

**Barratt Southern Properties Limited**  
**Annual report**  
**for the year ended 30 June 2002**

**Registered Number 783112**



# Barratt Southern Properties Limited

## Annual report

for the year ended 30 June 2002

## Contents

Directors' report for the year ended 30 June 2002 .....	1
Independent auditors' report to the members of Barratt Southern Properties Limited.....	3
Profit and loss account for the year ended 30 June 2002.....	4
Balance sheet as at 30 June 2002.....	5
Accounting policies .....	6
Notes to the financial statements for the year ended 30 June 2002 .....	7

# **Barratt Southern Properties Limited**

## **Directors' report for the year ended 30 June 2002**

The directors present their report and the audited accounts for the year ended 30 June 2002.

### **Principal activities**

The company's principal activities are the development of and trading in commercial properties.

### **Review of business and future developments**

The directors note the progress of the business during the year and consider the state of affairs at the end of the year and its future prospects to be satisfactory.

The ultimate parent company has indicated its willingness to continue to support the company for the foreseeable future.

### **Dividends**

The directors do not recommend the payment of a dividend (2001: £Nil).

### **Directors**

The directors of the company at 30 June 2002, both of whom have been directors for the whole of the year ended on that date, were:

C A Dearlove (Chairman)

D R Broadhead

### **Directors' interests**

None of the directors had any interests in the share capital of the company during the year or at the year end. The interests of Mr C A Dearlove in the shares of the ultimate parent company Barratt Developments PLC, are shown in that company's accounts.

The interests of Mr D R Broadhead in the shares of the ultimate parent, Barratt Developments PLC are shown in the accounts of the intermediate parent company, Barratt Commercial Limited.

### **Directors' responsibilities**

Company law requires the directors to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. The directors are required to prepare the financial statements on the going concern basis, unless it is inappropriate to presume that the company will continue in business.

The directors confirm that suitable accounting policies have been used and applied consistently. They also confirm that reasonable and prudent judgements and estimates have been made in preparing the financial statements for the year ended 30 June 2002 and that applicable accounting standards have been followed.

The directors are responsible for keeping proper accounting records that 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.

# **Barratt Southern Properties Limited**

## **Independent auditors**

The independent auditors, PricewaterhouseCoopers, have indicated their willingness to continue in office and a resolution concerning their reappointment will be proposed at the annual general meeting.

**By order of the board**

A handwritten signature in black ink, appearing to be 'C A Dearlove', written over a horizontal line.

C A Dearlove

**Director**

17 January 2003

# **Barratt Southern Properties Limited**

## **Independent auditors' report to the members of Barratt Southern Properties Limited**

We have audited the financial statements which comprise the profit and loss account, the balance sheet and the relates notes.

### **Respective responsibilities of directors and auditors**

The directors' responsibilities for preparing the annual report and the financial statements in accordance with applicable United Kingdom law and accounting standards are set out in the statement of directors' responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom auditing standards issued by the Auditing Practices Board. This report, including the opinion, has been prepared for and only for the company's members as a body in accordance with Section 235 of the Companies Act 1985 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or in to whose hands it may come save where expressly agreed by our prior consent in writing.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you if, in our opinion, the directors' report is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions is not disclosed.

### **Basis of audit 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 30 June 2002 and of its loss for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



**PricewaterhouseCoopers**

Chartered Accountants and Registered Auditors

Newcastle upon Tyne

17 January 2003

# **Barratt Southern Properties Limited**

## **Profit and loss account for the year ended 30 June 2002**

	Note	2002 £'000	2001 £'000
Turnover	1	198	171
Loss on ordinary activities before taxation	1	(13)	(9)
Taxation	3	-	-
Loss for the financial year	9	(13)	(9)

All activities of the company are continuing.

The company has no recognised gains and losses other than the loss above and therefore no separate statement of total recognised gains and losses has been presented.

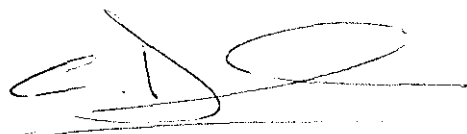
There is no difference between the loss on ordinary activities before taxation and the loss for the year stated above and their historical cost equivalents.

# Barratt Southern Properties Limited

## Balance sheet as at 30 June 2002

	Note	2002 £'000	2001 £'000
<b>Current assets</b>			
Stocks	4	1,326	-
Debtors	5	217	44
		1,543	44
<b>Creditors: amounts falling due within one year</b>	6	(2,063)	(551)
<b>Net liabilities</b>		(520)	(507)
<b>Capital and reserves</b>			
Called up share capital	7	1	1
Profit and loss account	8	(521)	(508)
<b>Equity shareholders' deficit</b>	9	(520)	(507)

The accounts on pages 4 to 10 were approved by the board of directors on 17 January 2003 and signed on its behalf by:



C A Dearlove  
Director

# **Barratt Southern Properties Limited**

## **Accounting policies**

The accounts have been prepared in accordance with applicable Accounting Standards in the United Kingdom. A summary of the more important accounting policies, which have been applied consistently, is set out below.

### **Basis of accounting**

The company prepares its accounts under the historical cost convention. The accounts have been prepared on the going concern basis. The ultimate parent company has indicated its willingness to continue to support the company for the foreseeable future.

### **Cash flow**

The company is a wholly owned subsidiary of Barratt Commercial Limited and the cash flows of the company are included in the consolidated cash flow statement of Barratt Developments PLC. Consequently, the company is exempt under the terms of Financial Reporting Standard No. 1 (Revised) from publishing a cash flow statement.

### **Transactions with related parties**

The company has taken advantage of the exemption permitted by Financial Reporting Standard No. 8 Related Party Disclosures and has not disclosed intra-group transactions with other companies in the Barratt Group.

### **Stocks**

Stocks are valued at the lower of cost and net realisable value.

### **Turnover**

Turnover represents gross rents receivable, excluding value added tax.

### **Deferred taxation**

Following the adoption of FRS19 deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date.

A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

There is no impact on current or prior year results arising from FRS19.



# Barratt Southern Properties Limited

## Notes to the financial statements for the year ended 30 June 2002

### 1 Loss on ordinary activities before taxation

	2002	2001
	£'000	£'000
Turnover	198	171
Cost of sales	(211)	(180)
<b>Loss on ordinary activities before taxation</b>	<b>(13)</b>	<b>(9)</b>

The auditors did not receive any remuneration during the year (2001: £Nil).

### 2 Directors and employees

The company has no employees and none of the directors received any remuneration from the company during the year (2001: £Nil).

### 3 Taxation

#### (a) Analysis of charge in the year

	2002	2001
	£'000	£'000
<b>Current tax</b>		
UK corporation tax at 30% (2001: 30%)	-	-
<b>Total current tax</b>	<b>-</b>	<b>-</b>
<b>Deferred tax</b>		
Origination and reversal of timing differences	-	-
<b>Profit on ordinary activities before tax</b>	<b>-</b>	<b>-</b>

# Barratt Southern Properties Limited

## b) Factors affecting the tax charge for the period

The tax assessed for the period is higher than the standard rate of corporation tax in the UK. The differences are explained below

	2002 £'000	2001 £'000
Loss on ordinary activities before tax	(13)	(9)
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 30% (2001: 30%)	(4)	(3)
<i>Effects of:</i>		
Losses surrendered for no payment	4	3
Current tax charge for the year	-	-

## (c) Factors that may affect future tax charge

There are no factors that may affect future tax charges.

## 4 Stocks

	2002 £'000	2001 £'000
Properties under development	1,326	-

## 5 Debtors

	2002 £'000	2001 £'000
Trade debtors	202	29
Amounts owed by group undertakings	15	15
	217	44

# Barratt Southern Properties Limited

## 6 Creditors: amounts falling due within one year

	2002	2001
	£'000	£'000
Amounts due to group undertakings	1,840	308
Other creditors	62	54
Accruals and deferred income	161	189
	2,063	551

## 7 Called up share capital

	2002	2001
	£	£
Authorised, allotted, issued and fully paid:		
100 (2001: 100) ordinary shares of £1 each	100	100

## 8 Profit and loss account

	£'000
At 30 June 2001	(508)
Loss for the year	(13)
At 30 June 2002	(521)

## **Barratt Southern Properties Limited**

### **9 Reconciliation of movements in equity shareholders' deficit**

	<b>2002</b>	<b>2001</b>
	<b>£'000</b>	<b>£'000</b>
Loss for the year	<b>(13)</b>	<b>(9)</b>
Equity shareholders' deficit at 1 July	<b>(507)</b>	<b>(498)</b>
<b>Equity shareholders' deficit at 30 June</b>	<b>(520)</b>	<b>(507)</b>

### **10 Ultimate parent company and controlling party**

The immediate parent company is Barratt Commercial Limited.

The directors regard Barratt Developments PLC, a company registered in England and Wales, as the ultimate parent company and controlling party. Copies of the ultimate parent company's accounts may be obtained from Barratt Developments PLC, Wingrove House, Ponteland Road, Newcastle upon Tyne, NE5 3DP.