

947392

THE PICKENHAM LAND COMPANY LIMITED

DIRECTORS:

D G W Green
J F Cox
J Baker

SECRETARY:

P E Green

REGISTERED OFFICE:

2 Dove Street
Norwich
NR2 1DE

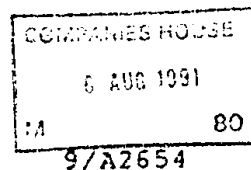
AUDITOR:

Keith T Colman BSc FCA
Chartered Accountant
2 Dove Street
NORWICH
NR2 1DE

INDEX

Page

Report of the directors	2 - 3
Report of the auditor	4
Profit and loss account	5
Balance sheet	6
Source and application of funds	7
Notes to the financial statements	8 - 13



THE PICKENHAM LAND COMPANY LIMITED

REPORT OF THE DIRECTORS

The directors present their report and the financial statements for the year ended 31 March 1991.

REVIEW OF THE BUSINESS

The principal activity of the company continued to be property development.

The directors expect that the level of activity and profitability will be increased in the foreseeable future when a sale of development land should take place.

RESULTS AND DIVIDENDS

The results of the company for the year ended 31 March 1991 are set out in the attached financial statements.

The directors do not recommend the payment of any dividend. The deficit for the year has been charged to reserves.

FIXED ASSETS

Details of changes in fixed assets are given in note 7 to the financial statements.

The directors estimate that the market value of the freehold property stated at a book value of £98,432 in the balance sheet at 31 March 1991 amounted to approximately £90,000.

THE PICKENHAM LAND COMPANY LIMITED

REPORT OF THE DIRECTORS

DIRECTORS

The directors set out below have held office during the whole of the period from 1 April 1990 to the date of this report unless otherwise stated. The interests of the directors holding office on 31 March 1991 in the shares of the company according to the register of directors' interests, were as shown below:

Ordinary shares
31 March 1990 and 31 March 1991

Directors	Beneficial interests
D G W Green	33
J E Cox	33
J Baker	33

AUDITORS

The Auditor, Mr K T Colman, has signified his willingness to continue in office and a resolution proposing his re-appointment will be put to the next Annual General Meeting.

BY ORDER OF THE BOARD

P E Green

P. E. Green

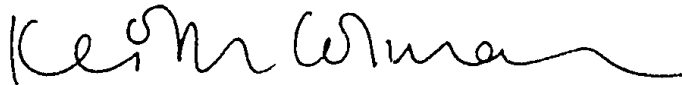
Secretary

AUDITOR'S REPORT TO THE MEMBERS OF THE PICKENHAM LAND COMPANY LIMITED

I have audited the financial statements on pages 5 to 13 in accordance with Auditing Standards.

The financial statements have been prepared on a going concern basis. This basis may not be appropriate because the company incurred a loss of £85,653 during the year ended 31 March 1991 and at that date its current liabilities exceeded its current assets by £324,005. Should the company be unable to continue trading, adjustments would have to be made to reduce the value of assets to their recoverable amount, to provide for any further liabilities which might arise, and to reclassify fixed assets and long term liabilities as current assets and liabilities.

Subject to the company being able to continue trading, in my opinion the financial statements give a true and fair view of the state of the company's affairs at 31 March 1991 and of its loss and source and application of funds for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



KEITH T COLMAN
Chartered Accountant

29 July 1991

2 Dove Street
Norwich
NR2 1DE

THE PICKENHAM LAND COMPANY LIMITED
 PROFIT AND LOSS ACCOUNT
 YEAR ENDED 31 MARCH 1991

	Notes	1991 £	1990 £
TURNOVER	2	59,847	99,672
Cost of sales		(21,300)	(71,070)
		<hr/>	<hr/>
GROSS PROFIT		38,547	28,602
Administrative expenses		(39,803)	(47,745)
		<hr/>	<hr/>
OPERATING LOSS		(1,256)	(19,143)
Other interest receivable		236	-
Interest payable and similar charges		(84,633)	(63,563)
		<hr/>	<hr/>
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION	3	(85,653)	(82,706)
Taxation on loss on ordinary activities	6	-	-
		<hr/>	<hr/>
RETAINED DEFICIT FOR THE YEAR		£ (85,653)	£ (82,706)
		<hr/>	<hr/>

THE PICKENHAM LAND COMPANY LIMITED

BALANCE SHEET

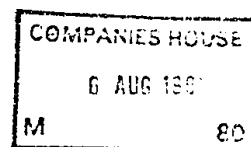
31 MARCH 1991

	Notes	1991 £	1990 £
FIXED ASSETS			
Tangible assets	7	98,916	98,687
CURRENT ASSETS			
Stocks	8	257,045	277,000
Debtors	9	60,618	39,682
		317,663	316,682
CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR	10	(641,668)	(554,805)
NET CURRENT LIABILITIES		(324,005)	(238,123)
TOTAL ASSETS LESS CURRENT LIABILITIES		£(225,089)	£(139,436)
CAPITAL AND RESERVES			
Called up share capital	12	100	100
Profit and loss account	13	(225,189)	(139,536)
		£(225,089)	£(139,436)

Approved by the board on 7 July 1991

[Signature]
[Signature]

Directors



THE PICKENHAM LAND COMPANY LIMITED

SOURCE AND APPLICATION OF FUNDS

YEAR ENDED 31 MARCH 1991

	1990 £	1990 £
Loss on ordinary activities before taxation	(85,653)	(82,706)
Add back item not involving the movement of funds:		
Depreciation	<u>161</u>	<u>125</u>
Funds absorbed by trading operations	(85,492)	(82,581)
FUNDS FROM OTHER SOURCES		
Decrease in creditors falling due in more than one year	<u>-</u>	<u>13,000</u>
	(85,492)	(69,581)
APPLICATION OF FUNDS		
Purchase of fixed assets	<u>390</u>	<u>46,404</u>
	£ (85,882)	£ (115,985)
Movements in working capital		
(Decrease)/Increase in stocks	(19,955)	239,645
Increase in debtors	20,936	60,713
Decrease/(Increase) in creditors falling due within one year	<u>30,244</u>	<u>(56,976)</u>
	31,225	243,382
Movement in net liquid funds		
(Increase) in bank loans and overdrafts	(117,107)	(359,366)
(Decrease) in cash at bank	<u>-</u>	<u>(1)</u>
	£ (85,882)	£ (115,985)

THE PICKENHAM LAND COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 1991

1 ACCOUNTING POLICIES

a Basis of accounting

The financial statements are prepared under the historical cost convention.

b Turnover

Turnover represents the amounts invoiced, excluding value added tax, in respect of the sale of land and management services to customers.

c Depreciation

Depreciation is calculated to write off the cost of fixed assets on a straight line basis over their estimated useful lives. No depreciation is charged on freehold and long leasehold land.

d Stocks and work-in-progress

Stocks and work-in-progress are stated at the lower of cost and net realisable value.

e Taxation

The charge for taxation is based on the loss for the year, at current rates of tax, and takes into account deferred taxation on all timing differences between the treatment of certain items for accounts purposes and their treatment for corporation tax purposes, because the directors are unable to foresee with reasonable certainty that such timing differences will not reverse.

THE PICKENHAM LAND COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 1991

2 TURNOVER

The turnover and pre-tax loss is attributable to the principal activity, property dealing and development. The whole of the turnover is to the UK market.

3 LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION

	1991 £	1990 £
The loss on ordinary activities before taxation is stated		
after charging:		
Auditors' remuneration	1,000	1,000
Emoluments of directors (note 4)	17,517	24,004
Amount set aside to provide for interest payable on bank loans, overdrafts and other loans wholly repayable within 5 years	84,633	63,563
	<hr/>	<hr/>

4 DIRECTORS

	1991 £	1990 £
Emoluments		
Management services	15,500	21,985
National Insurance	2,017	2,019
	<hr/>	<hr/>
	£ 17,517	£ 24,004
	<hr/>	<hr/>

Directors' transactions

All the directors are also Trustees of the Pickenham Trust, which is a registered charity. See also notes 6, 7 and 9.

THE PICKENHAM LAND COMPANY LIMITED
 NOTES TO THE FINANCIAL STATEMENTS
 YEAR ENDED 31 MARCH 1991

5 STAFF COSTS INCLUDING DIRECTORS

	1991 £	1990 £
Wages and salaries	26,824	32,941
Social security costs	3,223	2,019
Pension contributions	-	544
	<hr/>	<hr/>
	£ 30,047	£ 35,504
	<hr/>	<hr/>

The average number of persons employed by the company (including directors) during the year was as follows:

	Number	Number
Management	3	3
Administration	2	2
	<hr/>	<hr/>
TOTAL EMPLOYEES	5	5
	<hr/>	<hr/>

6 TAXATION

There is no taxation charge in view of a covenant allocating all profits to the Pickenham Trust which is a registered charity, and in view of the loss for the year.

THE PICKENHAM LAND COMPANY LIMITED
 NOTES TO THE FINANCIAL STATEMENTS
 YEAR ENDED 31 MARCH 1991

7 TANGIBLE FIXED ASSETS

	Freehold Property £	Plant, equipment and vehicle £	Total £
COST OR VALUATION			
At 1 April 1990	98,432	505	98,937
Additions	-	390	390
	-----	-----	-----
At 31 March 1991	98,432	895	99,327
	-----	-----	-----
DEPRECIATION			
At 1 April 1990	-	250	250
Charge for year	-	161	161
	-----	-----	-----
At 31 March 1991	-	411	411
	-----	-----	-----
NET BOOK VALUES			
At 31 March 1991	£ 98,432	£ 484	£ 98,916
	-----	-----	-----
At 31 March 1990	£ 98,432	£ 255	£ 98,687
	-----	-----	-----

In addition to property referred to above, the company owns 1.5 acres of land at the Pickenham Conference Centre and a small parcel of land at Gressenhall. The value of these assets is not known.

8 STOCKS

	1991	1990
Work-in-progress	£ 257,045	£277,000
	-----	-----

THE PICKENHAM LAND COMPANY LIMITED
 NOTES TO THE FINANCIAL STATEMENTS
 YEAR ENDED 31 MARCH 1991

9	DEBTORS	1991	1990
	DUE WITHIN ONE YEAR		
	Other debtors	£ 60,618	£ 39,682

This includes £60,566 owed by the Pickenham Trust (see note 4).

10 CREDITORS (AMOUNTS FALLING DUE WITHIN ONE YEAR)

	1991	1990
	£	£
Bank loans and overdrafts	563,141	446,034
Payments received in advance	63,000	93,250
Other taxation and social security costs	5,675	6,332
Other creditors	9,852	9,189
	£ 641,668	£ 554,805

The overdraft is secured by a charge over land forming the company's stock at 31 March 1991. The land is regarded by the company's bankers as worth approximately £1,000,000.

11 SHARE CAPITAL

	1990 and 1991 Authorised, Allotted, issued and fully paid
Ordinary shares of £1 each	£ 100

THE PICKENHAM LAND COMPANY LIMITED
 NOTES TO THE FINANCIAL STATEMENTS
 YEAR ENDED 31 MARCH 1991

12 RESERVES

	1991 £	1990 £
Profit and loss account		
At 1 April 1990	(139,536)	(56,830)
Loss for the year	(85,653)	(82,706)
	<hr/>	<hr/>
At 31 March 1991	£(225,189)	£(139,536)
	<hr/>	<hr/>

13 CONTINGENT LIABILITY

There is a possible, unquantified liability to contractors in relation to civil engineering work contracted for but not required.