

Registrar

COMPANY REGISTRATION NUMBER 02930345

THE BARON HOMES CORPORATION LIMITED
ABBREVIATED ACCOUNTS
31 MARCH 2008

TUESDAY



AWEW55WM

A09

23/12/2008

289

COMPANIES HOUSE

TURPIN BARKER ARMSTRONG
Chartered Certified Accountants & Registered Auditors
Allen House
1 Westmead Road
Sutton
Surrey
SM1 4LA

THE BARON HOMES CORPORATION LIMITED

ABBREVIATED ACCOUNTS

YEAR ENDED 31 MARCH 2008

CONTENTS	PAGE
Independent auditor's report to the company	1
Abbreviated balance sheet	3
Notes to the abbreviated accounts	4

THE BARON HOMES CORPORATION LIMITED
INDEPENDENT AUDITOR'S REPORT TO THE BARON HOMES
CORPORATION LIMITED

UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts, together with the financial statements of The Baron Homes Corporation Limited for the year ended 31 March 2008 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 auditor's 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 audit work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF THE DIRECTORS AND THE AUDITOR

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 auditor's 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.

We have undertaken the audit in accordance with the requirements of APB Ethical Standards including APB Ethical Standard - Provisions Available for Small Entities, in the circumstances set out below:

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

OPINION

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts have been properly prepared in accordance with those provisions.

**INDEPENDENT AUDITOR'S REPORT TO THE BARON HOMES
CORPORATION LIMITED (continued)**

TURPIN BARKER ARMSTRONG
Chartered Certified Accountants
& Registered Auditors

**Allen House
1 Westmead Road
Sutton
Surrey
SM1 4LA**

2. Kinder 208

THE BARON HOMES CORPORATION LIMITED

ABBREVIATED BALANCE SHEET

31 MARCH 2008

	Note	2008	2007
		£	£
FIXED ASSETS	2		
Tangible assets		89,224,450	81,436,008
Investments		105,827	103,314
		<u>89,330,277</u>	<u>81,539,322</u>
CURRENT ASSETS			
Stocks		-	594,773
Debtors		871,563	1,885,529
Cash at bank and in hand		4,356,522	95,966
		<u>5,228,085</u>	<u>2,576,268</u>
CREDITORS: Amounts falling due within one year		<u>1,536,961</u>	<u>1,880,608</u>
NET CURRENT ASSETS		<u>3,691,124</u>	<u>695,660</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>93,021,401</u>	<u>82,234,982</u>
CREDITORS: Amounts falling due after more than one year		<u>52,435,732</u>	<u>41,380,946</u>
		<u>40,585,669</u>	<u>40,854,036</u>
CAPITAL AND RESERVES			
Called-up equity share capital	3	100	100
Revaluation reserve		40,136,581	40,209,860
Profit and loss account		448,988	644,076
SHAREHOLDER'S FUNDS		<u>40,585,669</u>	<u>40,854,036</u>

These abbreviated accounts have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985.

These abbreviated accounts were approved by the directors and authorised for issue on 13.10.2008....., and are signed on their behalf by:


N KARIMI BLENOWE
Director

The notes on pages 4 to 7 form part of these abbreviated accounts.

THE BARON HOMES CORPORATION LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 31 MARCH 2008

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007), subject to the departures referred to below.

Turnover

The turnover shown in the profit and loss account represents amounts invoiced during the year, exclusive of Value Added Tax.

In respect of long-term contracts and contracts for on-going services, turnover represents the value of work done in the year, including estimates of amounts not invoiced. Turnover in respect of long-term contracts and contracts for on-going services is recognised by reference to the stage of completion.

Fixed assets

All fixed assets are initially recorded at cost.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Plant & Machinery	- 25% Reducing Balance
Fixtures & Fittings	- 25% Reducing Balance
Motor Vehicles	- 25% Reducing Balance

An amount equal to the excess of the annual depreciation charge on revalued assets over the notional historical cost depreciation charge on those assets is transferred annually from the revaluation reserve to the profit and loss reserve.

Investment properties

In accordance with SSAP 19 investment properties are revalued annually to open market value and no depreciation is provided. The directors consider that this accounting policy results in the financial statements giving a true and fair view. The effect of this departure from the Companies Act 1985 has not been quantified because it is impracticable and, in the opinion of the directors, would be misleading.

The aggregate surplus or deficit arising on revaluation is transferred to the revaluation reserve except where a deficit is deemed to represent a permanent diminution in value, in which case it is charged to the profit and loss account.

Work in progress

Work in progress is valued on the basis of direct costs plus attributable overheads based on normal level of activity. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of work in progress.

THE BARON HOMES CORPORATION LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 31 MARCH 2008

1. ACCOUNTING POLICIES *(continued)*

Pension costs

The company operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the company. The annual contributions payable are charged to the profit and loss account.

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax, with the following exceptions:

Provision is made for tax on gains arising from the revaluation (and similar fair value adjustments) of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only where the replacement assets are sold.

Deferred tax assets are recognised only to the extent that the directors consider that it is 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 is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

Foreign currencies

Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of the transaction. Exchange differences are taken into account in arriving at the operating profit.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Consolidation

The company and its subsidiary comprise a small group. The company has therefore taken advantage of the exemption provided by section 248 of the Companies Act 1985 not to prepare group accounts.

THE BARON HOMES CORPORATION LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 31 MARCH 2008

2. FIXED ASSETS

	Tangible Assets £	Investments £	Total £
COST OR VALUATION			
At 1 April 2007	81,638,468	103,314	81,741,782
Additions	7,906,377	93,691	8,000,068
Disposals	(125,000)	(91,178)	(216,178)
Revaluation	33,920	—	33,920
At 31 March 2008	89,453,765	105,827	89,559,592
DEPRECIATION			
At 1 April 2007	202,460	—	202,460
Charge for year	26,855	—	26,855
At 31 March 2008	229,315	—	229,315
NET BOOK VALUE			
At 31 March 2008	89,224,450	105,827	89,330,277
At 31 March 2007	81,436,008	103,314	81,539,322

Certain freehold and leasehold properties were professionally valued by Savills, a firm of chartered surveyors, on the basis of market value at 21st March 2007. These valuations were undertaken in accordance with the Royal Institution of Chartered Surveyors Appraisal and Valuation Standards. Given the current state of the United Kingdom property market in response to the "credit crunch", the directors do not consider there to be a material difference between this valuation and the open market value of the properties at 31st March 2008.

No provision has been made for corporation tax which might become payable on chargeable gains under present legislation if the properties were to be sold. If the above properties were disposed of at market value it is estimated that there would be a liability of corporation tax of approximately £11,700,000 (2007 - £12,400,000).

The historic cost of investment properties is:

	2008 £	2007 £
Cost	47,326,167	40,158,343

THE BARON HOMES CORPORATION LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 31 MARCH 2008

2. FIXED ASSETS *(continued)*

Subsidiary undertakings, associated undertakings and other investments

The principal undertakings in which the company's interest at at the year end is 20% or more are as follows:-

	Country of incorporation or registration	Proportion of voting rights and ordinary share capital held	Nature of business
Baron Developments (Brighton) Ltd	UK	100%	Dormant
Baron Estate Agencies Ltd	UK	100%	Estate Agency

Unless otherwise stated, the following figures have been extracted from the financial statements for the year ended 31st March 2008:

	Aggregate share capital and reserves		Profit/(Loss) for year	
	2008	2007	2008	2007
	£	£	£	£
Baron Developments (Brighton) Ltd	198	-	-	-
Baron Estate Agencies Ltd	2	-	(91,663)	-

3. SHARE CAPITAL

Authorised share capital:

	2008	2007
	£	£
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

Allotted, called up and fully paid:

	2008		2007	
	No	£	No	£
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>