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SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
(Trading as RICS Business Services)
DIRECTORS' REPORT MAR 1992
AND CONSOLIDATED ACCOUNTS 61
FOR THE YEAR ENDED 31st JULY 1991

(Registered in England and Wales, Number 1526902)

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
(Trading as RICS Business Services)

DIRECTORS' REPORT

The directors present their annual report on the affairs of the group, together with the consolidated accounts and auditors' report for the year ended 31st July 1991.

Principal activities and business review

The principal activities of the group during the year were the production of journals and publications, the supply of information relating to building construction and maintenance, together with the provision of other services for the surveying profession.

The accompanying chairman's statement gives further details of the group's activities and progress during the year.

The directors do not recommend the payment of a dividend in respect of the year covered by the accounts.

Directors

The directors of the company who served during the year were as follows:

R.S. Broadhurst, FRICS (chairman)
S.H. Kolesar, ARICS
C. Lenan, FCIM
C.H. Lewis, FRICS
M.A. Pattison, BA
D.M. Dickinson, FCCA
R.N. Goodchild, FRICS (appointed 1st August 1990)

The directors do not have any interests required to be disclosed under Schedule 7 of the Companies Act 1985.

Fixed assets

Information relating to changes in tangible fixed assets is given in note 9 to the accounts.

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
(Trading as RICS Business Services)

DIRECTORS' REPORT
(continued)

Laying of accounts

In accordance with Section 252 of the Companies Act 1985, the company has elected, by passing an elective resolution on 24th October 1991, to dispense with the laying of accounts before the company in general meeting.

Annual General Meeting

In accordance with Section 366 of the Companies Act 1985 the company has elected, by passing an elective resolution on 24th October 1991, to dispense with the holding of annual general meetings.

Auditors

In accordance with Section 386 of the Companies Act 1985, the company has elected, by passing an elective resolution on 24th October 1991, to dispense with the obligation to appoint auditors annually.

By Order of the Board



Secretary

12 Great George Street,
London
SW1.

REPORT OF THE AUDITORS, KPMG PEAT MARWICK, TO THE MEMBERS OF

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
(Trading as RICS Business Services)

We have audited the accounts on pages 4 to 25 in accordance with Auditing Standards.

In our opinion the accounts give a true and fair view of the state of affairs of the company and the group at 31st July 1991 and of the consolidated loss and source and application of funds for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

16th January 1992 .

KPMG Peat Marwick

Birmingham

Chartered Accountants
Registered Auditor

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
 (Trading as RICS Business Services)

CONSOLIDATED PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31st JULY 1991

	Note	1991 £'000	1990 £'000
Turnover	1(g)	6 760	4,913
Deduct turnover of related companies		(3,804)	(2,292)
	2	<u>2,956</u>	<u>2,621</u>
Cost of sales		(1,762)	(1,614)
Gross profit		<u>1,194</u>	<u>1,007</u>
Other operating expenses	3	(2,240)	(1,812)
Other operating income		540	116
Operating loss	4	<u>(506)</u>	<u>(689)</u>
Income from UK listed fixed asset investments		152	187
Other interest receivable and similar income		586	989
Profit on sale of tangible fixed assets and fixed asset investments		94	359
Share of (losses)/profits in associated undertakings and joint ventures		(395)	111
Amounts written back to investments		-	42
(Loss)/profit on ordinary activities before taxation	5	<u>(69)</u>	<u>999</u>
Tax on profit on ordinary activities	1(f),8	1	270
(Loss)/profit on ordinary activities after taxation being (loss)/profit for the financial year		<u>(68)</u>	<u>1,269</u>
Retained profit brought forward		2,582	1,313
Retained profit carried forward		<u>2,514</u>	<u>2,582</u>



SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
 (Trading as RICS Business Services)

CONSOLIDATED BALANCE SHEET

AT 31st JULY 1991

	Note	£'000	1991 £'000	1990 £'000
Fixed assets				
Tangible assets	1(c) & 9(a)	4,658		3,761
Investment in associated undertaking and joint venture	1(d) & 10(b)	756		750
Other investments	1(d) & 10(c)	1,894		2,395
			7,308	6,906
Current assets				
Stocks	1(e) & 11	280		206
Debtors	12	668		541
Investments	13	1,708		4,560
Cash at bank and in hand		1,850		804
		4,506		6,111
Creditors: Amounts falling due within one year	14	(1,651)		(1,437)
Net current assets			2,855	4,674
Total assets less current liabilities			10,163	11,580
Creditors: Amounts falling due after more than one year	15		(7,627)	(8,998)
Provisions for liabilities and charges	1(f) & 16		(22)	-
Net assets			2,514	2,582
Capital and reserves				
Called up share capital	17		-	-
Profit and loss account			2,514	2,582
			2,514	2,582

These accounts were approved by the board of directors on 16th January 1992 and signed on its behalf by:



) Directors
)


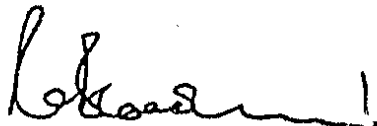
SURVEYORS HOLDINGS LIMITED
(Trading as RICS Business Services)

BALANCE SHEET

AT 31st JULY 1991

	Note	£'000	1991 £'000	1990 £'000
Fixed assets				
Tangible assets	1(c) & 9(b)	4,650		3,753
Investment in subsidiary and associated undertakings	1(d) & 10(a)	844		635
Other investments	1(d) & 10(c)	1,894		2,395
			7,388	6,783
Current assets				
Stocks	1(c) & 11	279		203
Debtors	12	618		528
Investments	13	1,708		4,560
Cash at bank and in hand		1,847		733
		4,452		6,024
Creditors: Amounts falling due within one year	14	(1,629)		(1,345)
Net current assets			2,823	4,679
Total assets less current liabilities			10,211	11,462
Creditors: Amounts falling due after more than one year	15		(7,627)	(8,998)
Provisions for liabilities and charges	1(f) & 16		(2)	(35)
Net assets			2,582	2,429
Capital and reserves				
Called up share capital	17		-	-
Profit and loss account			2,582	2,429
			2,582	2,429

These accounts were approved by the board of directors on 16th January 1992 and signed on its behalf by:



) Directors
)

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
(Trading as RICS Business Services)

CONSOLIDATED STATEMENT OF SOURCE AND APPLICATION OF FUNDS

FOR THE YEAR ENDED 31st JULY 1991

	£000	1991 £000	£000	1990 £000
Source of funds				
(Loss)/profit on ordinary activities before taxation		(69)		999
Adjustment for items not involving the movement of funds:				
Depreciation	599		223	
Surplus on sale of fixed asset investments	(78)		(359)	
Surplus on sale of tangible fixed assets	(17)		(1)	
Related company and joint venture losses/ (profits) before tax	395		(111)	
Equity accounting adjustment	-		9	
		899		(239)
Funds generated from operations		830		760
Funds from other sources				
Proceeds from disposal of fixed asset investments	2,694		7,716	
Proceeds from disposal of tangible fixed assets	19		1	
Increase in creditors falling due after more than one year	-		304	
Disinvestment in related company and joint venture	-		145	
		2,713		8,166
		3,543		8,926
Application of funds				
Purchase of tangible fixed assets	1,498		2,986	
Purchase of fixed asset investments	2,115		3,756	
Further investment in associated undertaking and joint venture	316		-	
Tax paid (net)	553		132	
Reduction in RICS loan account	1,371		-	
		(5,853)		(6,874)
(Decrease)/increase in working capital		(2,310)		2,052

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
 (Trading as RICS Business Services)

CONSOLIDATED STATEMENT OF SOURCE AND APPLICATION OF FUNDS

FOR THE YEAR ENDED 31st JULY 1991

(continued)

	£000	1991 £000	£000	1990 £000
Components of (decrease)/increase in working capital				
Stocks	74		(40)	
Debtors	96		301	
Investments	(2,852)		2,059	
Creditors other than bank overdraft falling due within one year	(672)		(196)	
		(3,354)		2,124
Movement in net liquid funds:				
Cash at bank and in hand	1,046		(85)	
Bank overdraft	(2)		13	
		1,044		(72)
		(2,310)		2,052

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
 (Trading as RICS Business Services)

NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991

1. Principal accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the group's accounts:

(a) Basis of accounting

The accounts have been prepared under the historical cost convention and in accordance with applicable Accounting Standards.

(b) Basis of consolidation

The group accounts consolidate the accounts of Surveyors Holdings Limited and its subsidiary undertakings made up to 31st July 1991, together with the group's share of the results of its joint venture based on the audited accounts for the year ended 31st March 1991 and the management accounts to 31st July 1991 and the group's share of the results of its associated undertaking based on the audited accounts to 31st December 1991 and the management accounts to 31st July 1991. In the company's accounts, investment in subsidiary undertakings is stated at cost less amounts written off. No profit and loss account is presented for the company as provided by Section 230 of the Companies Act 1985. Of the consolidated loss (1990: profit) for the financial year attributable to the shareholders of Surveyors Holdings Limited £153,000 (1990: £1,115,000) has been dealt with in the accounts of the company.

(c) Depreciation

Depreciation is calculated so as to write off the cost of tangible fixed assets by equal instalments over their estimated useful lives as follows:

Long leasehold land and buildings	- 50 years
Computer equipment and motor vehicles	- 3 years
Information technology system	- 5 years
Office equipment	- 4 years
Fixtures and fittings	- 5 years

(d) Fixed asset investments

Fixed asset investments are treated in the accounts of the company as follows:

(i) Listed investments and subsidiary undertakings

Listed investments and the company's investment in its subsidiary undertakings are shown at cost less amounts written off.

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
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NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991
 (continued)

1. Principal accounting policies (continued)

(d) Fixed asset investments (continued)

(ii) Associated undertakings

Investment in the associated undertakings is stated at cost, plus long term loans, less amounts written off equivalent to the group's share of losses incurred since incorporation.

(iii) Joint venture

Investment in the joint venture is stated at cost, plus long term loans less amounts written off.

(iv) Income from listed investments

Income is included, with any related tax credit, in the accounts of the period in which it is receivable.

(e) Stocks

Stocks are stated at the lower of cost and net realisable value. Provision is made for obsolete, slow moving or defective items where appropriate.

(f) Taxation

Corporation tax is provided on taxable profit at the current rate.

Deferred taxation (which arises from differences in timing, principally of depreciation, between the accounts and the tax computations) is calculated using the liability method. Under this method, deferred taxation is only provided in cases where it is expected that an actual corporation tax liability will arise at some future date and is calculated at the rate of tax at which the liability is expected to crystallise.

(g) Turnover

Turnover represents the value of goods and services provided and is stated net of discounts and VAT.

(h) Operating lease rentals

Operating lease rentals are charged to the profit and loss account in the period in which they are payable.

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
 (Trading as RICS Business Services)

NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991
 (continued)

1. Principal accounting policies (continued)

(i) Pension costs

Contributions to the pension scheme are charged to the profit and loss account so as to spread the cost over the estimated average working lives of the employees.

2. Turnover

Excluding the group's share of the turnover of associated undertakings and joint venture the analysis of turnover by activity is as follows:

	1991 £'000	1990 £'000
RICS Books	1,898	1,851
Westminster Centre	238	257
MSL/RICS Recruitment	23	130
Asset leasing	607	248
Information Centre	7	-
Building Maintenance Information (post 31st March 1991)	55	-
Building Maintenance Information Limited	64	88
Mountain Peak Limited	64	47
	<u>2,956</u>	<u>2,621</u>

Substantially all of the group's turnover arises as a result of trading activities in the United Kingdom.

3. Other operating expenses

	1991 £'000	1990 £'000
Other operating expenses comprise:		
Distribution costs	5	4
Administrative expenses	2,235	1,808
	<u>2,240</u>	<u>1,812</u>

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
 (Trading as RICS Business Services)

NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991
 (continued)

4. Operating loss

The operating profit/(loss) of each activity is as follows:

	1991 £'000	1990 £'000
RICS Books	123	67
Westminster Centre	3	14
MSL/RICS Recruitment	20	(8)
Asset leasing	(29)	(16)
Payment to RICS Journals Limited	-	(188)
Information Centre	68	-
Building Maintenance Information (post 31st March 1991)	3	-
Building Maintenance Information Limited	42	9
Mountain Peak Limited	(31)	(31)
Administration and consultancy costs	(705)	(536)
	<u>(506)</u>	<u>(689)</u>

5. (Loss)/profit on ordinary activities before taxation

The (loss)/profit on ordinary activities before taxation is stated after charging/(crediting) the following:

	1991 £'000	1990 £'000
Depreciation and other amounts written off		
tangible fixed assets	599	223
Auditors' remuneration	30	30
Profit on disposal of tangible fixed assets	(17)	(1)
Exceptional item:		
Payment to RICS Journals Limited in connection		
with the provision under licence of		
professional journals to members of		
The Royal Institution of Chartered Surveyors	-	188
Operating lease rentals: Other	4	4
	<u>4</u>	<u>188</u>

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
 (Trading as RICS Business Services)

NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991
 (continued)

6. Staff

The average number of persons employed by the company and its subsidiaries (including executive directors) during the year, analysed by category, was as follows:

	1991 Number	1990 Number
Distribution	6	7
Sales	12	14
Administration	31	23
	<u>49</u>	<u>44</u>

The aggregate payroll costs of these persons was as follows:

	£000	£000
Wages and salaries	648	494
Social security costs	62	49
Other pension costs	49	36
	<u>759</u>	<u>579</u>

7. Directors' emoluments

The directors' emoluments for the year were as follows:

	1991 £000	1990 £000
Emoluments	<u>100</u>	<u>63</u>

The emoluments, excluding pension contributions, of the chairman and highest paid director were as follows:

	Nil	Nil
Chairman	56,869	44,708
Highest paid director	<u>56,869</u>	<u>44,708</u>

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
 (Trading as RICS Business Services)

NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991
 (continued)

7. Directors' emoluments (continued)

The emoluments, excluding pension contributions, of the directors (including the chairman and highest paid director) were within the following bands:

	1991 Number	1990 Number
£0	5	7
£10,001 - £15,000	-	1
£40,001 - £45,000	1	-
£55,001 - £60,000	1	-
	<hr/>	<hr/>

8. Tax on profit on ordinary activities

The tax credit is based on the (loss)/profit of the group for the year and comprises:

	1991 £'000	1990 £'000
U.K. corporation tax at 33.67% (1990: 35%)	93	289
Less: Relief for overseas taxation	(3)	(5)
	<hr/> 90	<hr/> 284
Overprovision in prior years	(51)	(646)
Tax attributable to franked investment income	20	27
Tax attributable to associated undertaking	(63)	60
Overseas tax suffered	3	5
	<hr/> (1)	<hr/> (270)

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
 (Trading as RICS Business Services)

NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991
 (continued)

9. **Tangible fixed assets**

(a) The movement in the year for the group was as follows:

Cost	Long leasehold land and buildings £'000	Motor vehicles £'000	Fixtures and fittings £'000	Computer equipment £'000	Office equipment £'000	Total £'000
At 1st August 1990	3,246	184	272	879	305	4,886
Additions	75	58	15	1,253	97	1,498
Disposals	-	(32)	(129)	(273)	(14)	(448)
At 31st July 1991	<u>3,321</u>	<u>210</u>	<u>158</u>	<u>1,859</u>	<u>388</u>	<u>5,936</u>
Depreciation						
At 1st August 1990	-	103	179	765	78	1,125
Charge for the year	70	70	41	325	93	599
Disposals	-	(32)	(129)	(273)	(12)	(446)
At 31st July 1991	<u>70</u>	<u>141</u>	<u>91</u>	<u>817</u>	<u>159</u>	<u>1,278</u>
Net book value						
At 31st July 1991	<u>3,251</u>	<u>69</u>	<u>67</u>	<u>1,042</u>	<u>229</u>	<u>4,658</u>
At 31st July 1990	<u>3,246</u>	<u>81</u>	<u>93</u>	<u>114</u>	<u>227</u>	<u>3,761</u>

The long leasehold land and buildings comprise the company's premises situated at Westwood Business Park, Coventry.

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
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NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991
(continued)

9. Tangible fixed assets (continued)

(b) The movement in the year for the company was as follows:

Cost	Long leasehold land and buildings £'000	Motor vehicles £'000	Fixtures and fittings £'000	Computer equipment £'000	Office equipment £'000	Total £'000
At 1st August 1990	3,246	184	272	870	302	4,874
Additions	75	58	15	1,250	96	1,494
Disposals	-	(32)	(129)	(273)	(15)	(449)
At 31st July 1991	<u>3,321</u>	<u>210</u>	<u>158</u>	<u>1,847</u>	<u>383</u>	<u>5,919</u>
Depreciation						
At 1st August 1990	-	103	179	762	77	1,121
Charge for the year	70	70	41	321	92	594
Disposals	-	(32)	(129)	(273)	(12)	(446)
At 31st July 1991	<u>70</u>	<u>141</u>	<u>91</u>	<u>810</u>	<u>157</u>	<u>1,269</u>
Net book value						
At 31st July 1991	<u>3,251</u>	<u>69</u>	<u>67</u>	<u>1,037</u>	<u>226</u>	<u>4,650</u>
At 31st July 1990	<u>3,246</u>	<u>81</u>	<u>93</u>	<u>108</u>	<u>225</u>	<u>3,753</u>

The long leasehold land and buildings comprise the company's premises situated at Westwood Business Park, Coventry.

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
(Trading as RICS Business Services)

NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991
(continued)

10. Fixed asset investments

(a) Investment in subsidiary and associated undertakings - Company

The movement in the year for the company was as follows:

	Subsidiary undertakings £'000	Associated undertaking £'000	Joint venture £'000	Total £'000
Cost				
At 1st August 1990	78	691	113	882
Additions	75	-	-	75
Movement in loan account	(40)	286	30	276
At 31st July 1991	<u>113</u>	<u>977</u>	<u>143</u>	<u>1,233</u>
Provision				
At 1st August 1990	41	93	113	247
Movement in provision	21	91	30	142
At 31st July 1991	<u>62</u>	<u>184</u>	<u>143</u>	<u>389</u>
Net book value				
At 31st July 1991	<u>51</u>	<u>793</u>	<u>-</u>	<u>844</u>
At 31st July 1990	<u>37</u>	<u>598</u>	<u>-</u>	<u>635</u>

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
 (Trading as RICS Business Services)

NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991
 (continued)

10. Fixed asset investments (continued)

(b) Investment in associated undertaking and joint venture - Group

The movement in the year for the group was as follows:

	Associated undertaking £'000	Joint venture £'000	Total £'000
Cost			
At 1st August 1990	691	113	804
Movement in loan account	286	30	316
At 31st July 1991	<u>977</u>	<u>143</u>	<u>1,120</u>
Share of profits/(losses) after tax			
At 1st August 1990	34	(88)	(54)
Share of profits/(losses) after tax for the year	(255)	(77)	(332)
Excess losses recognised in other provisions	-	22	22
At 31st July 1991	<u>(221)</u>	<u>(143)</u>	<u>(364)</u>
Net book value			
At 31st July 1991	<u>756</u>	<u>-</u>	<u>756</u>
At 31st July 1990	<u>725</u>	<u>25</u>	<u>750</u>

(c) Other investments

Listed investments

Cost

At 1st August 1990

Additions

Disposals

At 31st July 1991

Group and
company
£'000

2,395

2,115

(2,616)

1,894

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
 (Trading as RICS Business Services)

NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991

(continued)

10. Fixed asset investments (continued)

(c) Other investments (continued)

The listed investments are all listed on The International Stock Exchange. The aggregate cost and market value of listed investments of the group and company was as follows:

	Cost		Market value	
	1991	1990	1991	1990
	£'000	£'000	£'000	£'000
Government securities	103	516	104	515
UK listed securities	1,108	1,318	1,387	1,551
Overseas listed securities	683	561	789	612
	<u>1,894</u>	<u>2,395</u>	<u>2,280</u>	<u>2,678</u>

(d) Investment in subsidiary undertakings

- (i) The company owns the entire issued ordinary share capital of Building Maintenance Information Limited (BMI), a company registered in England and Wales. The principal activity of BMI until 31st March 1991 was to promote research, design and development relating to buildings and construction and to the maintenance and use of buildings. From that date trade was transferred into the company and BMI became dormant.

The company's interest in BMI is represented as follows:

	1991	1990
	£'000	£'000
Share capital	1	1
Loan account	-	40
Less: Amounts written off	(1)	(41)
Net book value	<u>-</u>	<u>-</u>

- (ii) The company owns the entire issued ordinary share capital of Mountain Peak Limited (MPL), a company registered in England and Wales. The principal activity of MPL is to act as the holding company for its 50% share in a joint venture with Salford University Business Services Limited. The joint venture trades under the name of Imaginor Systems. The consideration amounted to the fair value of the net assets acquired and consequently no purchased goodwill arose from the acquisition. MPL had not traded prior to acquisition.

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
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NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991
 (continued)

10. Fixed asset investments (continued)

(d) Investment in subsidiary undertakings (continued)

The company's interest in MPL is represented as follows:

	1991 £'000	1990 £'000
Share capital	-	-
Loan account	112	37
Less: Amounts written off	(61)	-
Net book value	<u>51</u>	<u>37</u>

(iii) The company purchased the entire issued ordinary share capital of £100 of Building Cost Information Service Limited (BCIS), a company registered in England and Wales. The consideration amounted to the fair value of the net assets acquired and consequently no purchased goodwill arose from the acquisition. BCIS was dormant from the date of incorporation on 17th June 1991 to 31st July 1991. BCIS has been accounted for under the acquisition method of accounting.

(iv) In the opinion of the directors, the aggregate value of the shares in BMI, MPL and BCIS is not less than the amounts stated in the company's balance sheet. All subsidiary undertakings have been included in the consolidated accounts.

(e) Investment in associated undertaking

The company owns 50% of the issued ordinary share capital of RICS Journals Limited. RICS Journals Limited is registered in England and Wales and the holding is stated at cost plus long term loans, less amounts written off to reflect the company's share of losses incurred since incorporation. The principal activity of RICS Journals Limited is the publication of professional journals under licence from Surveyors Holdings Limited which owns the titles.

The figures incorporated into the consolidated accounts are based on the audited accounts of RICS Journals Limited to 31st December 1990 and the management accounts to 31st July 1991.

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
 (Trading as RICS Business Services)

NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991
 (continued)

10. Fixed asset investments (continued)

(c) Investment in associated undertaking (continued)

The company's investment in RICS Journals Limited comprises:

	1991 £'000	1990 £'000
Share capital	1	1
Long term loans	976	690
Less: Amounts written off	(184)	(93)
	<u>793</u>	<u>598</u>

The group's investment in RICS Journals Limited comprises:

Share capital at cost	1	1
Long term loans	976	690
Group's share of retained (losses)/profits to date	(221)	34
	<u>756</u>	<u>725</u>

(f) Investment in joint venture

The company has a 50% share in a joint venture which trades as Institution and College Conferences (ICC). The joint venture's principal place of business is at 15 Greycoat Place, London, SW1P 1SB. The investment is stated at cost, less amounts written off to reflect the company's share of losses incurred since trading commenced on 1st January 1988. The principal activity of the joint venture is the arranging of conferences for the surveying profession.

The figures incorporated into the consolidated accounts are based on the audited accounts to 31st March 1991 and the management accounts to 31st July 1991.

The company's investment in ICC comprises:

	1991 £'000	1990 £'000
Long and short term loans at cost	143	113
Less: Amounts written off	(143)	(113)
	<u>-</u>	<u>-</u>

SURVEYORS HOLDINGS LIMITED
AND SUBSIDIARY COMPANIES
 (Trading as RICS Business Services)

NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991
 (continued)

11. Stocks

The stocks held by the group and the company are books held for resale. The estimate replacement cost approximates to their balance sheet value.

	1991 £'000	Group 1990 £'000	1991 £'000	Company 1990 £'000
Finished goods for resale	280	206	279	203

12. Debtors

	1991 £'000	Group 1990 £'000	1991 £'000	Company 1990 £'000
Trade debtors	306	130	306	130
Amounts owed by fellow joint venture partner	44	-	-	-
VAT recoverable	121	199	120	194
Prepayments and accrued income	147	108	142	103
Other debtors	50	104	50	101
	668	541	618	528

Included in other debtors of both group and company is corporation tax recoverable of £31,000 (1990: £Nil).

13. Current asset investments

Current asset investments of the group and the company comprise short term cash deposits.

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NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991
 (continued)

14. Creditors: Amounts falling due within one year

	1991 £'000	Group 1990 £'000	1991 £'000	Company 1990 £'000
Bank loans and overdrafts	2	-	-	-
Trade creditors	885	231	885	231
Amounts due to subsidiary undertakings	-	-	2	-
Amounts due to associated undertaking and joint venture	59	52	59	52
Accruals and deferred income	668	682	660	590
Other creditors:				
UK corporation tax payable	12	472	-	472
PAYE	11	-	9	-
Social security	6	-	6	-
Other	8	-	8	-
	<u>1,651</u>	<u>1,437</u>	<u>1,629</u>	<u>1,345</u>

15. Creditors: Amounts falling due after more than one year

Creditors falling due after more than one year comprise amounts due to The Royal Institution of Chartered Surveyors (RICS), which owns the entire share capital of the company. The loan is interest free and RICS has given an undertaking not to request substantial repayment of the debt for at least twelve months.

SURVEYORS HOLDINGS LIMITED
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NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991

(continued)

16. Provision for liabilities and charges

	Group £'000	Company £'000
Other provisions		
At 1st August 1990	-	35
Profit and loss account charge/(credit)	22	(33)
At 31st July 1991	<u>22</u>	<u>2</u>

Other provisions of the group comprise the excess of the group's share of losses of the holding company's joint venture ICC over the cost of investment therein.

Other provisions of the company comprise a provision against the net liabilities of the company's wholly owned subsidiary, BMI and a provision against the net liability of the company's joint venture, ICC.

Both the group and the company have no potential liability for deferred taxation at 31st July 1991 (1990: £Nil).

17. Share capital

The authorised, allotted, called and fully paid up share capital of the company consists of 100 ordinary shares of £1 each (1990: £100).

18. Capital commitments

Capital commitments of the group and the company at 31st July 1991, for which no provision has been made in these accounts, were as follows:

	1991 £'000	1990 £'000
Contracted	155	219
Authorised but not contracted for	-	42
	<u>-</u>	<u>261</u>

19. Contingent liabilities

There were no contingent liabilities for either the company or the group at 31st July 1991 (1990: Nil).

SURVEYORS HOLDINGS LIMITED
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NOTES TO THE CONSOLIDATED ACCOUNTS

FOR THE YEAR ENDED 31st JULY 1991

(continued)

20. Operating lease commitments

Annual commitments on operating leases of the group are as follows:

	1991 £'000	1990 £'000
On leases which expire after more than five years:		
Land and buildings	4	4

The company had no operating lease commitments at 31st July 1991 (1990: £Nil).

21. Pension obligations

The company is party to a pension scheme operated by The Royal Institution of Chartered Surveyors providing benefits based on final pensionable pay. The assets of the scheme are held separately from those of the company, being invested with an insurance company. Contributions to the scheme are charged to the profit and loss account so as to spread the cost of pensions over employees' working lives with the company.

The contributions are determined by a qualified actuary on the basis of triennial valuations using the projected unit method. The most recent valuation was at 1st January 1991 which showed that the market value of the scheme's assets was £3.278 million and that the actuarial value of those assets represented 112% of the benefits that had accrued to members, after allowing for expected future increases in earnings. The assumptions which have the most significant effect on the results of the valuation are those relating to the rate of return on investments and the rates of increase in salaries and pensions. It was assumed that the investment returns would be 2% per annum compound in excess of salary increases and that present and future pensions would increase at the rate of 5% per annum compound except for Guaranteed Minimum Pensions. The contributions of the company and employees were set at 15.2% and 4% of earnings respectively. The contributions of the company will, from 1st January 1992, reduce from 15.2% to 14.1% with the employees' contribution remaining at 4%.

The pension charge for the year was £49,000 (1990: £36,000). Contributions paid in advance at the year end amounting to £27,038 (1990: £12,478) are included in prepayments and accrued income.

22. Ultimate holding body corporate

The company's ultimate holding body corporate is The Royal Institution of Chartered Surveyors.

Copies of The Royal Institution of Chartered Surveyors accounts can be obtained from the registered office at 12 Great George Street, Parliament Square, London, SW1P 3AD.