

**Alliance & Leicester Estate Agents
(Holdings) Limited**

**Registered in England and Wales
Company Number 2089949**

ANNUAL REPORT AND ACCOUNTS

**FOR THE YEAR ENDED
31 DECEMBER 2009**

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Alliance & Leicester Estate Agents (Holdings) Limited ("the Company")
Company Number: 2089949

Report of the Directors

The Directors submit their report together with the financial statements for the year ended 31 December 2009

Principal activity and review of the year

The Company has not traded during the year. No significant accounting transactions, as required to be entered in the Company's accounting records by Section 386 of the Companies Act 2006, have occurred during the year under review and therefore the Company is considered to be dormant.

Results and dividends

There was no profit or loss for the year ended 31 December 2009 (2008: £nil) and therefore the directors do not recommend the payment of a dividend (2008: £nil).

Directors

The Directors who served during the year were

Miss H Armitage	(appointed 27 March 2009)
Mr R A Hawker	(appointed 27 March 2009)
Alliance & Leicester (Holdings) Limited	(resigned 27 March 2009)

Auditors

The annual accounts have not been audited as the Company is entitled to the exemption from Audit under section 480 of the Companies Act 2006 relating to dormant companies and no notice under Section 476 has been deposited at the Company's registered office requiring the Company to obtain an audit of the accounts.

By Order of the Board



Richard Hawker,
Director

15 January 2010

Registered Office Address: Building 3 Floor 2, Carlton Park, Narborough, Leicester
LE19 0AL

Alliance & Leicester Estate Agents (Holdings) Limited
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Income Statement

There were no transactions in the current or prior year and the company generated neither a profit nor a loss in either year

Statement of Recognised Income and Expense

The Company has no recognised income or expenses other than the results for the current and previous year as set out in the Income Statement

Cash Flow Statement

The Company has been dormant in the current year and in the preceding year no cash flows occurred

Alliance & Leicester Estate Agents (Holdings) Limited
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Balance Sheet
As at 31 December 2009

	Note	2008 £'000	2007 £'000
Non-current liabilities			
Amounts due to group undertakings	6	(48)	(48)
Total liabilities		(48)	(48)
Equity			
Called up share capital	4	12,000	12,000
Retained earnings	5	(12,048)	(12,048)
Total equity		(48)	(48)

During the financial year and the preceding financial year the Company did not trade and received no income and incurred no expenditure. Consequently, during these years the Company made neither a profit nor a loss.

Statements

For the year ending 31 December 2009 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

Directors' Responsibilities

- (i) The members have not required the Company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.
- (ii) The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting periods and the preparation of accounts.

These accounts have been prepared in accordance with the provision applicable to companies subject to the small companies' regime.

The financial statements were approved by the Board of Directors and authorised for issue on 15 January 2010. They were signed on its behalf by



Helen Armitage
Director

The attached notes form part of these accounts.

Alliance & Leicester Estate Agents (Holdings) Limited
Company Number: 2089949

Notes to the Accounts
As at 31 December 2009

1. Accounting Policies

The principal accounting policies applied in the preparation of financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated.

The Company did not trade, received no income and incurred no expenditure during the current or preceding financial year and has made neither profit nor loss. Accordingly, no separate Income Statement and Cash Flow Statement have been presented.

Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as approved by the International Accounting Standards Board (IASB), interpretations issued by the International Reporting Interpretations Committee of the IASB that under European Regulations, are effective or available for early adoption at the Company's reporting date. The financial statements have been prepared under the historical cost convention.

Financial Instruments

Financial assets and liabilities are recognised in the Company's balance sheet when the Company becomes a party to the contractual provisions of the instrument.

2 Profit from Operations

The Company has had no accounting transactions and made neither a profit nor a loss in the financial year and the preceding year. The expenses of the Company have been borne by Alliance & Leicester plc.

No Directors were remunerated for their services to the Company. Director's emoluments are borne by the immediate parent company Alliance & Leicester plc. No emoluments were paid by the Company to the directors during the year (2008: £nil).

The Company had no employees in the current or previous financial years accordingly, no profit and loss account is presented.

3 Share Capital

	2009 £'000	2008 £'000
Issued, called up but not paid Ordinary Shares of £1 each	12,000	12,000

4. Retained Earnings

	2009 £'000	2008 £'000
At 1 January and 31 December	(12,048)	(12,048)

Alliance & Leicester Estate Agents (Holdings) Limited
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Notes to the Accounts
As at 31 December 2009

5. Related Party Transactions

There were no related party transactions during the year, or balances existing at the balance sheet date, with the Company's or parent company's key management personnel

6. Parent Undertaking and Controlling Party

The Company's immediate parent company is Alliance & Leicester plc

The Company's ultimate parent undertaking and controlling party is Banco Santander, S A , a company incorporated in Spain Banco Santander, S A , is the parent undertaking of the largest group of undertakings for which group accounts are drawn up and of which the Company is a member Alliance & Leicester plc is the parent undertaking of the smallest group of undertakings for which the group accounts are drawn up and of which the Company is a member

Copies of all sets of group accounts, which include the results of the Company, are available from Secretariat, Santander UK plc, 2 Triton Square, Regent's Place, London, NW1 3AN

The Company entered into transactions with other Group undertakings as shown in the table below

	2008	2007
	£'000	£'000
<u>Amounts owed to other Group undertakings</u>		
At 1 January	48	48
Net movements	-	-
At 31 December	48	48