
**BUSINESS ENVIRONMENT SO'ANEPOINT LIMITED (FORMERLY
ZESTCARE LIMITED)**

ABBREVIATED ACCOUNTS

FOR THE PERIOD ENDED 31 DECEMBER 2007

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COMPANIES HOUSE

BUSINESS ENVIRONMENT SOANEPOINT LIMITED (FORMERLY ZESTCARE LIMITED)

**INDEPENDENT AUDITORS' REPORT TO BUSINESS ENVIRONMENT SOANEPOINT LIMITED
(FORMERLY ZESTCARE LIMITED)
UNDER SECTION 247B OF THE COMPANIES ACT 1985**

We have examined the abbreviated accounts of Business Environment Soanepoint Limited (formerly Zestcare Limited) for the period ended 31 December 2007 set out on pages 2 to 4, together with the financial statements of the company for the period ended 31 December 2007 prepared under section 226 of the Companies Act 1985

This report is made solely to the company in accordance with section 247B of the Companies Act 1985. 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 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246 (5) and (6) of the Act to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you.

BASIS OF OPINION

We conducted our work in accordance with Bulletin 2006/3 'The special auditors' 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 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts on pages 2 to 4 have been properly prepared in accordance with those provisions.



HAYSMACINTYRE

Chartered Accountants
Registered Auditors

Fairfax House
15 Fulwood Place
London
WC1V 6AY

Date *5 August 2008*

BUSINESS ENVIRONMENT SOANEPOINT LIMITED (FORMERLY ZESTCARE LIMITED)

**ABBREVIATED BALANCE SHEET
AS AT 31 DECEMBER 2007**

	Note	31 December 2007		31 August 2006	
		£	£	£	£
FIXED ASSETS					
Fixed asset investments	2	17,630,000		-	
CURRENT ASSETS					
Debtors		1,007,697		-	
Cash in hand		-		1	
		<u>1,007,697</u>		<u>1</u>	
CREDITORS: amounts falling due within one year		<u>(4,321,976)</u>		<u>-</u>	
NET CURRENT (LIABILITIES)/ASSETS		<u>(3,314,279)</u>		<u>1</u>	
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>14,315,721</u>		<u>1</u>	
CREDITORS: amounts falling due after more than one year	3	<u>(13,120,000)</u>		<u>-</u>	
NET ASSETS		<u><u>1,195,721</u></u>		<u><u>1</u></u>	
CAPITAL AND RESERVES					
Called up share capital	4	1		1	
Revaluation reserve		1,181,927		-	
Profit and loss account		13,793		-	
SHAREHOLDERS' FUNDS		<u><u>1,195,721</u></u>		<u><u>1</u></u>	

The abbreviated accounts, which have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 applicable to small companies, were approved and authorised for issue by the board and were signed on its behalf on 05-08-07


S Rusk
Director

The notes on pages 3 to 4 form part of these financial statements

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE PERIOD ENDED 31 DECEMBER 2007**

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 as modified by the revaluation of investment properties and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005)

1.2 CASH FLOW

The financial statements do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard for Smaller Entities (effective January 2005)

1.3 TURNOVER

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

1.4 INVESTMENT PROPERTIES

Investment properties are included on the balance sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005) and are not depreciated. This treatment is contrary to the Companies Act 1985 which states that fixed assets should be depreciated but is, in the opinion of the directors, necessary in order to give a true and fair view of the financial position of the company

2. FIXED ASSET INVESTMENTS

	£
COST OR VALUATION	
At 1 September 2006	-
Additions	16,448,073
Revaluations	1,181,927
At 31 December 2007	17,630,000

If the property assets were sold at their revalued amounts the tax payable would be £3,071,293

**3 CREDITORS
AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

Bank loans totalling £13,120,000 are secured on the company's freehold land and buildings

BUSINESS ENVIRONMENT SOANEPOINT LIMITED (FORMERLY ZESTCARE LIMITED)

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE PERIOD ENDED 31 DECEMBER 2007**

4. SHARE CAPITAL

	31 December 2007 £	31 August 2006 £
AUTHORISED		
1,000 Ordinary shares of £1 each	1,000	1,000
ALLOTTED, CALLED UP AND FULLY PAID		
1 Ordinary share of £1	1	1

5. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The ultimate parent undertaking and controlling party is considered to be Business Environment Limited, which heads the largest and smallest group for which consolidated accounts are prepared