

359317

STOKE-ON-TRENT TENANTS LIMITED

ACCOUNTS
for the year ended
5 APRIL 1986

Coopers
& Lybrand

358317/112

STOKE-ON-TRENT TENANTS LIMITED
REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 5TH APRIL 1986

1 The directors present herewith the audited accounts for the year ended 5th April 1986.

Review of Business and Future Developments

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

3 The profit for the year and the appropriation thereof are set out in the profit and loss account on page 4.

4 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.

Dividend

5 The directors recommend that a dividend of £35,794 be paid in respect of the year ended 5th April 1986.

Movements in Fixed Assets

6 The movements in tangible fixed assets during the year are set out in note 6 on the accounts.

Market Value of Freehold Properties

7 In accordance with Statement of Standard Accounting Practice No.19 properties held as fixed assets are included in the balance sheet at open market value.

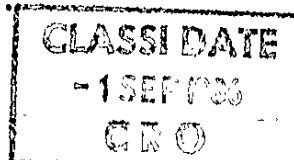
Directors

8 The directors of the company at 5th April 1986, all of whom have been directors for the whole of the year ended on that date, were:-

Sir Henry Warner, Bt. - Chairman
Mr. E.A.C. Denham
Mr. H.R.J. Burgess
Mr. N.A.E. Robinson
Mr. B. Tetley

Directors' Interests in Shares

9 According to the register required to be kept under Section 325 of the Companies Act 1985, none of the directors of the company at 5th April 1986 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 holding company.



STOKE-ON-TRENT TENANTS LIMITED

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REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 5TH APRIL 1986 (continued)

Taxation Status

10 In the opinion of the directors, the company is not a close company within the meaning of the Income and Corporation Taxes Act 1970, as amended.

Auditors

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

BY ORDER OF THE BOARD

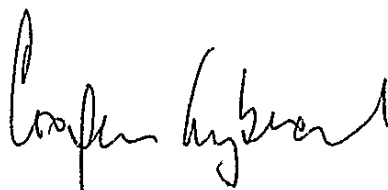
Market Street, Bradford
10th June 1986

Secretary

AUDITORS' REPORT TO THE MEMBERS OF
STOKE-ON-TRENT TENANTS LIMITED

We have audited the accounts on pages 4 to 10 in accordance with approved Auditing Standards.

In our opinion the accounts give a true and fair view of the state of affairs of the company at 5th April 1986 and of its profit and source and application of funds for the year then ended and comply with the Companies Act 1985.



LEEDS: 10th June 1986

Chartered Accountants

STOKE-ON-TRENT TENANTS LIMITED
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5TH APRIL 1986

	<u>Notes</u>	<u>1985</u> £	<u>1985</u> £
TURNOVER	2	£66,117	£62,977
SURPLUS FROM PROPERTY RENTALS		59,664	55,524
PROFIT FROM PROPERTY SALES		41,728	53,052
PROFIT BEFORE TAXATION	3	101,392	108,576
TAXATION ON PROFIT ON ORDINARY ACTIVITIES	4	28,949	32,669
PROFIT FOR THE FINANCIAL YEAR		72,443	75,907
PROPOSED DIVIDEND		35,794	30,613
RETAINED PROFIT FOR THE YEAR		£36,649	£45,294

STATEMENT OF RETAINED PROFIT

AT 6TH APRIL 1985	189,490	144,196
RETAINED PROFIT FOR THE YEAR	36,649	45,294
AT 5TH APRIL 1986	£226,139	£189,490

The notes on pages 7 to 10 form part of these accounts

Auditors' report - page 3

STOKE-ON-TRENT TENANTS LIMITEDBALANCE SHEET - 5TH APRIL 1986

	<u>Notes</u>	<u>1986</u> £	<u>1985</u> £
FIXED ASSETS			
Tangible assets	6	814,280	782,620
CURRENT ASSETS			
Debtors	7	95,531	85,812
Cash at bank and in hand		74,781	43,347
		170,312	129,159
		<u>£984,592</u>	<u>£911,779</u>
CAPITAL AND RESERVES			
Called up share capital	8	6,000	6,000
Revaluation reserve	9	682,583	649,385
Profit and loss account		226,139	189,490
SHAREHOLDERS' FUNDS		<u>914,722</u>	<u>844,875</u>
CREDITORS - Amounts falling due within one year	10	<u>69,870</u>	<u>66,904</u>
		<u>£984,592</u>	<u>£911,779</u>

W. A. Bain
B. Allen

Directors

The notes on pages 7 to 10 form part of these accounts

Auditors' report - page 3

STOKE-ON-TRENT TENANTS LIMITED

STATEMENT OF SOURCE AND APPLICATION OF FUNDS
FOR THE YEAR ENDED 5TH APRIL 1986

	<u>1986</u>	<u>1985</u>
	£	£
SOURCE OF FUNDS		
Profit for the year before taxation	101,392	108,576
Adjustment for item not involving the movement of funds:		
Profit on sale of tangible fixed assets	41,728	53,052
TOTAL GENERATED FROM OPERATIONS	59,664	55,524
FUNDS FROM OTHER SOURCES		
Sale of tangible fixed assets	43,267	55,812
	102,931	111,336
APPLICATION OF FUNDS		
Purchase of tangible fixed assets	-	2,000
Tax paid	32,711	18,945
Dividends paid	30,613	20,164
	63,324	41,109
INCREASE IN WORKING CAPITAL	£39,607	£70,227
Made up as follows:		
Debtors	9,719	33,515
Creditors	(1,546)	3,501
	8,173	37,016
Movement in net liquid funds:		
Cash at bank and in hand	31,434	33,211
	£39,607	£70,227

STOKE-ON-TRENT TENANTS LIMITED

NOTES ON ACCOUNTS - 5TH APRIL 1986

Accounting Policies

1 The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets. A summary of the more important accounting policies is set out below.

(a) Housing Improvement Grants

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

(b) Investment Properties

In accordance with Statement of Standard Accounting Practice No. 19, investment properties are stated in the balance sheet at open market value at the balance sheet date; the aggregate surplus or deficit arising on revaluation is transferred to the revaluation reserve. No provision is made for 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.

(c) Depreciation

In accordance with Statement of Standard Accounting Practice No. 19 no depreciation is provided on investment properties.

Turnover and Profit before taxation

2	<u>1986</u> £	<u>1985</u> £
Turnover: Rental income exclusive of rates	66,117	62,977
Cost of sales and other property outgoings	(6,353)	(7,353)
	59,764	55,624
Administrative expenses	(100)	(100)
Operating profit (see note 3)	59,664	55,524
Profit from sale of investment properties	41,728	53,052
Profit before taxation	<u>£101,392</u>	<u>£108,576</u>

3 Operating profit is stated after charging:-

	<u>1986</u> £	<u>1985</u> £
Directors' emoluments	-	-
Auditors' remuneration	100	100

STOKE-ON-TRENT TENANTS LIMITED

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NOTES ON ACCOUNTS - 5TH APRIL 1986 (continued)

Taxation

4	<u>1986</u>	<u>1985</u>
	£	£
United Kingdom corporation tax:		
At a rate of 40% (1985: 45%)		
on the rental surplus for the year	23,866	24,948
At an effective rate of 30%		
(1985: 30%) on chargeable gains	5,083	7,721
	<u>£28,949</u>	<u>£32,669</u>

Employee Information

5 Other than the directors, the company has no employees.

Tangible Fixed Assets

6 The movements during the year are as follows:-

	<u>Freehold Investment Properties</u>
	£
<u>At valuation</u>	
At 6th April 1985	782,620
Disposals	(22,350)
Surplus on revaluation	54,010
	<u>£814,280</u>
At 5th April 1986	

The company's freehold investment properties have been valued at their open market value. The valuation has been carried out by two officers of the the ultimate holding company, one of whom is a Fellow of the Royal Institution of Chartered Surveyors. The historical cost of these properties is £131,697 (1984: £133,235). The potential corporation tax liability had these properties been sold at the balance sheet date, was approximately £108,000.

STOKE-ON-TRENT TENANTS LIMITEDNOTES ON ACCOUNTS - 5TH APRIL 1986 (continued)Debtors

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	<u>1986</u>	<u>1985</u>
Amounts owed by holding company	<u>£95,531</u>	<u>£85,812</u>

All the above amounts are due within one year of the balance sheet date.

Share Capital

8

	<u>Authorised, Allotted, Called up and Fully Paid 1986 and 1985</u>
Ordinary shares of £1 each	<u>£6,000</u>

Revaluation Reserve

9 The movement on the reserve is analysed as follows:-

	<u>£</u>
At 6th April 1985	649,385
Revaluation in year	54,010
Revaluation surplus on properties disposed of during year	(20,812)
	<u>£682,583</u>

Creditors - amounts falling due within one year

10

	<u>1986</u>	<u>1985</u>
	<u>£</u>	<u>£</u>
Trade creditors	2,731	2,185
UK corporation tax payable	28,945	32,706
Proposed dividend	35,794	30,613
Accruals and deferred income	2,400	1,400
	<u>£69,870</u>	<u>£66,904</u>

STOKE-ON-TRENT TENANTS LIMITEDNOTES ON ACCOUNTS - 5TH APRIL 1986 (continued)Holding company

11 At 5th April 1986, the company was a wholly owned subsidiary of The Bradford Property Trust PLC, a company incorporated in England.