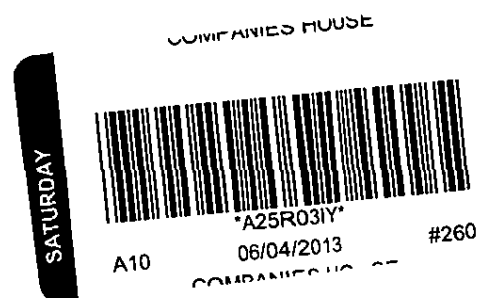

BURLINGTON HOMES LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2012



BURLINGTON HOMES LIMITED

COMPANY INFORMATION

DIRECTORS	P H R J Newbold - deceased G R W J Newbold
COMPANY SECRETARY	M C T J Newbold
REGISTERED NUMBER	02178727
REGISTERED OFFICE	25 Moorgate London EC2R 6AY
INDEPENDENT AUDITORS	Nexia Smith and Williamson Chartered Accountants & Statutory Auditor Portwall Place Portwall Lane Bristol BS1 6NA

BURLINGTON HOMES LIMITED

CONTENTS

	Page
Directors' report	1 - 2
Independent auditors' report	3 - 4
Profit and loss account	5
Statement of total recognised gains and losses	6
Balance sheet	7
Notes to the financial statements	8 - 11

BURLINGTON HOMES LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 30 APRIL 2012

The directors present their report and the financial statements for the year ended 30 April 2012

DIRECTORS' RESPONSIBILITIES STATEMENT

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 judgments 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.

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.

PRINCIPAL ACTIVITIES

The company's principal activity is the investment in, and letting of, freehold residential property.

DIRECTORS

The directors who served during the year were

P H R J Newbold - deceased
G R W J Newbold

PROVISION OF INFORMATION TO AUDITORS

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that

- so far as that director is aware, there is no relevant audit information of which the company's auditor are unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the company's auditor in connection with preparing their report and to establish that the company's auditor are aware of that information.

BURLINGTON HOMES LIMITED

**DIRECTORS' REPORT
FOR THE YEAR ENDED 30 APRIL 2012**

AUDITORS

The auditor, Nexia Smith and Williamson, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 27 February 2013, and signed on its behalf.



G R W J Newbold
Director

BURLINGTON HOMES LIMITED

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF BURLINGTON HOMES LIMITED

We have audited the financial statements of Burlington Homes Limited for the year ended 30 April 2012, set out on pages 5 to 11. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's shareholders, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's shareholders those matters we are required to state to them in an 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 and the company's shareholders as a body, for our audit work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

As explained more fully in the Directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

SCOPE OF THE AUDIT OF THE FINANCIAL STATEMENTS

A description of the scope of an audit of financial statements is provided on the Auditing Practices Board's website at www.frc.org.uk/apb/scope/private.cfm.

OPINION ON FINANCIAL STATEMENTS

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 30 April 2012 and of its loss for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

OPINION ON OTHER MATTER PRESCRIBED BY THE COMPANIES ACT 2006

In our opinion the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.

BURLINGTON HOMES LIMITED

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF BURLINGTON HOMES LIMITED

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit, or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Directors' report

Nexia Smith & Williamson

Michael Neale (Senior statutory auditor)

for and on behalf of

Nexia Smith and Williamson

Chartered Accountants
Statutory Auditor

Portwall Place
Portwall Lane
Bristol
BS1 6NA

17/02/2013

BURLINGTON HOMES LIMITED

**PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 30 APRIL 2012**

	Note	2012 £	2011 £
TURNOVER	1	176,741	67,786
Administrative expenses		(279,378)	(214,519)
Exceptional administrative expenses		(160,122)	-
Total administrative expenses		(439,500)	(214,519)
OPERATING LOSS	2	(262,759)	(146,733)
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(262,759)	(146,733)
Tax on loss on ordinary activities		-	-
LOSS FOR THE FINANCIAL YEAR	9	(262,759)	(146,733)

The notes on pages 8 to 11 form part of these financial statements

BURLINGTON HOMES LIMITED

**STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
FOR THE YEAR ENDED 30 APRIL 2012**

	2012	2011
	£	£
LOSS FOR THE FINANCIAL YEAR	(262,759)	(146,733)
Unrealised surplus on revaluation of fixed asset investments	50,000	615,973
TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE YEAR	(212,759)	469,240

The notes on pages 8 to 11 form part of these financial statements

BURLINGTON HOMES LIMITED
REGISTERED NUMBER: 02178727

BALANCE SHEET
AS AT 30 APRIL 2012

	Note	£	2012 £	£	2011 £
FIXED ASSETS					
Investment property	4		2,850,000		2,100,000
CURRENT ASSETS					
Debtors	5	53,051		.	
Cash at bank		47,209		83,274	
		<u>100,260</u>		<u>83,274</u>	
CREDITORS: amounts falling due within one year	6	(25,855)		(13,193)	
NET CURRENT ASSETS			74,605		70,081
TOTAL ASSETS LESS CURRENT LIABILITIES			2,924,605		2,170,081
CREDITORS: amounts falling due after more than one year	7		(2,668,124)		(1,700,841)
NET ASSETS			<u>256,481</u>		<u>469,240</u>
CAPITAL AND RESERVES					
Called up share capital	8		1,500		1,500
Revaluation reserve	9		665,973		615,973
Profit and loss account	9		(410,992)		(148,233)
SHAREHOLDERS' FUNDS			<u>256,481</u>		<u>469,240</u>

The financial statements 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 and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

S. Newbold

G R W J Newbold
 Director

Date. *27 February 2013.*

The notes on pages 8 to 11 form part of these financial statements

BURLINGTON HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2012

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The financial statements 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 April 2008)

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 April 2008)

1.3 Turnover

Turnover represents rents receivable during the year in respect of rental properties

1.4 Investment properties

Investment properties are included in the Balance sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and are not depreciated. This treatment is contrary to the Companies Act 2006 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

1.5 Going concern

The company is reliant on the continued support of its parent company, St Ledger Investments Limited

After making enquiries, the directors have a reasonable expectation that the company and the group have adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements

2. OPERATING LOSS

During the year, no director received any emoluments (2011 - £NIL)

3. EXCEPTIONAL ITEMS

	2012 £	2011 £
Loan interest and arrangement fees	160,122	-

BURLINGTON HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2012

4. INVESTMENT PROPERTY

	Freehold investment property £
Cost or valuation	
At 1 May 2011	2,100,000
Additions	700,000
Revaluations	50,000
	<u>2,850,000</u>
At 30 April 2012	2,850,000
Net book value	
At 30 April 2012	<u>2,850,000</u>
<i>At 30 April 2011</i>	<u>2,100,000</u>

The freehold investment property was valued by the Bowen Partnership in 2011, on an open market basis. The directors consider that the valuation remains appropriate at the year end.

On a historical cost basis, freehold land and buildings would have been included as follows:

	2012 £	2011 £
Cost	<u>2,184,027</u>	<u>1,484,027</u>

5. DEBTORS

	2012 £	2011 £
Directors' current account	25,000	-
Amounts owed by group undertakings	28,051	-
	<u>53,051</u>	<u>-</u>

6. CREDITORS: Amounts falling due within one year

	2012 £	2011 £
Trade creditors	6,010	-
Other creditors and accruals	19,645	13,193
	<u>25,655</u>	<u>13,193</u>

BURLINGTON HOMES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2012**

6. CREDITORS.
Amounts falling due within one year (continued)

7. CREDITORS:
Amounts falling due after more than one year

	2012 £	2011 £
Bank loans	1,650,000	-
Amounts owed to group undertakings	1,018,124	1,700,841
	<u>2,668,124</u>	<u>1,700,841</u>

The bank loans are secured by a mortgage over various properties held by the company

8. SHARE CAPITAL

	2012 £	2011 £
Allotted, called up and fully paid		
1,500 Ordinary shares of £1 each	<u>1,500</u>	<u>1,500</u>

9. RESERVES

	Revaluation reserve £	Profit and loss account £
At 1 May 2011	615,973	(148,233)
Loss for the year	-	(262,759)
Surplus on revaluation of other fixed assets	50,000	-
	<u>665,973</u>	<u>(410,992)</u>
At 30 April 2012		

10. RELATED PARTY TRANSACTIONS

Included in amounts due to group undertakings is an amount of £1,018,124 (2011 - £1,693,902) due to St Ledger Investments Limited, the company's parent

Amounts due from Directors totalled £25,000 (2011 - £Nil), which is included within debtors due within one year

BURLINGTON HOMES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2012**

11. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The parent company is St Ledger Investments Limited, a company incorporated in Great Britain. The directors do not consider there to be an ultimate controlling party of the company.