RMA (HOLDINGS) LIMITED Registered No 2890236

REPORT AND ACCOUNTS

31 December 1996



DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 1996

The directors present their report and the accounts of the company and group for the year ended 31 December 1996.

PRINCIPAL ACTIVITY

The principal activity of the group is life, pensions and general insurance broking.

REVIEW OF THE BUSINESS

The business has traded satisfactorily throughout the year in difficult conditions in the insurance market. Although these conditions are not expected to improve in the immediate future the directors are confident that further progress will be made in 1997.

RESULTS AND DIVIDENDS

The consolidated profit and loss account shows a profit for the period after taxation of £246,694.

Preference dividends of £30,500 have been paid during the year and ordinary dividends of £113,213 are proposed, leaving a retained profit of £102,981 to be taken to reserves.

DIRECTORS

The directors of the company in office during the period and their interests in the called-up share capital of the company as at 31 December 1995 and 31 December 1996 were:

	of shares
R S Johnson (Chairman)	7,098
C S Beaumont	7,098
I G Logan	7,098
J W Marshall	7,098
J D Mutch	7,098

Number

None of the directors had any interests in the share capital of other group companies at 31 December 1995 or 31 December 1996.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the group and the company and of the profit or loss of the group for that period. In preparing those financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 1996 (CONTINUED)

STATEMENT OF DIRECTORS' RESPONSIBILITIES (CONTINUED)

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITORS

Price Waterhouse have indicated their willingness to continue as auditors and a resolution concerning their re-appointment will be proposed at the Annual General Meeting.

On behalf of the Board

R N Gillingwater Secretary

12 June 1997

Telephone: (01482) 224111 Telex: 884657 PRIWAT G Facsimile: (01482) 327479

Price Waterhouse



AUDITORS' REPORT TO THE MEMBERS OF RMA (HOLDINGS) LIMITED

We have audited the financial statements on pages 4 to 17 which have been prepared under the historical cost convention and the accounting polices set out on pages 8 and 9.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

As described on pages 1 and 2 the company's directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

BASIS OF OPINION

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgments made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

OPINION

In our opinion the financial statements give a true and fair view of the state of affairs of the company and the group at 31 December 1996 and of the profit and cash flows of the group for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

PRICE WATERHOUSE Chartered Accountants and Registered Auditors

Vice Waterhouse

12 June 1997

CONSOLIDATED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 1996

	Note	1996	1995
TURNOVER - Continuing operations	2	2,024,243	1,834,699
Administrative expenses		(1.642.619)	<u>(1,488,592</u>)
OPERATING PROFIT - Continuing operations	3	381,624	346,107
Interest receivable	5	30,390	28,567
Interest payable	6	(35.083)	<u>(40,671</u>)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		376,931	334,003
Taxation	7	(130,237)	<u>(138,951</u>)
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION		246,694	195,052
Dividends	8	(143,713)	(128,906)
RETAINED PROFIT	18	£102,981	£66,146

The group had no recognised gains or losses other than the profit for the year.

BALANCE SHEETS - 31 DECEMBER 1996

	Notes		Group		Company
		1996	1995	1996	1995
FIXED ASSETS					
Intangible assets	9	824,958	872,580	-	-
Tangible assets	10	152,166	138,176	-	-
Investments	11	4,220	2,295	1,298,438	<u>1.298.438</u>
		£981,344	£1,013,051	£1,298,438	£1,298,438
CURRENT ASSETS					
Debtors	12	1,323,686	1,442,275	49,078	43,401
Cash at bank and in hand		1,068,285	903,097	1,774	1,774
		2,391,971	2,345,372	50,852	45,175
CREDITORS - Amounts failing			_,,	33,002	.0,,,,
due in less than one year	13	(2.576,549)	(2.522,788)	_(777,720)	<u>(676,608)</u>
NET CURRENT LIABILITIES		£(184,578)	£(177,416)	£(726,868)	£(631,433)
TOTAL ASSETS LESS CURRENT LIABILITIES		796,766	835,635	571,570	667,005
CREDITORS - Amounts falling due after more than one year	14	(216,674)	(307,680)	(190,870)	(286,305)
PROVISIONS FOR LIABILITIES AND CHARGES	15	(5.655)	(6.499)		<u> </u>
		£574,437	£521,456	£380,700	£380,700
CARITAL AND DECERVES					
CAPITAL AND RESERVES Called up share capital	17	330,700	380,700	330,700	380,700
Capital redemption reserve Profit and loss account	18	50,000 193,737	<u>140,756</u>	50,000	-
SHAREHOLDERS' FUNDS - including non-equity interests	19	£574,437	£521,456	£380,700	£380,700

APPROVED BY THE BOARD OF DIRECTORS ON

R S Johnson

DIRECTOR

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 1996

NET CASH INEL OW EDOM	Note		1996		1995
NET CASH INFLOW FROM OPERATING ACTIVITIES	22(1)		616,147		573,136
RETURNS ON INVESTMENTS AND SERVICING OF FINANCE Interest received Interest paid Dividends paid - non-equity Interest element of finance lease rental payments		30,390 (29,263) (30,500) (5,820)		28,567 (37,913) (33,000) (2,758)	
NET CASH OUTFLOW FROM RETURNS ON INVESTMENTS AND SERVICING OF FINANCE			(35,193)		(45,104)
TAXATION			(120,193)		(117,693)
CAPITAL EXPENDITURE Purchase of fixed asset investments Payments to acquire tangible fixed assets Proceeds from sales of tangible fixed assets		(1,925) (71,241) 		- (13,660) 	
NET CASH OUTFLOW FROM CAPITAL EXPENDITURE			(58,266)		(1,460)
ACQUISITIONS AND DISPOSALS Purchase of subsidiary undertaking Net cash acquired with subsidiary				(108,793) 79,140	
NET CASH OUTFLOW FROM ACQUISITIONS AND DISPOSALS			-		(29,653)
EQUITY DIVIDENDS PAID			(90,503)		(87,593)
CASH INFLOW BEFORE USE OF LIQUID RESOURCES AND FINANCING			311,992		291,633
FINANCING Repayment of secured loan Redemption of preference share		(95,435)		(95,435)	
capital Capital element of finance lease		(50,000)		-	
rental payments New finance leases undertaken		(30,124) <u>42,015</u>		(44,017)	
NET CASH OUTFLOW FROM FINANCING			(133.544)		(139,452)
INCREASE IN CASH IN THE YEAR	22(2)		£178,448		£152,181

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 1996 (CONTINUED)

	Note		1996		1995
RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET DEBT	22(2)				
Increase in cash in the year Cash outflow from decrease in debt	` ,	178,448		152,181	
and lease financing		83,544		139.452	
Change in net debt resulting from cashflows Effect of foreign exchange rate			261,992		291,633
changes			(3.816)		<u>-</u>
MOVEMENT IN NET DEBT IN THE PERIOD			258,176		291,633
NET DEBT AT 31 DECEMBER 1995			_(38.346)		(329,979)
NET FUNDS/(DEBT) AT 31 DECEMBER 1996			£219,830		£(38,346)

NOTES TO THE ACCOUNTS - 31 DECEMBER 1996

1 ACCOUNTING POLICIES

(1) Accounting convention

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

(2) Basis of consolidation

The group accounts have been prepared under the acquisition method of accounting and consolidate the accounts of RMA (Holdings) Limited and its subsidiary undertakings for the period ended 31 December 1996.

Goodwill arising on consolidation is treated as an intangible fixed asset and amortised over 20 years.

(3) Turnover

Turnover represents brokerage and commissions receivable by the group during the year. Credit is taken for brokerage when the debit note is raised. Life and pension commission is recognised at the onset of the policy.

Provision is made to recognise potential clawbacks in respect of policies written on indemnity terms and policies due for renewal in the following financial year.

(4) Tangible fixed assets

Depreciation of tangible fixed assets is calculated by reference to cost at rates estimated to write off the relevant assets from the date of acquisition over their expected useful lives.

The annual rates used are as follows:

Leased assets
Fixtures and fittings
Motor vehicles
Computer equipment

Period of lease 10% on cost

25% reducing balance

25% on cost

(5) Deferred taxation

Deferred taxation is provided in respect of the taxation effect of all timing differences to the extent that tax liabilities are likely to crystallise in the foreseeable future.

(6) Leased assets

Tangible fixed assets acquired under finance leases are capitalised at the estimated fair value at the date of inception of each lease. Depreciation is provided so as to write off the costs over the shorter of the estimated useful life of the asset or the period of the lease.

The capital element of future rental payments is treated as a liability and the interest element is charged to the profit and loss account over the period of the lease.

Operating lease rentals are charged to the profit and loss account when incurred.

NOTES TO THE ACCOUNTS - 31 DECEMBER 1996 (CONTINUED)

1 ACCOUNTING POLICIES (CONTINUED)

(7) Loan finance

Loans are stated net of the costs of raising loan finance. These costs are amortised on a straight line basis over the period of the loans, the charge being made at each repayment date.

(8) Pensions

The group operates a pension scheme providing benefits based on final pensionable pay. The assets of the scheme are held separately from those of the company, being invested in insurance policies.

Contributions to the scheme are made in accordance with the advice of an independent qualified actuary and are charged to the accounts in the year in which they fall due.

2 TURNOVER

Turnover and profit before taxation are attributable to the principal activity of the group.

3	OPERATING PROFIT	1996	1995
	Operating profit is stated after charging Depreciation		
	- Owned assets - Leased assets	11,176 <u>28,752</u>	15,739 <u>22.715</u>
		£39,928	£38,454
	Amortisation of goodwill	£47,622	£45,955
	Auditors' remuneration	£10,500	£12,350
	Operating lease rentals		
	- Land and buildings	£31,750	£31,750
	- Other	£30,100	£76,635
	Total charged in respect of finance leases and hire purchase contracts (of which part is shown as depreciation		
	above and the balance as interest payable in note 6)	£34,572	£25,473

NOTES TO THE ACCOUNTS - 31 DECEMBER 1996 (CONTINUED)

4	DIRECTORS AND EMPLOYEES	1996	1995
	Staff costs including directors' emoluments		
	Wages and salaries	821,141	732,212
	Social security costs	72,759	68,507
	Other pension costs	<u> 129,302</u>	75,549
	·	£1,023,202	£876,268
	•		-
	Average number employed including executive directors	Number	Number
	Insurance broking	41	27
	Administration		37
	Administration	8	8
		49	45
	Directors' emoluments (including pension scheme		
	contributions)		
	As executives	£319,925	£293,132
		•	
	Emoluments excluding pension scheme contributions	 	
	Chairman and highest paid director	£66,938	£55,605
	6	200,000	~00,000
		Number	Number
	The directors' emoluments fell into the following bands	Manipe	Hullibel
	£50,001 - £55,000		2
	£55,001 - £60,000	-	3
	£60,001 - £65,000	-	2
	£65,001 - £70,000	3	-
	100,001 - 170,000	2	
		5	5
5	INTEREST RECEIVABLE		
	Bank interest	£30,390	£28,567
	•	200,000	220,001
			
6	INTEREST PAYABLE		
	Bank loans and overdrafts	20.000	07.040
	Finance leases	29,263	37,913
	Finance leases	<u> 5.820</u>	<u>2.758</u>
		£35,083	£40,671
		£35,083	£40,671

NOTES TO THE ACCOUNTS - 31 DECEMBER 1996 (CONTINUED)

7	TAXATION		1996	1995
	UK corporation tax Deferred taxation Adjustments for earlier years		151,920 212	128,257 1,610
	Corporation tax Deferred taxation		(20,839) (1,056)	7,384 1,700
			£130,237	£138,951
8	DIVIDENDS			
	Paid - non-equity shares Proposed		30,500	38,403
	- ordinary shares £2.23 per share (£2.00 per s - 'A' ordinary shares £2.23 per share (£2.00 p	share) er share)	79,249 33,964	70,909 <u>19.594</u>
			£143,713	£128,906
9	INTANGIBLE ASSETS			Goodwill
	Cost 31 December 1995 and 31 December 1996			£952,429
	Amortisation 31 December 1995 Charge for the year			79,849 47,622
	31 December 1996			£12 7 ,471
	Net book value 31 December 1996			£824,958
10	TANGIBLE ASSETS GROUP	Office furniture and equipment	Motor vehicles	Total
	Cost 31 December 1995 Additions Disposals	115,857 8,214	154,818 63,027 (41.070)	270,675 71,241 (41,070)
	31 December 1996	£124,071	£176,775	£300,846
	Depreciation 31 December 1995 Charge for the year Appropriated on disposals	91,760 3,530	40,739 36,398 (23,747)	132,499 39,928 (23,747)
	31 December 1996	£95,290	£53,390	£148,680
	Net book value 31 December 1996	£28,781	£123,385	£152,166

The net book value of fixed assets includes £107,936 (1995 £93,494) of motor vehicles held under finance leases.

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NOTES TO THE ACCOUNTS - 31 DECEMBER 1996 (CONTINUED)

FIXED ASSET INVESTMENTS			Group	Company
	Listed on recognised stock exchange	Other investment	Total	Shares in subsidiary undertakings
Cost				
31 December 1995	1,035	1,260	2,295	1,298,438
Additions		<u> 1.925</u>	<u>1.925</u>	
31 December 1996	£1,035	£3,185	£4,220	£1,298,438

The market value of listed investments at 31 December 1996 was £3,164 (1995 £2,792).

Subsidiary undertakings	Proportion of issued ordinary shares held	Principal activity
Penmarch Limited	100%	Holding of investment
Rockpride Limited	100%	Holding of investment
J Rixon Matthews & Appleyard Limited	100%	Insurance broking
P M Elliott & Company Limited	100%	Non-trading

Rockpride Limited and J Rixon Matthews & Appleyard Limited are held by subsidiary undertakings.

12	DEBTORS - Amounts falling due		Group		Company
	within one year	1996	1995	1996	1995
	Trade debtors	1,209,828	1,336,168	-	_
	Due from subsidiary undertaking	-		20,775	20,775
	Prepayments and accrued income	71,981	70,910	,	_0,,
	Other debtors	13,574	10,578	_	_
	Corporation tax	•	1,993	_	_
	Advance corporation tax recoverable	<u>28,303</u>	22.626	28,303	22,626
		£1,323,686	£1,442,275	£49,078	£43,401

Included in other debtors is an interest-free bridging loan of £12,000 made to C S Beaumont, a director of the company, on 1 December 1996, which is repayable in June 1997.

13	CREDITORS - Amounts falling due		Group		Company
	within one year	1996	1995	1996	1995
	Bank loan (note 14)	95,435	95,435	95,435	95,435
	Bank overdraft	507,432	516,876	-	•
	Trade creditors	1,554,893	1,527,098	_	_
	Due to subsidiary undertaking	-		516,669	454,614
	Corporation tax	123,827	113,632	-	
	Advance corporation tax payable	31,803	27,426	31,803	27,426
	Other creditors	20,600	8,630	20,600	8,630
	Other taxes and social security	53,040	63,779	,	-,500
	Dividends	113,213	90,503	113,213	90,503
	Accruals and deferred income	47,392	57,957	-	-
	Finance leases (note 14)	<u>28,914</u>	21,452		
		£2,576,549	£2,522,788	£777,720	£676,608
					

NOTES TO THE ACCOUNTS - 31 DECEMBER 1996 (CONTINUED)

14	CREDITORS - Amounts falling due		Group		Company
	after more than one year	1996	1995	1996	1995
	Bank loan	190,870	286,305	190,870	286,305
	Finance leases	<u>25.804</u>	<u>21.375</u>		
		£216,674	£307,680	£190,870	£286,305
					
		Group ar	nd company		Group
			Bank loan	Fin:	ance leases
		1996	1995	1996	1995
	Bank loans and finance leases are repayable				.000
	Less than 1 year	100,000	100,000	28,914	21,452
	Between 1 and 2 years	100,000	100,000	20,466	21,432
	Between 2 and 5 years	_100,000	200,000	5.338	21,010
	·	300,000	400,000	54,718	42,827
	Less Costs of raising finance	<u>(13.695</u>)	(18,260)		
		£286,305	£381,740	£54,718	£42,827

The bank loan bears interest at a rate of 2½% above LIBOR and is repayable in equal annual instalments until 1999. As required by Financial Reporting Standard No 4 'Capital Instruments' the costs associated with the raising of the loan have been debited against the amount advanced and will be amortised on a straight line basis over the period of the loan.

15 PROVISIONS FOR LIABILITIES AND CHARGES

Deferred taxation 31 December 1995	6,499
Profit and loss account (notes 7 and 16)	(844)
31 December 1996	£5,655

16	DEFERRED TAXATION	1996			1995	
		Full potential liability	Provision made	Full potential liability	Provision made	
	Accelerated capital allowances	£5,655	£5,655	£6,499	£6,499	
						

The full potential liability and provision made are calculated at a rate of 33% (1995 33%).

NOTES TO THE ACCOUNTS - 31 DECEMBER 1996 (CONTINUED)

17	CALLED UP SHARE CAPITAL	1996	1995
	Authorised, allotted, called up and fully paid Equity shares		
	Ordinary shares of £1 each	35,490	35,490
	'A' ordinary shares of £1 each	<u> 15,210</u>	15,210
		50,700	50,700
	Non-equity shares	·	•••
	Redeemable preference shares of £1 each	280,000	_330,000
		£330,700	£380,700
		 _	

The company redeemed 50,000 preference shares of £1 each at par during the year.

The rights attached to the equity and non equity shares are as follows:

		Non-equity	
	Ordinary shares	'A' ordinary shares	Preference shares
Dividend		_	
Cumulative preferential		'Participating' dividend being 8% of net profit, and 'Additional' dividend should directors' emoluments exceed pre-set limits.	'Preference' dividend being 10p per share net per annum.
Ordinary	'Initial' dividend per share being equal to the 'Participating' dividend paid per share.		·
Voting	One vote per share	One vote per share	No voting rights
Winding up priority	Third	Second	First
Receivable upon winding- up	£4.86 per share plus any accrued dividend and the balance remaining shared pari pasu.	£4.54 per share plus any accrued dividend and the balance remaining shared pari pasu.	£1 per share plus any accrued dividend.

The 'A' ordinary shares carry the right to be converted at any time into ordinary shares on a one to one basis.

NOTES TO THE ACCOUNTS - 31 DECEMBER 1996 (CONTINUED)

17 CALLED UP SHARE CAPITAL (CONTINUED)

To the extent that they have not previously been redeemed, the company must redeem the remaining preference shares in the proportions and on the dates set out below:

Redemption date	Number of shares
30 June 1997	70,000
30 June 1998	70,000
30 June 1999	70,000
30 June 2000	70,000
	280,000

18	PROFIT AND LOSS ACCOUNT	Group	Company
	31 December 1995 Retained profit Transfer to capital redemption reserve	140,756 102,981 <u>(50,000)</u>	50,000 (50,000)
	31 December 1996	£193,737	£-

In accordance with the exemption allowed by \$230(3) of the Companies Act 1985 the company has not presented its own profit and loss account. Of the profit on ordinary activities after taxation £193,713 has been dealt with in the accounts of the company.

19	RECONCILIATION OF MOVEMENTS		Group	Company	
	IN SHAREHOLDERS' FUNDS	1996	1995	1996	1995
	Profit for the year	246,694	195,052	193,713	128,906
	Dividends	(143,713)	(128,906)	(143,713)	(128,906)
	Redemption of preference shares	_(50,000)	<u> </u>	<u>(50,000)</u>	
	Net increase in shareholders' funds	52,981	66,146		-
	Opening shareholders' funds	<u>521,456</u>	<u>455,310</u>	_380,700	380,700
	Closing shareholders' funds	£574,437	£521,456	£380,700	£380,700
					
	Equity interests	294,437	191,456	100,700	50,700
	Non-equity interests	<u>280.000</u>	330,000	_280,000	_330,000
		£574,437	£521,456	£380,700	£380,700

NOTES TO THE ACCOUNTS - 31 DECEMBER 1996 (CONTINUED)

20 CONTINGENT LIABILITIES AND COMMITMENTS

The company's borrowings are guaranteed by its subsidiary undertakings.

The company has undertaken to provide financial support to its subsidiary undertaking P M Elliott & Company Limited so as to enable that company to meet its liabilities as they fall due.

At 31 December 1996 the group had commitments to make the following payments in the year to 31 December 1997 in respect of non-cancellable operating leases.

	1996		199		
	Land and buildings	Other	Land and buildings	Other	
Expiring within one year Expiring between one and five years	28,000	_ 	31,750	- 22,740	
	£28,000	£30,000	£31,750	£22,740	

Neither the group or company had any contracted capital commitments at 31 December 1996 (1995 £Nil).

21 PENSIONS

The contributions to the defined benefit scheme operated by a group company are determined by an independent qualified actuary on the basis of valuations prepared using the attained age method. The most recent valuation was carried out by a qualified actuary at 1 April 1996. The assumptions which have the most significant effect on the valuations are those relating to investment returns, and increases in salaries and pensions. It was assumed that the investment returns would be 8.5% per annum, that salary increases would average 6.5% per annum and that present and future pensions would increase at a rate of 4% per annum.

The pension charge for the year was £123,838 (1995 £71,213), including a special contribution of £49,457.

The most recent actuarial valuation showed that the market value of the schemes' assets at 1 April 1996 was £991,230 and that the actuarial value of those assets represented 103% of the benefits accrued to members after allowing for expected future increased in earnings.

22	CASHFLOW STATEMENT	1996	1995
(1)	Reconciliation of operating profit to net cash inflow from operating activities		
	Operating profit	381,624	346,107
	Depreciation charges	39,928	38,454
	Amortisation of goodwill	47,622	45,955
	Foreign exchange losses	3,816	-
	Loss on sale of fixed assets	2,423	7,262
	Decrease in debtors	122,273	268,897
	Increase in creditors	<u> 18,461</u>	(133,539)
	Net cash inflow from operating activities	£616,147	£573,136

NOTES TO THE ACCOUNTS - 31 DECEMBER 1996 (CONTINUED)

22 CASHFLOW STATEMENT (CONTINUED)

(2)	Analysis of net (debt)/funds	At 31 December 1995	Cashflows	Other non-cash changes	Exchange movements	At 31 December 1996
	Cash at bank and in hand	903,097	169,004	-	(3,816)	1,068,285
	Overdrafts	(516,876)	<u>9,444</u> 178,448	-	-	(507,432)
	Debts falling due after more		•			
	than one year Debts falling due in less	(286,305)	-	95,435	-	(190,870)
	than one year	(95,435)	95,435	(95,435)	_	(95,435)
	Finance leases	_(42.827)	(11.891)			(54,718)
	Total	£(38,346)	£261,992	£-	£(3,816)	£219,830