

360738/81

EALING TENANTS LIMITED

ACCOUNTS  
FOR THE YEAR ENDED  
5 APRIL 1986

Coopers  
& Lybrand



EALING 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 and reserves

5 The directors recommend that a dividend of £24,712 be paid in respect of the year ended 5th April 1986. The balance of the profit for the year will be carried to revenue reserve.

Movements in fixed assets

5 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

EALING TENANTS LIMITEDREPORT OF THE DIRECTORS  
FOR THE YEAR ENDED 5TH APRIL 1986 (continued)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 directors who are also directors of the holding company.

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



Secretary

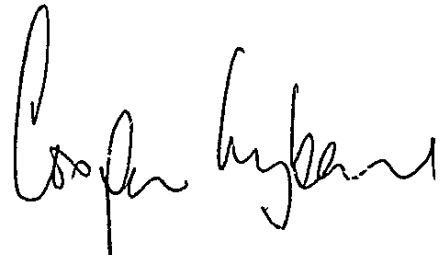
Market Street, Bradford

10th June 1986

AUDITORS' REPORT TO THE MEMBERS OF  
EALING TENANTS LIMITED

We have audited the accounts on pages 4 to 9 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

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EALING TENANTS LIMITED

PROFIT AND LOSS ACCOUNT  
FOR THE YEAR ENDED 5TH APRIL 1986

	<u>Notes</u>	<u>1986</u> £	<u>1985</u> £
TURNOVER	2	£87,356	£76,460
SURPLUS FROM PROPERTY RENTALS		40,668	25,287
PROFIT FROM PROPERTY SALES		37,395	94,318
PROFIT BEFORE TAXATION	3	78,063	119,605
TAXATION ON PROFIT ON ORDINARY ACTIVITIES	4	20,694	25,271
PROFIT FOR THE FINANCIAL YEAR		57,369	94,334
PROPOSED DIVIDEND		24,712	14,004
RETAINED PROFIT FOR THE YEAR		£32,657	£80,330

STATEMENT OF RETAINED PROFIT



	<u>1986</u> £	<u>1985</u> £
RETAINED PROFIT AT 6TH APRIL 1985	1,378,292	1,297,962
RETAINED PROFIT FOR THE YEAR	32,657	80,330
RETAINED PROFIT AT 5TH APRIL 1986	£1,410,949	£1,378,292

The notes on pages 7 to 9 form part of these accounts

Auditors' report - page 3

EALING TENANTS LIMITEDBALANCE SHEET - 5TH APRIL 1986

	<u>Notes</u>	<u>1986</u> £	<u>1985</u> £
<b>FIXED ASSETS</b>			
Tangible assets	6	<u>2,763,400</u>	<u>1,924,600</u>
<b>CURRENT ASSETS</b>			
Debtors	7	1,352,694	1,331,818
Cash at bank and in hand		<u>50,163</u>	<u>34,877</u>
		<u>1,402,857</u>	<u>1,366,695</u>
		<u>£4,166,257</u>	<u>£3,291,295</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	8	70,530	70,530
Revaluation reserve	9	2,638,874	1,799,639
Profit and loss account		<u>1,410,949</u>	<u>1,378,292</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>4,120,353</u>	<u>3,248,461</u>
<b>CREDITORS - amounts falling due within one year</b>	10	<u>45,904</u>	<u>42,834</u>
		<u>£4,166,257</u>	<u>£3,291,295</u>

} Directors

The notes on pages 7 to 9 form part of these accounts

Auditors' report - page 3

EALING TENANTS LIMITEDSTATEMENT OF SOURCE AND APPLICATION OF FUNDS  
FOR THE YEAR ENDED 5TH APRIL 1986

SOURCE OF FUNDS	1986		1985	
	£	£	£	£
Profit on ordinary activities before taxation		78,063		119,605
Adjustment for items not involving the movement of funds:				
Profit on sale of tangible fixed assets		(37,395)		(94,318)
TOTAL GENERATED FROM OPERATIONS		40,668		25,287
FUNDS FROM OTHER SOURCES				
Sales of tangible fixed assets		37,830		95,169
		78,498		120,456
APPLICATION OF FUNDS				
Purchase of tangible fixed assets	-		11,000	
Tax paid	25,352		46,716	
Dividends paid	14,004		24,772	
		39,356		82,488
INCREASE IN WORKING CAPITAL		£39,142		£37,968
Made up as follows:				
Debtors	20,876		12,662	
Creditors	2,980		131	
	23,856		12,793	
Movement in net liquid funds:				
Cash at bank and in hand	15,286		25,175	
		£39,142		£37,968

EALING TENANTS LIMITEDNOTES ON ACCOUNTS - 5TH APRIL 1986Accounting 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 principal 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 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.

(c) Depreciation

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

Turnover and Profit before Taxation

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	<u>1986</u> £	<u>1985</u> £
Turnover: Rental income, exclusive of rates	87,356	76,460
Cost of sales and other property outgoings	(46,588)	(51,073)
Administrative expenses	40,768	25,387
Profit from sale of investment properties	(100)	(100)
	37,395	94,318
Profit before taxation	<u>£78,063</u>	<u>£119,605</u>

3 The profit before taxation is stated after charging:-

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



EALING TENANTS LIMITEDNOTES ON ACCOUNTS - 5TH APRIL 1986 (continued)Taxation

4	<u>1986</u> £	<u>1985</u> £
United Kingdom corporation tax:		
At a rate of 30% (1985:42.5%) on the rental surplus for the year	15,956	11,283
At an effective rate of 30% (1985: 30%) on chargeable gains	4,738	13,988
	<u>£20,694</u>	<u>£25,271</u>

Employee information

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

Tangible Fixed Assets

6 Movements during the year are as follows:-

<u>At valuation</u>	<u>Freehold investment Properties</u> £
At 6th April 1985	1,924,600
Disposals	(19,500)
Surplus on revaluation	858,300
At 5th April 1986	<u>£2,763,400</u>

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 holding company, one being a Fellow of the Royal Institution of Chartered Surveyors. The historical cost of these properties is £124,526 (1985: £124,961). The potential corporation tax liability, had these properties been sold at the balance sheet date, was approximately £386,000.

Debtors

7	<u>1986</u> £	<u>1985</u> £
Trade debtors	2,699	2,045
Amounts owed by holding company	1,349,995	1,329,773
	<u>£1,352,694</u>	<u>£1,331,818</u>

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

EALING TENANTS LIMITEDNOTES ON ACCOUNTS - 5TH APRIL 1986 (continued)Share Capital

8	Authorised 1986 and 1985	Allotted Called up and Fully paid 1986 and 1985
Ordinary shares of £1 each	£70,530	£70,530

Revaluation Reserve

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

	£
At 6th April 1985	1,799,639
Revaluation in year	858,300
	<u>2,657,939</u>
Revaluation surplus on properties disposed of during year	(19,065)
	<u>£2,638,874</u>

Creditors: amounts falling due within one year

10	1986 £	1985 £
UK corporation tax payable	20,692	25,350
Proposed dividend	24,712	14,004
Accruals and deferred income	500	3,480
	<u>£45,904</u>	<u>£42,834</u>

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.