Stoke-on-Trent Tenants Limited

Annual report
for the year ended 5 April 1996

3583171

Directors' report for the year ended 5 April 1996

The directors present their report and the audited financial statements for the year ended 5 April 1996.

Principal activity

The principal activity of the company continues to be the holding of properties for investment.

Review of business and future developments

The profit for the year and the appropriation thereof is set out in the profit and loss account on page 5.

Both the level of business and the year end financial position were satisfactory and the directors expect that the present level of activity will be sustained for the foreseeable future.

Change in presentation

The format of the balance sheet has been changed to the alternative style of presentation permitted, which is that adopted by the majority of property companies, in line with group policy.

Dividends

The directors recommend that a dividend of £53,000 be paid in respect of the year ended 5 April 1996.

Market value of land and buildings

In accordance with Statement of Standard Accounting Practice No 19, investment properties are included in the balance sheet at open market value.

Directors

The directors of the company at 5 April 1996, all of whom have been directors for the whole of the year ended on that date, except where stated, were:

Mr N A E Robinson (Chairman)
Mr B Tetley
Mr N A Denby

Mr H R J Burgess retired on 28 April 1995.

Directors' interests

According to the register required to be kept under Section 325 of the Companies Act 1985, none of the directors of the company at 5 April 1996 had any interest in the shares of group companies either at the beginning or end of the year ended on that date. As permitted by statutory instrument, the register does not include details of shareholdings of the directors who are also directors of the parent undertaking.

Auditors

A resolution to reappoint the auditors, Coopers & Lybrand, will be proposed at the annual general meeting.

By order of the board

N A Denby
Secretary
Jardine House
3 Commercial Street
Bradford
12 June 1996

Statement of directors' responsibilities

The directors are required by UK company law to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the company as at the end of the financial year and of the profit or loss of the company for that period.

The directors confirm that suitable accounting policies have been used and applied consistently and reasonable and prudent judgements and estimates have been made in the preparation of the financial statements for the year ended 5 April 1996. The directors also confirm that applicable accounting standards have been followed and that the financial statements have been prepared on the going concern basis.

The directors are responsible for keeping proper accounting records, for taking reasonable steps to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

By order of the board

N A Denby
Secretary
12 June 1996

Report of the auditors to the members of Stoke-on-Trent Tenants Limited

We have audited the financial statements on pages 5 to 10.

Respective responsibilities of directors and auditors

As described on page 3 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 relevant 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 the company's affairs at 5 April 1996 and of its results and total recognised gains for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Coopers & Lybrand

Chartered Accountants and Registered Auditors
Leeds
12 June 1996

Profit and loss account for the year ended 5 April 1996

	Notes	1996 £	1995 £
Turnover	2	**137,668**	118,975
Surplus from property rentals		**86,271**	95,327
Profit on ordinary activities before taxation	2	**86,271**	95,327
Taxation	6	**(33,693)**	(31,466)
Profit for the financial year		**52,578**	63,861
Proposed dividend		**(53,000)**	(63,861)
Sustained (loss)/retained profit for the year	11	**(422)**	Nil

All items dealt with in arriving at profit on ordinary activities before taxation relate to continuing operations.

There is no difference between the profit on ordinary activities before taxation and the sustained (loss)/retained profit for the year stated above and their historical cost equivalents.

Statement of total recognised gains and losses

	1996 £	1995 £
Profit for the financial year	**52,578**	63,861
Unrealised surplus on revaluation of properties	**56,949**	210,860
Total gains and losses recognised since last annual report	**£109,527**	£274,721

Balance sheet
at 5 April 1996

	Notes	1996 £	1995 £
Fixed assets			
Tangible assets	7	**1,856,750**	1,799,800
Current assets			
Debtors	8	**394,246**	402,831
Cash at bank and in hand		**7,338**	2,395
		401,584	405,226
Creditors: amounts falling due within one year	9	**(95,764)**	(98,984)
Net current assets		**305,820**	306,242
Net assets		**2,162,570**	2,106,042
Capital and reserves			
Called up share capital	10	**6,000**	6,000
Revaluation reserve	11	**1,732,178**	1,675,228
Profit and loss account	11	**424,392**	424,814
Equity shareholders' funds		**2,162,570**	2,106,042

The financial statements on pages 5 to 10 were approved by the board of directors on 12 June 1996 and were signed on its behalf by:

N A Denby
Director

Notes to the financial statements for the year ended 5 April 1996

1 Principal accounting policies

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom. However, compliance with Statement of Standard Accounting Practice No 19 'Accounting for investment properties' requires departure from the requirements of the Companies Act 1985 relating to depreciation. A summary of the more important accounting policies and an explanation of the departure relating to investment properties is set out below.

Financial Reporting Standard No 1

The company is a wholly owned subsidiary of The Bradford Property Trust PLC and the cash flows of the company are included in the consolidated cash flow statement of The Bradford Property Trust PLC. Consequently, the company is exempt under the terms of Financial Reporting Standard No 1 from publishing a cash flow statement.

Change in presentation

The format of the balance sheet has been changed to the alternative style of presentation permitted, which is that adopted by the majority of property companies, in line with group policy.

Investment properties

In accordance with SSAP 19:

(a) investment properties are revalued annually and the aggregate surplus or deficit is transferred to the revaluation reserve; and

(b) no depreciation is provided in respect of freehold investment properties.

The requirement of the Companies Act 1985 is to depreciate all properties but that requirement conflicts with the generally accepted accounting principle set out in SSAP 19. The directors consider that as these properties are not held for consumption but for investment, to depreciate them would not give a true and fair view, and that it is necessary to adopt SSAP 19 in order to give a true and fair view.

If this departure from the Act had not been made the profit for the financial year would have been reduced by depreciation. However, the amount of depreciation cannot reasonably be quantified because of the lack of analysis of the value as between land and buildings.

1 Principal accounting policies (continued)

No provision is made for taxation on the chargeable gains which may arise if the properties were disposed of at their revalued amounts.

All repairs and renewals are written off as incurred.

Housing improvement grants

Expenditure which is the subject of housing improvement grants is dealt with net of grants obtained.

2 Turnover and profit on ordinary activities before taxation

	1996 £	1995 £
Turnover: rental income exclusive of rates	137,668	118,975
Cost of sales and other property outgoings	(51,397)	(23,648)
Profit on ordinary activities before taxation	86,271	95,327

3 Auditors' remuneration

The company's auditors are remunerated through The Bradford Property Trust PLC and their fees are shown in the financial statements of that company.

4 Directors' emoluments

The company's directors are remunerated through The Bradford Property Trust PLC and their emoluments are shown in the financial statements of that company.

5 Employee information

Other than the directors, the company has no employees.

6 Taxation

	1996 £	1995 £
United Kingdom corporation tax at 33% (1995: 33%)		
Current		
On rental surplus for the year	29,000	31,085
On chargeable gains	-	-
Underprovision in respect of prior years	4,693	381
	33,693	31,466

7 Tangible fixed assets

	Freehold investment properties £
Valuation	
At 5 April 1995	1,799,800
Revaluation	56,950
At 5 April 1996	**1,856,750**

The company's freehold investment properties have been valued at their open market value at the balance sheet date. The valuation has been carried out by two officers of the parent company, one being an Associate of the Royal Institution of Chartered Surveyors. The historical cost of these properties is £124,571 (1995: £124,571). The potential corporation tax liability, had these properties been sold at the balance sheet date, was approximately £430,000 (1995: £280,000).

8 Debtors

	1996 £	1995 £
Amounts falling due within one year		
Other debtors	**781**	-
Amount owed by parent undertaking	**393,465**	402,831
	394,246	402,831

9 Creditors: amounts falling due within one year

	1996 £	1995 £
Corporation tax	**29,000**	31,085
Accruals and deferred income	**13,764**	4,038
Dividend payable	**53,000**	63,861
	95,764	98,984

10 Called up share capital

	1996 £	1995 £
Authorised, allotted, called up and fully paid		
6,000 (1995: 6,000) ordinary shares of £1 each	**6,000**	6,000

11 Reserves

	Revaluation reserve £	Profit and loss account £
At 6 April 1995	1,675,228	424,814
Revaluation of investment properties	56,950	-
Loss sustained in the year	-	(422)
At 5 April 1996	**1,732,178**	**424,392**

12 Reconciliation of movements in shareholders' funds

	1996 £	1995 £
Opening shareholders' funds	**2,106,043**	1,895,183
Profit for the financial year	**52,578**	63,861
Dividend	**(53,000)**	(63,861)
Other recognised gains and losses relating to the year (net)	**56,949**	210,860
Closing shareholders' funds	**2,162,570**	2,106,043

13 Parent undertaking

At 5 April 1996 the company was a wholly owned subsidiary of The Bradford Property Trust PLC. Copies of the parent's consolidated financial statements may be obtained from The Secretary, Jardine House, 3 Commercial Street, Forster Square, Bradford, BD1 4AN.