

Registered number  
3838354

Evington Properties Limited

Abbreviated Accounts

30 November 2007



**Evington Properties Limited**  
**Independent auditors' Report**

**Independent auditors' report to Evington Properties Limited**  
**under section 247B of the Companies Act 1985**

We have examined the abbreviated accounts which comprise the Abbreviated Balance Sheet and the related notes, together with the full accounts of the company for the year ended 30 November 2007 prepared under section 226 of the Companies Act 1985

**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 accounts to be delivered are 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 considered necessary to confirm, by reference to the full accounts, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full accounts.

**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 are properly prepared in accordance with those provisions.



The Corporate Practice Limited  
Registered auditors

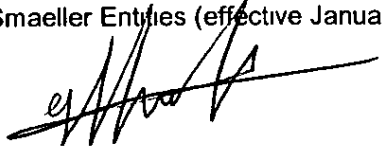
65 Delamere Road  
Hayes  
Middlesex  
UB4 0NN

26 September 2008

**Evington Properties Limited**  
**Abbreviated Balance Sheet**  
**as at 30 November 2007**

	Notes	2007 £	2006 £
<b>Fixed assets</b>			
Tangible assets	2	13,852	14,873
Investments	3	1,160,000	1,317,071
		<u>1,173,852</u>	<u>1,331,944</u>
<b>Current assets</b>			
Stocks		1,594,442	1,594,442
Debtors		170,739	5,562
Cash at bank and in hand		-	766,820
		<u>1,765,181</u>	<u>2,366,824</u>
<b>Creditors, amounts falling due within one year</b>		<u>(36,170)</u>	<u>(680,076)</u>
<b>Net current assets</b>		1,729,011	1,686,748
<b>Total assets less current liabilities</b>		<u>2,902,863</u>	<u>3,018,692</u>
<b>Creditors: amounts falling due after more than one year</b>		(2,351,400)	(2,233,525)
<b>Provisions for liabilities</b>		(1,870)	(1,902)
<b>Net assets</b>		<u>549,593</u>	<u>783,265</u>
<b>Capital and reserves</b>			
Called up share capital	5	100	100
Revaluation reserve		(43,674)	126,012
Profit and loss account		593,167	657,153
<b>Shareholders' funds</b>		<u>549,593</u>	<u>783,265</u>

The accounts have been prepared in accordance with the special provisions relating to small companies within Part VII of the Companies Act 1985 and Financial Reporting Standard for Smaller Entities (effective January 2007)

  
Gurdeep Singh Sandhu  
Director

Approved by the board on 26 September 2008

**Evington Properties Limited**  
**Notes to the Abbreviated Accounts**  
**for the year ended 30 November 2007**

**1 Accounting policies**

The accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007)

**Turnover**

Turnover represents the value, net of value added tax and discounts, of goods provided to customers and work carried out in respect of services provided to customers

**Depreciation**

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives

Furniture, fittings & equipments	15% reducing balance
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**Investment properties**

In accordance with SSAP 19, investment properties are revalued annually and the aggregate surplus or deficit is transferred to revaluation reserve. No depreciation is provided in respect of investment properties

**Stocks**

Properties acquired for resale are taken into stock on completion of the purchase, and sales are accounted for on completion of sale. Stock is valued at the lower of cost and net realisable value

**Deferred taxation**

Full provision is made for deferred taxation resulting from timing differences between the recognition of gains and losses in the accounts and their recognition for tax purposes. Deferred taxation is calculated on an un-discounted basis at the tax rates which are expected to apply in the periods when the timing differences will reverse

**Operating lease agreements**

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease

**Interest payable**

Interest is written off to profit and loss account as incurred

**2 Tangible fixed assets**

**Cost**

At 1 December 2006

Additions

At 30 November 2007

**Depreciation**

At 1 December 2006

Charge for the year

At 30 November 2007

**Net book value**

At 30 November 2007

At 30 November 2006

£

30,091

1,423

31,514

15,218

2,444

17,662

13,852

14,873

**Evington Properties Limited**  
**Notes to the Abbreviated Accounts**  
**for the year ended 30 November 2007**

**3 Investments** **£**

<b>Cost</b>	
At 1 December 2006	1,317,071
Additions	12,615
Disposals	<u>(169,686)</u>
At 30 November 2007	<u>1,160,000</u>

**4 Loans** **2007** **2006**  
**£** **£**

Creditors include

Secured bank loans	<u>2,351,400</u>	<u>2,233,525</u>
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The bank loans are secured by fixed charge over the fixed asset, property stock and personal guarantees by the directors

**5 Share capital** **2007** **2006**  
**£** **£**

Authorised		
Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

	<b>2007</b>	<b>2006</b>	<b>2007</b>	<b>2006</b>
	<b>No</b>	<b>No</b>	<b>£</b>	<b>£</b>
Allotted, called up and fully paid				
Ordinary shares of £1 each	100	100	<u>100</u>	<u>100</u>

**6 Transactions with directors**

During the year the company paid rent of £9,000 (2006 £9,000) to its director Mr Ekam S Sandhu for the use of shop premises

The directors loan account outstanding as at 30 November 2007 was £227 (2006 £606,943)