

REGISTERED NUMBER: 3587494 (England and Wales)

**ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 NOVEMBER 2008
FOR
HOPE ESTATES LIMITED**

SATURDAY



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12/09/2009

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COMPANIES HOUSE

HOPE ESTATES LIMITED

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FOR THE YEAR ENDED 30 NOVEMBER 2008**

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HOPE ESTATES LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30 NOVEMBER 2008**

DIRECTORS: N Swift
Miss C Swift
D V Le Brun
Mrs K S Swift

SECRETARY: Mrs V E Saffery

REGISTERED OFFICE: The Galleries
Charters Road
Sunningdale
Ascot
Berkshire
SL5 9QJ

REGISTERED NUMBER: 3587494 (England and Wales)

AUDITORS: Davis Burton Sellek
Chartered Accountants
Registered Auditors
The Galleries
Charters Road
Sunningdale
Berkshire
SL5 9QJ

BANKERS: The Cooperative Bank
Kings Valley
Yew Street
Stockport
Cheshire
SK4 2JU

**REPORT OF THE INDEPENDENT AUDITORS TO
HOPE ESTATES LIMITED
UNDER SECTION 247B OF THE COMPANIES ACT 1985**

We have examined the abbreviated accounts set out on pages three to five, together with the financial statements of Hope Estates Limited for the year ended 30 November 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 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 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 are properly prepared.

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.



Davis Burton Sellek
Chartered Accountants
Registered Auditors
The Galleries
Charters Road
Sunningdale
Berkshire
SL5 9QJ

Date: 11/9/09


HOPE ESTATES LIMITED

**ABBREVIATED BALANCE SHEET
30 NOVEMBER 2008**

	Notes	2008		2007	
		£	£	£	£
FIXED ASSETS					
Tangible assets	2		17,400,318		12,545,530
CURRENT ASSETS					
Debtors		504,554		128,864	
Cash at bank and in hand		354,194		511,139	
		<u>858,748</u>		<u>640,003</u>	
CREDITORS					
Amounts falling due within one year		<u>146,021</u>		<u>220,272</u>	
NET CURRENT ASSETS			<u>712,727</u>		<u>419,731</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>18,113,045</u>		<u>12,965,261</u>
CREDITORS					
Amounts falling due after more than one year			<u>12,451,588</u>		<u>7,352,530</u>
NET ASSETS			<u><u>5,661,457</u></u>		<u><u>5,612,731</u></u>
CAPITAL AND RESERVES					
Called up share capital	3		2		2
Revaluation reserve			6,335,617		5,560,259
Profit and loss account			(674,162)		52,470
SHAREHOLDERS' FUNDS			<u><u>5,661,457</u></u>		<u><u>5,612,731</u></u>

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 Board of Directors on 11 Sep 09 and were signed on its behalf by:


.....
N Swift - Director

HOPE ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 30 NOVEMBER 2008

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 2007).

Turnover

Turnover represents rents receivable during the year.

Tangible fixed assets

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

Motor vehicles	- 25% on reducing balance
Computer equipment	- 33% on cost

It is the company's policy not to charge depreciation on freehold property. The remaining economic life of all properties is expected to comfortably exceed 50 years and depreciation is deemed immaterial. The company's policy is to actively maintain properties, with associated maintenance expenditure charged to the profit and loss account as incurred. In accordance with FRS 11 the company undertakes an annual impairment review of freehold property, with any diminution in value accounted for accordingly.

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 OR VALUATION	
At 1 December 2007	12,553,730
Additions	4,234,654
Disposals	(151,943)
Revaluations	775,358
	<hr/>
At 30 November 2008	17,411,799
DEPRECIATION	
At 1 December 2007	8,200
Charge for year	3,281
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At 30 November 2008	11,481
NET BOOK VALUE	
At 30 November 2008	17,400,318
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At 30 November 2007	12,545,530
	<hr/> <hr/>

HOPE ESTATES LIMITED

**NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 30 NOVEMBER 2008**

3. CALLED UP SHARE CAPITAL

Authorised:		Nominal value:	2008	2007
Number:	Class:		£	£
1,000	Ordinary	£1	<u>1,000</u>	<u>1,000</u>
Allotted, issued and fully paid:		Nominal value:	2008	2007
Number:	Class:		£	£
2	Ordinary	£1	<u>2</u>	<u>2</u>

4. TRANSACTIONS WITH DIRECTORS

The following loan to directors subsisted during the years ended 30 November 2008 and 30 November 2007:

	2008	2007
	£	£
N Swift		
Balance outstanding at start of year	(43,858)	-
Balance outstanding at end of year	245,353	-
Maximum balance outstanding during year	<u>245,353</u>	<u>-</u>