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AFTER SIGNATURE

Registered number: 00752606

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## BREWSTER ESTATES LIMITED

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### ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 OCTOBER 2011

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06/06/2012

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COMPANIES HOUSE

Barnes Roffe LLP, Chartered Accountants,  
16-17 Copperfields, Spital Street, Dartford, Kent DA1 2DE  
JS: 13 April 2012

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## BREWSTER ESTATES LIMITED

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### INDEPENDENT AUDITORS' REPORT TO BREWSTER ESTATES LIMITED UNDER SECTION 449 OF THE COMPANIES ACT 2006

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We have examined the abbreviated accounts set out on pages 2 to 6, together with the financial statements of Brewster Estates Limited for the year ended 31 October 2011 prepared under section 396 of the Companies Act 2006

This report is made solely to the company in accordance with Chapter 3 of Part 16 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.

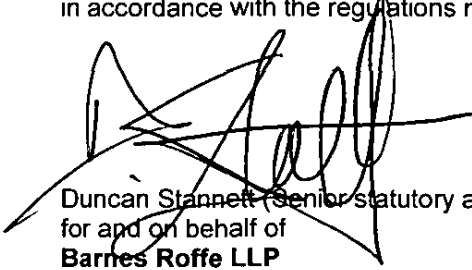
#### RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

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.

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 are properly prepared.

#### OPINION ON FINANCIAL STATEMENTS

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 on pages 2 to 6 have been properly prepared in accordance with the regulations made under that section.



Duncan Stannett (Senior statutory auditor)  
for and on behalf of  
**Barnes Roffe LLP**  
Chartered Accountants  
Statutory Auditor  
16-17 Copperfields  
Spital Street  
Dartford  
Kent  
DA1 2DE

Date

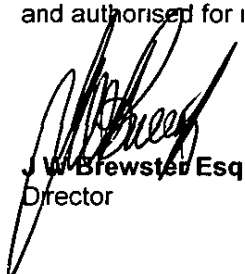
30<sup>th</sup> April 2012

**BREWSTER ESTATES LIMITED**  
**REGISTERED NUMBER: 00752606**

**ABBREVIATED BALANCE SHEET**  
**AS AT 31 OCTOBER 2011**

	Note	2011 £	2010 £
<b>FIXED ASSETS</b>			
Intangible assets	2	66,260	66,260
Tangible assets	3	1,167	1,599
Investments	4	1,860,247	1,858,364
		<u>1,927,674</u>	<u>1,926,223</u>
<b>CURRENT ASSETS</b>			
Stocks		248,349	248,349
Debtors		140,871	807,632
Cash at bank and in hand		621,435	466,397
		<u>1,010,655</u>	<u>1,522,378</u>
<b>CREDITORS:</b> amounts falling due within one year		<u>(795,586)</u>	<u>(1,307,875)</u>
<b>NET CURRENT ASSETS</b>		<u>215,069</u>	<u>214,503</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,142,743</u>	<u>2,140,726</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	6	120,000	120,000
Revaluation reserve		914,045	914,045
Profit and loss account		1,108,698	1,106,681
<b>SHAREHOLDERS' FUNDS</b>		<u>2,142,743</u>	<u>2,140,726</u>

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf on 26/11/2012

  
**J W Brewster Esq**  
 Director

The notes on pages 3 to 6 form part of these financial statements

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## BREWSTER ESTATES LIMITED

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### NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 OCTOBER 2011

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#### 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 freehold ground rents and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

The company is the parent undertaking of a small group and as such is not required by the Companies Act 2006 to prepare group accounts. These financial statements therefore present information about the company as an individual undertaking and not about its group.

##### 1.2 Turnover

Turnover consists of the sale of development stock held by the company, exclusive of Value Added Tax.

##### 1.3 Intangible fixed assets and amortisation

Intangible fixed assets consist of freehold ground rents and are stated at cost.

##### 1.4 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 of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Plant & Machinery	- 20% straight line
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##### 1.5 Investments

###### Subsidiary undertakings

Investments in subsidiaries are valued at cost less provision for impairment.

###### Other investments

Other investments are amortised at a rate of 20% straight line per annum at cost less any estimated residual value.

In accordance with accounting standards, investment properties are not subject to periodic charges for depreciation (except for properties held on lease, which are depreciated over the period when the unexpired term is 20 years or less) but are included in the balance sheet at their estimated open market value at the balance sheet date.

Changes in the market value of investment properties are dealt with as a movement on the revaluation reserve unless a deficit (or its reversal) on an individual investment property is expected to be permanent, in which case it is charged (or credited) in the profit and loss account of the period. This departure from the Companies Act 2006 requirement for all fixed assets with a limited useful economic life to be depreciated is necessary in order to give a true and fair view. Depreciation is only one of many factors reflected in the annual valuation and the amounts of depreciation which might otherwise have been charged cannot be separately identified or quantified.

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## BREWSTER ESTATES LIMITED

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### NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 OCTOBER 2011

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#### 1. ACCOUNTING POLICIES (continued)

##### 1.6 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost represents purchase price.

##### 1.7 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation. Deferred tax is not provided on timing differences arising from the revaluation of fixed assets in the financial statements. A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred tax assets and liabilities are calculated at current tax rates.

##### 1.8 Pensions

The company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the company to the fund in respect of the year.

#### 2. INTANGIBLE FIXED ASSETS

	£
<b>Cost</b>	
At 1 November 2010 and 31 October 2011	<b>66,260</b>
<b>Net book value</b>	
At 31 October 2011	<b>66,260</b>
At 31 October 2010	<b>66,260</b>

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**BREWSTER ESTATES LIMITED**

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**NOTES TO THE ABBREVIATED ACCOUNTS  
FOR THE YEAR ENDED 31 OCTOBER 2011**

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**3. TANGIBLE FIXED ASSETS**

	£
<b>Cost or valuation</b>	
At 1 November 2010 and 31 October 2011	<u>37,950</u>
<b>Depreciation</b>	
At 1 November 2010	36,351
Charge for the year	432
At 31 October 2011	<u>36,783</u>
<b>Net book value</b>	
At 31 October 2011	<u>1,167</u>
At 31 October 2010	<u>1,599</u>

**4. FIXED ASSET INVESTMENTS**

	£
<b>Cost or valuation</b>	
At 1 November 2010	1,916,245
Redemptions	6,600
At 31 October 2011	<u>1,922,845</u>
<b>Impairment</b>	
At 1 November 2010	57,881
Charge for the year	4,717
At 31 October 2011	<u>62,598</u>
<b>Net book value</b>	
At 31 October 2011	<u>1,860,247</u>
At 31 October 2010	<u>1,858,364</u>

Two investment properties were last valued in March 2006 by Linays Commercial Property Consultants and at open market value. The directors believe that the current open market value remains unchanged. A third investment property was valued in October 2009 by the same surveyors and at open market value.

**Subsidiary undertakings**

The following were subsidiary undertakings of the company

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## BREWSTER ESTATES LIMITED

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### NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 OCTOBER 2011

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#### 4. FIXED ASSET INVESTMENTS (continued)

The aggregate of the share capital and reserves as at 31 October 2011 and of the profit or loss for the year ended on that date for the subsidiary undertakings were as follows

Name	Aggregate of share capital and reserves £	Profit/(loss) £
Contenor Limited	<u>125,243</u>	<u>461,093</u>

#### 5. CREDITORS:

##### Amounts falling due after more than one year

Bank loans and overdraft due within one year of £nil (2009 £13,010) and after more than one year of £nil (2009 £120,528) are secured by a fixed and floating charge over the investment properties and stock of properties

#### 6. SHARE CAPITAL

	2011 £	2010 £
Allotted, called up and fully paid		
120,000 Ordinary shares of £1 each	<u>120,000</u>	<u>120,000</u>

#### 7. DIRECTORS' BENEFITS, ADVANCES, CREDIT AND GUARANTEES

Included within creditors falling due within one year is a directors' loan account with J W Brewster Esq which amounted to £690,964 (2010 £1,120,490) at the year end. The directors' loan account bears interest at 3% above the bank base rate, which amounted to £26,849 (2010 £41,355) during the year. There are no fixed terms of repayment.