlying properties being sold in the foreseeable future.

RAGILBURY ROOTS LIMITED

Notes forming part of the unaudited financial statements for the year ended 31 March 2010 (*Continued*)

5 Tangible assets

	Investment properties £	Plant & machinery £	Total £
<i>Cost or valuation</i>			
At 1 April 2009	1,775,541	11,895	1,787,436
Additions	432,759	-	432,759
Disposals	(192,876)	-	(192,876)
Surplus on revaluation	83,051	-	83,051
At 31 March 2010	2,098,475	11,895	2,110,370
<i>Depreciation</i>			
At 1 April 2009	-	2,726	2,726
For the year	-	2,974	2,974
At 31 March 2010	-	5,700	5,700
<i>Net book value</i>			
At 31 March 2010	2,098,475	6,195	2,104,670
At 31 March 2009	1,775,541	9,169	1,784,710
<i>Asset revaluations</i>			

The company's reversionary interests in freehold properties were valued by the directors at 31 March 2010 at £2,098,475 (2009 - £1,775,541) on the basis of open market value for existing use. The revaluation surplus has been added to the freehold property revaluation reserve. Had freehold properties not been revalued they would have been included at their historical cost of £1,970,778 (2009 - £1,626,538).

6 Investments

	2010 £	2009 £
<i>Fixed asset investments</i>		
Cost and net book value		
At 1 April 2009	12,370	52,000
Provision for impairment	-	(25,000)
Additions	703	-
Disposal	-	(14,630)
At 31 March 2010	13,073	12,370

The company owns 19% of the share capital of Agrosup Developments Limited, a company registered in Cyprus. Agrosup Developments Limited is a company used solely as a vehicle to purchase shares in a Hungarian farming company of which Ragilbury Roots Limited's interest amounts to 7.2% (2009 - 7.2%).

RAGILBURY ROOTS LIMITED

Notes forming part of the unaudited financial statements for the year ended 31 March 2010 (*Continued*)

7 Stock

	2010 £	2009 £
Freehold properties, including land, held for development and sale	<u>371,974</u>	<u>333,942</u>

8 Debtors

	2010 £	2009 £
Other debtors - deposit on purchase of freehold land	-	10,700
- recovery of service charges	-	2,000
VAT recoverable	<u>341</u>	<u>2,552</u>
	<u>341</u>	<u>15,252</u>

9 Creditors: amounts falling due within one year

	2010 £	2009 £
Bank overdraft - secured	-	(restated) 37,736
Bank loan - secured	<u>323,864</u>	-
Amounts owed to related parties (note 14)	<u>917,636</u>	<u>1,038,236</u>
Corporation tax	<u>30,366</u>	<u>8,532</u>
Accruals	<u>21,266</u>	<u>94,067</u>
	<u>1,293,132</u>	<u>1,178,571</u>

The company's bank overdraft facility is secured by a first legal charge over one of the company's investment properties. The bank loan is also secured over certain of the company's investment properties and a property owned by Mr GD and Mrs RAC Baber.

10 Provision for liabilities and charges

	2010 £	2009 £
Deferred taxation	<u>1,300</u>	<u>1,911</u>

The balance on deferred taxation comprises accelerated capital allowances.

RAGILBURY ROOTS LIMITED

Notes forming part of the unaudited financial statements for the year ended 31 March 2010 (Continued)

11 Called up share capital

	Authorised		Allotted, called up and fully paid	
	2010 £	2009 £	2010 £	2009 £
Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>	<u>200</u>	<u>100</u>

During the year 100 ordinary shares of £1 each were allotted and issued fully paid to existing shareholders, namely Mr GD Baber and other family members, at £956 per share to provide additional working capital for the company. The newly allotted shares rank pari-passu with the existing shares. The premium of £955 per share has been credited to share premium account.

12 Reserves

	Share premium account £	Revaluation Reserve £	Profit and loss account £
At 1 April 2009 – as previously stated	14,960	119,598	821,583
Prior year adjustment (note 15)	-	29,405	(19,854)
At 1 April 2009 – as restated	<u>14,960</u>	<u>149,003</u>	<u>801,729</u>
Profit for the year	-	-	65,906
Premium on allotment of shares	95,500	-	-
Realisation of revaluation surplus on sale of properties	-	(104,357)	104,357
Surplus on revaluation of freehold properties (note 5)	-	83,051	-
At 31 March 2010	<u>110,460</u>	<u>127,697</u>	<u>971,992</u>

13 Reconciliation of movements in shareholders' funds

	2010 £	2009 £
Profit for the year	65,906	74,082
Allotment of share capital	95,600	-
Surplus on revaluation of freehold properties	83,051	(269,986)
Net increase/(reduction) in shareholders' funds	<u>244,557</u>	<u>(195,904)</u>
Opening shareholders' funds – as previously stated	965,792	1,152,145
Prior year adjustment (note 15)	-	9,551
Closing shareholders' funds	<u>1,210,349</u>	<u>965,792</u>

RAGILBURY ROOTS LIMITED

Notes forming part of the unaudited financial statements for the year ended 31 March 2010 (*Continued*)

14 Related party transactions

<i>Balances</i>	2010 £	2009 £
Amounts owed to related parties (note 9)		
HPB Holdings Limited	637,992	637,992
B&B Advertising Limited	275,244	275,244
GD Baber (director)	4,400	125,000
	<u>917,636</u>	<u>1,038,236</u>

All of the above are unsecured, interest free and repayable on demand

During the year, land with a market value of £54,510 was transferred to GD Baber to reduce his directors loan account

Transactions

Consultancy fees of £139,000 (2009 - £128,000) were receivable from Property Reversions Management Limited during the year

Nature of relationship

The company is related to Property Reversions Management Limited, HPB Holdings Limited and B&B Advertising Limited by virtue of GD Baber being a director of these companies and having interests in relation to their shares

15 Prior year adjustment

This relates to costs amounting to £29,405 incurred in connection with a property acquired in a prior year not eliminated on sale. The effect of the adjustment is to increase the balance brought forward on revaluation reserve by £29,405, to decrease the balance brought forward on profit and loss account by £19,854 and to decrease corporation tax payable in respect of a prior year by £9,551.

RAGILBURY ROOTS LIMITED

Accountants' report on the unaudited financial statements for the year ended 31 March 2010

In accordance with the engagement letter dated 11 May 2009, and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of Ragilbury Roots Limited for the year ended 31 March 2010, set out on pages 3 to 11 from the accounting records and information and explanations you have given to us

This report is made to the Company's Board of Directors, as a body, in accordance with the terms of engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the Company's Board of Directors that we have done so, and state those matters we have agreed to state to them in this 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 and the Company's Board of Directors as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in England and Wales and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet as at 31 March 2010 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.



Ensors Accountants
Saxon House
Moseley's Farm Business Centre
Fornham All Saints
Bury St Edmunds
Suffolk
IP28 6JY

22ND JUNE 2010