

Registered Number
340688
England & Wales

FRINCON (COLCHESTER) LIMITED

ANNUAL REPORT AND ACCOUNTS

30th September 2001



FRINCON (COLCHESTER) LIMITED

ANNUAL REPORT AND ACCOUNTS

Year ended 30th September 2001

C O N T E N T S

	<u>Page</u>
Directors, Officers and Registered Office	1
Directors' Report	2/3
Auditors' Report	4
Accounts comprising:	
Profit and Loss Account	5
Balance Sheet	6/7
Notes to the Financial Statements	8/9

FRINCON (COLCHESTER) LIMITED

BOARD OF DIRECTORS

A R W Tomkins

C J Bird, FRICS

SECRETARY

R W Smith

REGISTERED OFFICE

143 Connaught Avenue

Frinton on Sea, Essex

REGISTERED NUMBER

340688 England & Wales

AUDITORS

Thornton & Co

Chartered Accountants

Great Bentley

Colchester, Essex

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FRINCON (COLCHESTER) LIMITED

REPORT OF THE DIRECTORS

For the year 30th September 2001

The Directors submit their Report and Audited Accounts of the company for the year ended 30th September 2001.

Principal Activity

The Company is a property investment company.

Directors' Responsibilities

Company law requires the Directors to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for the period. In preparing the financial statements, the Directors have:-

- selected suitable accounting policies and applied them consistently;
- made judgements and estimates that are reasonable and prudent;
- followed applicable accounting standards;
- prepared the financial statements on the going concern basis.

The Directors acknowledge that they are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Directors

Directors who have served during the year are:

A R W Tomkins

C J Bird

Neither of the Directors had any beneficial interest in the shares of the Company at any time during the period.

Continued

FRINCON (COLCHESTER) LIMITED

REPORT OF THE DIRECTORS

For the year to 30th September 2001

(Continued)

Auditors

Thornton & Co have signified their willingness to continue in office.

The above report has been prepared in accordance with the special provisions relating to small companies within Part VII of the Companies Act 1985.

Signed on behalf of
the Board of Directors

A handwritten signature in black ink, appearing to be 'R W Smith', with a stylized flourish at the end.

R W Smith
Secretary

Approved by the Board: 27 February 2002

AUDITORS' REPORT TO THE SHAREHOLDERS OF

FRINCON (COLCHESTER) LIMITED

We have audited the financial statements on pages 5 to 9, which have been prepared in accordance with the Financial Reporting Standard for Smaller entities (effective March 2000), under the historical cost convention and the accounting policies set out on page 8.

Respective Responsibilities of Directors and Auditors:

As described on page 2, the Company's Directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements, and to report our opinion to you.

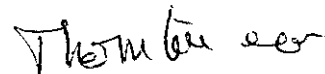
Basis of Opinion:

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relative to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the Directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion, we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion:

In our opinion, the financial statements give a true and fair view of the state of affairs of the Company as at 30th September 2001, and of its profit for the year then ended, and have been properly prepared in accordance with the provisions of the Companies Act 1985 applicable to small companies.



Great Bentley
Colchester, Essex

Thornton & Co
Chartered Accountants
Registered Auditors

28 February 2002

FRINCON (COLCHESTER) LIMITED

PROFIT AND LOSS ACCOUNT

for the year ended 30 September 2001

				<u>Year to 30.09.00</u>
	£	£	£	£
Rent receivable		467,777		351,632
Interest receivable		40,368		26,394
Management fee		<u>696</u>		<u>421</u>
		508,841		378,447
Interest payable	374,101		193,075	
Head Rent payable	164,800		114,735	
Property outgoings	91		33,254	
Bank charges/Other charges	39,990		12,352	
Audit fee	<u>2,250</u>		<u>500</u>	
		<u>(581,232)</u>		<u>(353,916)</u>
Profit on ordinary activities before taxation		(72,391)		24,531
Disposal of investment properties :				
Net proceeds of sale	3,534,300			
Cost/valuation	<u>(2,083,660)</u>			
		1,450,640		-
Profit for the year before taxation		1,378,249		24,531
Taxation		<u>(1,000)</u>		-
Profit for the financial year after taxation		1,377,249		24,531
Adverse balance brought forward		<u>(72,435)</u>		<u>(96,966)</u>
Balance carried forward, per Balance Sheet		<u>£1,304,814</u>		<u>£(72,435)</u>
<u>Total recognised gains and losses</u>				

The company has no recognised gains or losses other than the profit or loss for the above two financial years.

The attached notes form an integral part of these Accounts.

FRINCON (COLCHESTER) LIMITED

BALANCE SHEET

30 September 2001

30 September 2000

	<u>Notes</u>	£	£	£	£
<u>Tangible Fixed Assets</u>					
Leasehold property, at cost or valuation	3		9,173,809		7,434,457
<u>Current Assets</u>					
Debtors	5	1,074,575		85,832	
Cash at bank	6	<u>1,609,779</u>		<u>328,193</u>	
		<u>2,684,354</u>		<u>414,025</u>	
<u>Less: Creditors</u>					
Loan HSBC Bank Plc (secured)		6,800,000		4,250,000	
Amounts falling due within one year -					
Taxation	4	1,000		-	
Trade Creditors		6,047		7,575	
Other Creditors		1,100,500		1,882,297	
Shareholders' loans		<u>1,800,000</u>		<u>1,800,000</u>	
		<u>9,707,547</u>		<u>7,939,872</u>	
Net Current Assets / (Liabilities)			<u>(7,023,193)</u>		<u>(7,525,847)</u>
<u>Net Assets / (Liabilities)</u>			<u>£2,150,616</u>		<u>£(91,390)</u>

Continued

FRINCON (COLCHESTER) LIMITED

BALANCE SHEET (Continued)

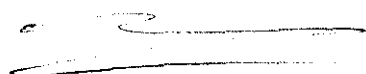
30 September 2001

30 September 2000

	<u>Notes</u>	£	£
<u>Capital and Reserves</u>	7		
Called-up Share Capital		5,050	5,050
Capital Reserves –			
Adverse balance		(24,005)	(24,005)
Re Property revaluation		864,757	-
Profit and Loss Account		<u>1,304,814</u>	<u>(72,435)</u>
<u>Shareholders' Funds</u> – (adverse balance 2000)		<u>£2,150,616</u>	<u>£(91,390)</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 the Financial Reporting Standard for Smaller Entities (effective March 2000).

Signed on behalf of
the Board of Directors



A R W Tomkins
Director

Approved by the Board: 27 February 2002

The attached notes form an integral part of these Accounts.

FRINCON (COLCHESTER) LIMITED
Notes to the Financial Statements
for the year ended 30 September 2001

1 **Accounting Policies and Definitions**

(a) **Presentation of Accounts**

The accounts for the year under review, and the corresponding figures for the year ended 30 September 2000, are presented to comply with the format and disclosure requirements of the Companies Act 1985 for smaller entities, and the Financial Reporting Standard for Smaller Entities (effective March 2000).

(b) **Basis of Accounts**

The Accounts are prepared in accordance with applicable accounting standards under the historical cost convention.

(c) **Fixed Assets**

Statement of Standard Accounting Practice No 12 states that a provision for depreciation on building should be made. However, the Directors are of the opinion that it is neither appropriate nor necessary to provide depreciation on property. No such provision has therefore been made in these financial statements.

(d) **Rent Receivable**

Rent receivable is stated at the net amount received, excluding VAT.

2 **Directors' Remuneration**

No remuneration has been paid to any Director during the accounting year under review.

3 **Tangible Fixed Assets**

	<u>30.09.01</u>	<u>30.09.00</u>
	£	£
Leasehold property at cost 1 October 2000	7,434,457	2,752,422
Additions during year, at cost	2,958,255	4,682,035
Revaluation of Gilbert Court	864,757	-
Disposals during year, at cost	<u>(2,083,660)</u>	<u>-</u>
Leasehold property at cost 30 September 2001	<u>£9,173,809</u>	<u>£7,434,457</u>

4 **Taxation**

The taxation charge of £1,000 (2000 - Nil) is after taking into account losses agreed in previous years amounting to £1,269,303.

5 **Debtors**

	£	£
Receivable within one year -		
Trade Debtors	74,139	44,918
Other Debtors	<u>1,000,436</u>	<u>40,914</u>
	<u>£1,074,575</u>	<u>£85,832</u>

FRINCON (COLCHESTER) LIMITED

Notes to the Financial Statements
for the year ended 30 September 2001

(Continued)

6 Cash at Bank

Included in the balance shown of £1,609,779 is a deposit of £400,000 held to the order of HSBC plc.

7	<u>Capital and Reserves</u>	<u>30.09.01</u>	<u>30.09.00</u>
		£	£
	<u>Called-up Share Capital</u>		
	Authorised, allocated, called-up and fully paid		
	5,000 Ordinary Shares of 1p each	50	50
	5,000 Deferred Shares of £1 each	<u>5,000</u>	<u>5,000</u>
		<u>£5,050</u>	<u>£5,050</u>
	<u>Capital Reserve</u>		
	Adverse Balance at 1 October 2000 and at 30 September 2001	£(24,005)	£(24,005)
	Revaluation reserve	<u>£864,757</u>	<u>-</u>

8 Commitments

Lease Commitments;

At 30 September 2001, the Company had annual commitments of £189,300 (2000 - £164,800).

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