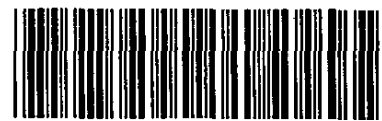


REGISTERED NUMBER: 3587494 (England and Wales)

**ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 NOVEMBER 2010
FOR
HOPE ESTATES LIMITED**

FRIDAY



AMFHEWFH

A43

05/08/2011

220

COMPANIES HOUSE

HOPE ESTATES LIMITED

**CONTENTS OF THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 NOVEMBER 2010**

	Page
Company Information	1
Report of the Independent Auditors on the Abbreviated Accounts	2
Abbreviated Balance Sheet	3
Notes to the Abbreviated Accounts	4

HOPE ESTATES LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30 NOVEMBER 2010**

DIRECTORS:	N Swift D V Le Brun Mrs K S Swift
REGISTERED OFFICE:	The Galleries Charters Road Sunningdale Ascot Berkshire SL5 9QJ
REGISTERED NUMBER:	3587494 (England and Wales)
AUDITORS:	Davis Burton Sellek Chartered Accountants Statutory Auditors The Galleries Charters Road Sunningdale Berkshire SL5 9QJ
BANKERS:	Lloyds TSB 19 Market Place Durham DH1 3NL

**REPORT OF THE INDEPENDENT AUDITORS TO
HOPE ESTATES LIMITED
UNDER SECTION 449 OF THE COMPANIES ACT 2006**

We have examined the abbreviated accounts set out on pages three to five, together with the full financial statements of Hope Estates Limited for the year ended 30 November 2010 prepared under Section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Section 449 of the Companies Act 2006. 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 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section and to report our opinion to you.

Basis of opinion

We conducted our work in accordance with Bulletin 2008/4 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.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section.

Dawn O'Leary

Dawn O'Leary CA (Senior Statutory Auditor)
for and on behalf of Davis Burton Sellek
Chartered Accountants
Statutory Auditors
The Galleries
Charters Road
Sunningdale
Berkshire
SL5 9QJ

Date

3 Aug 2011

HOPE ESTATES LIMITED

**ABBREVIATED BALANCE SHEET
30 NOVEMBER 2010**

	Notes	2010		2009	
		£	£	£	£
FIXED ASSETS					
Tangible assets	2		17,496,719		17,444,404
CURRENT ASSETS					
Debtors		219,949		300,984	
Cash at bank and in hand		234,030		75,133	
		<u>453,979</u>		<u>376,117</u>	
CREDITORS					
Amounts falling due within one year	3	<u>220,957</u>		<u>129,236</u>	
NET CURRENT ASSETS			<u>233,022</u>		<u>246,881</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>17,729,741</u>		<u>17,691,285</u>
CREDITORS					
Amounts falling due after more than one year	3		(12,497,240)		(12,451,588)
PROVISIONS FOR LIABILITIES			<u>(1,264)</u>		<u>-</u>
NET ASSETS			<u><u>5,231,237</u></u>		<u><u>5,239,697</u></u>
CAPITAL AND RESERVES					
Called up share capital	4		2		2
Revaluation reserve			6,206,582		6,149,761
Profit and loss account			(975,347)		(910,066)
SHAREHOLDERS' FUNDS			<u><u>5,231,237</u></u>		<u><u>5,239,697</u></u>

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies

The financial statements were approved by the Board of Directors on 3/2/11 and were signed on its behalf by



N Swift - Director

The notes form part of these abbreviated accounts

HOPE ESTATES LIMITED

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 NOVEMBER 2010**

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 April 2008)

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

Short leasehold	- evenly over the term of the lease
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 2009	17,457,678
Additions	131,388
Disposals	(137,537)
Revaluations	56,821
At 30 November 2010	<u>17,508,350</u>
DEPRECIATION	
At 1 December 2009	13,274
Charge for year	4,057
Eliminated on disposal	(5,700)
At 30 November 2010	<u>11,631</u>
NET BOOK VALUE	
At 30 November 2010	<u><u>17,496,719</u></u>
At 30 November 2009	<u><u>17,444,404</u></u>

3 CREDITORS

Creditors include an amount of £12,582,248 (2009 - £12,451,588) for which security has been given

HOPE ESTATES LIMITED

**NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 30 NOVEMBER 2010**

3 CREDITORS - continued

They also include the following debts falling due in more than five years

	2010 £	2009 £
Repayable otherwise than by instalments	5,313,088	5,313,088
Repayable by instalments	6,759,112	7,138,500
	<u>12,072,200</u>	<u>12,451,588</u>

4 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid			2010	2009
Number	Class	Nominal value £1	£	£
2	Ordinary		<u>2</u>	<u>2</u>

5 TRANSACTIONS WITH DIRECTORS

The following loan to directors subsisted during the years ended 30 November 2010 and 30 November 2009:

	2010 £	2009 £
N Swift		
Balance outstanding at start of year	209,786	245,353
Amounts repaid	(68,642)	(35,567)
Balance outstanding at end of year	<u>141,144</u>	<u>209,786</u>