

Cussins Homes (South) Limited
(formerly Cussins South Limited)
Annual report
for the year ended 31 December 1992

Registered no: 1333209

Coopers
& Lybrand



Cussins Homes (South) Limited
(formerly Cussins South Limited)

Annual report
for the year ended 31 December 1992

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Cussins Homes (South) Limited (formerly Cussins South Limited)

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Directors' report for the year ended 31 December 1992

The directors present their report and the audited financial statements for the year ended 31 December 1992.

Principal activities and business review

The principal activity of the company is that of house building. During the year it acquired certain land and site developments from its parent company Cussins Homes Limited at a cost of £4,225,588.

In the opinion of the directors the state of the company's affairs is satisfactory.

Results and dividends

The profit for the financial year after taxation was £1,155,005, (1991: £332,526). The directors do not recommend the payment of a dividend and the retained profit for the year has been transferred to reserves.

Directors

The directors holding office during the year were:

P I Cussins
J R Anderson
W I Waites
J W Anderson
M P Windle
D O Robertson
G Hall

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Directors' interests in shares of the company

None of the directors held any shares in the issued share capital of the company. The directors' interests in the issued share capital of other companies in the Cussins Property Group of which they are not themselves directors, are as follows:

	Cussins Property Group plc 20p ordinary shares			1 January 1992	
	31 December 1992 Fully paid	Under option	Note	Fully paid	Under option
J R Anderson	43,493	(22,000 (15,000	(a) (b)	13,493	(22,000 (15,000
J W Anderson	36,537	12,000	(a)	6,537	12,000
M P Windle	1,875	(18,000 (10,000	(a) (b)	1,875	(18,000 (10,000
G Hall	9,095	5,000	(a)	9,095	5,000
D O Robertson	-	2,000	(a)	-	2,000

(a) The options granted are exercisable at 157p per share between April 1993 and April 2000.

(b) The options granted are exercisable at 58p per share between May 1994 and May 2001.

P I Cussins and W I Waites are directors of the holding company. Their interests in the shares of the holding company are disclosed in that company's financial statements.

Auditors

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

By order of the board



Secretary

8 April 1993

Cussins Homes (South) Limited
(formerly Cussins South Limited)

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Report of the auditors to the members of
Cussins Homes (South) Limited

We have audited the financial statements on pages 4 to 9 in accordance with Auditing Standards.

In our opinion the financial statements give a true and fair view of the state of the company's affairs at 31 December 1992 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Cooper & Lybrand

Chartered Accountants and Registered Auditors
Newcastle upon Tyne

22 April 1993

Cussins Homes (South) Limited
(formerly Cussins South Limited)

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Profit and loss account
for the year ended 31 December 1992

	Notes	1992 £	1991 £
Turnover		5,799,808	1,693,924
Cost of sales		(4,478,733)	(1,473,522)
Gross profit		1,321,075	220,402
Administrative expenses		(150,000)	-
Other operating income		-	212,062
Operating profit	3	1,171,075	432,464
Interest payable and similar charges	4	(16,070)	(85,648)
Profit on ordinary activities before taxation		1,155,005	346,816
Taxation	5	-	(14,290)
Retained profit for the year	10	1,155,005	332,526

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Balance sheet
at 31 December 1992

	Notes	1992 £	1991 £
Current assets			
Stocks	6	4,310,084	811,918
Debtors	7	3,244,403	1,752,456
Cash at bank and in hand		250	250
		<u>7,554,737</u>	<u>2,564,624</u>
Creditors: amounts falling due within one year	8	<u>(6,133,629)</u>	<u>(2,298,521)</u>
Net assets		<u>1,421,108</u>	<u>266,103</u>
Capital and reserves			
Called-up share capital	9	2	2
Profit and loss account	10	<u>1,421,106</u>	<u>266,101</u>
		<u>1,421,108</u>	<u>266,103</u>

The financial statements on pages 4 to 9 were approved by the board of directors on
8 April 1993 and were signed on its behalf by:

Director



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Notes to the financial statements for the year ended 31 December 1992

1 Principal accounting policies

The financial statements 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 financial statements on the historical cost basis of accounting.

Cash flow

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

Turnover

Turnover represents legal completions of houses during the year.

Stock

Land and site development is valued at the lower of cost and net realisable value. Amounts held in stock represent costs incurred on developments net of amounts transferred to cost of sales, and less any provisions for foreseeable losses.

2 Employee information

The company had no employees during the year (1991: Nil).

No emoluments were paid to any director of the company during the year (1991: £Nil).

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3 Operating profit

	1992 £	1991 £
Operating profit is stated after charging:		
Hire of plant and machinery	40,175	-
Management charges	150,000	-
	<u>190,175</u>	<u>-</u>

4 Interest payable and similar charges

	1992 £	1991 £
On overdrafts, repayable within five years, not by instalments	-	85,648
On bank loan by instalments, payable within five years	16,070	-
	<u>16,070</u>	<u>85,648</u>

5 Taxation

	1992 £	1991 £
United Kingdom corporation tax at 33% (1991: 33.25%):		
Group relief	-	14,290
	<u>-</u>	<u>14,290</u>

The tax on profits for the year ended 31 December 1992 has been fully absorbed by group relief for which no charge will be made.

6 Stocks

	1992 £	1991 £
Land and site development	4,331,084	811,918
Less cash received and receivable	(21,000)	-
	<u>4,310,084</u>	<u>811,918</u>

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7 Debtors

	1992 £	1991 £
Amounts falling due within one year		
Trade debtors	161,381	8,242
Amounts owed by group undertakings	3,082,536	1,657,277
Prepayments and accrued income	486	86,937
	<u>3,244,403</u>	<u>1,752,456</u>

8 Creditors: amounts falling due within one year

	1992 £	1991 £
Bank loans and overdraft	314,584	522,395
Trade creditors	755,548	48,862
Amounts owed to group undertakings	5,025,092	1,679,177
Group relief payable	-	12,515
Other taxation and social security	3,516	2,467
Accruals and deferred income	34,889	33,105
	<u>6,133,629</u>	<u>2,298,521</u>

The bank loan and overdraft are secured by fixed charges over the work in progress on certain sites included in stocks. The loan amounts to £260,000 (1991: £Nil) and is repayable by instalments of £10,000 per house sale on the company's Springwell site, and is likely to be repaid within one year.

9 Called-up share capital

	1992 £	1991 £
Authorised		
100 ordinary shares of £1 each	<u>100</u>	<u>100</u>
Allotted, called-up and fully paid		
2 (1991: 2) ordinary shares of £1 each	<u>2</u>	<u>2</u>

Cussins Homes (South) Limited **(formerly Cussins South Limited)**

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10 Profit and loss account

	£
Balance at 1 January 1992	266,101
Retained profit for the year	1,155,005
	<hr/>
At 31 December 1992	<u>1,421,106</u>

11 Contingent liabilities

There is a contingent liability for guarantees in respect of group company overdrafts amounting to £6,723,375 at 31 December 1992.

12 Ultimate and immediate parent companies

The company's immediate parent company is Cussins Homes Limited and the ultimate parent company is Cussins Property Group plc. Both companies are registered in England and Wales. Cussins Homes Limited has not prepared consolidated financial statements. Copies of the consolidated financial statements of the ultimate parent company may be obtained from Cussins Property Group plc, Great North Road, Gosforth, Newcastle upon Tyne, NE3 2DA.