

Hine Hall Management Limited

Directors' report and financial statements

31 December 1998

Registered number 2251819



Directors' report and financial statements

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Directors' report

The directors present their report and the financial statements for the year ended 31 December 1998.

Principal activity

From 1 January 1992 the company's principal activity has been the management of Hine Hall, a freehold property situated in Mapperley, Nottingham.

Results

The directors of the company are pleased to report continued progress at Hine Hall.

The day-to-day objective of the company is to provide high quality, cost effective services to the owners of apartments at Hine Hall. This includes purchasing services such as buildings insurance and cable television collectively when economies of scale make this more cost effective than members purchasing the same services themselves.

Over time, the company intends to deliver services to members on a no profit, no loss basis.

In 1997 the company produced an operating 'profit' of £18,989, and in our 1997 Directors' Report we said that this was a temporary situation resulting from the deferral of significant repair and maintenance projects into the 1998 financial year. These projects were subsequently completed in the year to 31 December 1998, as a result of which the company incurred a 'loss' of £4,453.

The directors are confident that overall the company receives the level of funding it requires through the service charges levied each year on its members. Other than for increases required to offset the effects of inflation there should therefore be no need for any change in service charge levels in the foreseeable future.

Taxation status

In the opinion of the directors the company is not a close company within the provisions of the Income and Corporation Taxes Act 1988.

Directors and their interests

The directors of the company at the date of this report and their interest in the issued £1 ordinary shares of the company are as follows:-

	As at 31 December 1998 Number	As at 31 December 1997 Number
ND Pompa	1	1
J Hensman	1	1
RM George	2	2
KR Gretton	1	1
Mrs LNR Simmons	1	1

No director had an interest in any contract entered into by the company in the year.

Directors' report *(continued)*

Secretary and registered office

LNR Simmons
Hine Hall
Ransom Drive
Mapperley
Nottingham
NG3 5LR

By order of the board

LNR Simmons.

LNR Simmons
Director

2 July 1999



1 Waterloo Way
Leicester
LE1 6LP

Accountants' report to the directors of Hine Hall Management Limited

In accordance with instructions given to us we have prepared the annexed accounts from the accounting records of Hine Hall Management Limited and from information and explanations supplied to us by the management of the company.

We have not carried out an audit in accordance with Auditing Standards. Accordingly we do not express an audit opinion on the accounts, nor are we able to provide any assurance that the accounting records and the accounts are free from material misstatement.

A handwritten signature in dark ink, appearing to read 'KPMG', with a horizontal line drawn underneath it.

Chartered Accountants

Leicester

10 August 1999

Profit and loss account
for the year ended 31 December 1998

	<i>Note</i>	1998 £	1997 £
Turnover		84,740	81,708
Administration expenses		(89,705)	(62,998)
		<u>(4,965)</u>	<u>18,710</u>
Bank interest receivable		<u>648</u>	<u>279</u>
(Loss)/profit on ordinary activities before taxation	2	(4,317)	18,989
Taxation	4	(136)	(65)
(Loss)/profit for the year		(4,453)	18,924
Surplus brought forward		<u>37,465</u>	<u>18,541</u>
Surplus carried forward		<u>33,012</u>	<u>37,465</u>

Balance sheet
at 31 December 1998

	Note	1998	1997
		£	£
Fixed assets	5	1,724	3,483
Current assets			
Debtors	6	19,483	9,896
Cash at bank and in hand		21,877	33,172
		<u>41,360</u>	<u>43,068</u>
Creditors: Amounts falling due within one year	7	<u>(9,987)</u>	<u>(9,001)</u>
Net current assets		<u>31,373</u>	<u>34,067</u>
		<u>33,097</u>	<u>37,550</u>
Capital and reserves			
Called up share capital	8	85	85
Profit and loss account		33,012	37,465
		<u>33,097</u>	<u>37,550</u>

In approving these financial statements as directors of the company we hereby confirm:

- (a) that for the year in question the company was entitled to the exemption conferred by section 249A(1) of the Companies Act 1985;
- (b) that no notice has been deposited at the registered office of the company pursuant to section 249B(2) requesting that an audit be conducted for the year ended 31 December 1998; and
- (c) that we acknowledge our responsibilities for:
 - (i) ensuring that the company keeps accounting records which comply with section 221, and
 - (ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit (or loss) for the year then ended and which otherwise comply with the provisions of the Companies Act relating to accounts, as far as applicable to the company.

These financial statements were approved by the board of directors on 2 July 1999 and were signed on its behalf by:

LNR Simmons
Director

LNR Simmons.

Notes

(forming part of the financial statements)

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules.

Fixed assets and depreciation

Depreciation is provided by the company to write off the cost less the estimated residual value of tangible fixed assets by equal instalments over their estimated useful economic lives as follows:

Plant and machinery	-	5 years
Equipment	-	5 years

Turnover

Turnover represents the amounts (excluding value added tax) derived from the provision of services to leaseholders during the year.

2 (Loss)/profit on ordinary activities before taxation

	1998 £	1997 £
<i>(Loss)/profit on ordinary activities before taxation is stated after charging</i>		
Depreciation	1,759	2,958
	<hr/>	<hr/>

Notes *(continued)*

3 Staff numbers and costs

The average number of persons employed by the company during the year was 3 (1997 : 3).

The aggregate payroll costs of these persons were as follows:

	1998 £	1997 £
Wages and salaries	19,275	18,934
Social security costs	1,055	916
	<u>20,330</u>	<u>19,850</u>

4 Taxation

	1998 £	1997 £
Corporation tax at 21% (1997 : 23% and 24%) on interest received	<u>136</u>	<u>65</u>

5 Tangible fixed assets

	Plant and machinery £	Equipment £	Total £
Cost			
At beginning and end of year	<u>7,169</u>	<u>8,794</u>	<u>15,963</u>
Depreciation			
At beginning of year	7,169	5,311	12,480
Charge for year	-	1,759	1,759
At end of year	<u>7,169</u>	<u>7,070</u>	<u>14,239</u>
Net book value			
At 31 December 1998	<u>-</u>	<u>1,724</u>	<u>1,724</u>
At 31 December 1997	<u>-</u>	<u>3,483</u>	<u>3,483</u>

Notes (continued)

6 Debtors

	1998 £	1997 £
Debtors for service charges	19,262	8,743
Prepayments	221	1,153
	<u>19,483</u>	<u>9,896</u>

7 Creditors: amounts falling due within one year

	1998 £	1997 £
Creditors for service charges	2,033	2,578
Other creditors	7,818	6,358
Taxation	136	65
	<u>9,987</u>	<u>9,001</u>

8 Called up share capital

	1998 £	1997 £
<i>Authorised</i>		
Ordinary shares of £1 each	85	85
	<u>85</u>	<u>85</u>
<i>Allotted, called up and fully paid</i>		
Ordinary shares of £1 each	85	85
	<u>85</u>	<u>85</u>

9 Reconciliation of movements in shareholders' funds

	1998 £	1997 £
Opening shareholders' funds	37,550	18,626
(Loss)/profit for the year	(4,453)	18,924
	<u>33,097</u>	<u>37,550</u>