Abbreviated Unaudited Accounts for the Year Ended 13 October 2006

for

Premier Choice Homes Limited

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Company Information for the Year Ended 13 October 2006

DIRECTOR: R Jenkins

SECRETARY: D A Jenkins

REGISTERED OFFICE: 6 River Avenue

Thames Ditton Surrey

KT7 ORS

REGISTERED NUMBER: 3972764 (England and Wales)

ACCOUNTANT: Karen Bowles

Chartered Certified Accountant

Esher Place Lodge 59 More Lane

Esher Surrey KT10 8AR

Abbreviated Balance Sheet 13 October 2006

		13.10.06		13.10.05	
	Notes	£	£	£	£
FIXED ASSETS	2		0.544		2.025
Tangible assets Investments	2 3		2,544 2,715,000		3,027 1,800,000
1114 Cottlients	3				1,800,000
			2,717,544		1,803,027
CURRENT ASSETS					
Debtors		1,999,183		-	
Cash at bank		10,482		5,461	
		2,009,665		5,461	
CREDITORS		0.170.040		0= -0-	
Amounts falling due within one year	4	2,178,042		97,597	
NET CURRENT LIABILITIES			(168,377)		(92,136)
TOTAL ASSETS LESS CURRENT					
LIABILITIES			2,549,167		1,710,891
CREDITORS					
Amounts falling due after more than on	e				
year	4		1,283,500		1,283,500
NET ASSETS			1,265,667		427,391
CAPITAL AND RESERVES					
Called up share capital	5		100		100
Revaluation reserve			1,062,825		429,871
Profit and loss account			202,742		(2,580)
SHAREHOLDERS' FUNDS			1,265,667		427,391
					=====

The company is entitled to exemption from audit under Section 249A(1) of the Companies Act 1985 for the year ended 13 October 2006.

The members have not required the company to obtain an audit of its financial statements for the year ended 13 October 2006 in accordance with Section 249B(2) of the Companies Act 1985.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Section 221 of the Companies Act 1985 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Section 226 and which otherwise comply with the requirements of the Companies Act 1985 relating to financial statements, so far as applicable to the company.

The notes form part of these abbreviated accounts

Abbreviated Balance Sheet - continued 13 October 2006

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

The financial statements were approved by the director on ______ and were signed by:

R Jenkins - Director

Notes to the Abbreviated Accounts for the Year Ended 13 October 2006

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005).

Turnover

Turnover represents net invoiced sales of goods, excluding value added tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc

- 25% on reducing balance

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

2. TANGIBLE FIXED ASSETS

	Total £
COST At 14 October 2005 Additions	8,218 367
At 13 October 2006	8,585
DEPRECIATION At 14 October 2005 Charge for year	5,191 850
At 13 October 2006	6,041
NET BOOK VALUE At 13 October 2006	2,544
At 13 October 2005	3,027

3. FIXED ASSET INVESTMENTS

	Unlisted investments £
COST OR VALUATION	2
At 14 October 2005	1,800,000
Additions	436,047
Disposals	(154,001)
Revaluations	632,954
At 13 October 2006	2,715,000
NET BOOK VALUE	
At 13 October 2006	2,715,000
At 13 October 2005	1,800,000

Notes to the Abbreviated Accounts - continued for the Year Ended 13 October 2006

4. CREDITORS

The following secured debts are included within creditors:

	Bank loans			13.10.06 £ 2,507,162	13.10.05 £ 1,283,500
5.	CALLED U	P SHARE CAPITAL			
	Authorised:				
	Number:	Class:	Nominal value:	13.10.06 £	13.10.05 £
	1,000,000	Ordinary	£1	1,000,000	1,000,000
	Allotted, issu	ed and fully paid:			
	Number:	Class:	Nominal value:	13.10.06 £	13.10.05 £
	100	Ordinary	£1	100	100