
London & Regional Properties Limited

Accounts

for the year ended 30 September 1997

Company No: 2909660



London & Regional Properties Limited
Accounts for the year ended 30 September 1997

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Directors and advisers

Directors:	Mr I M Livingstone Mr T J Fanning Mr J G Dyer Mr R J Livingstone Mr M Lethaby	(resigned 30 September 1997) (resigned 31 October 1997) (resigned 7 November 1997) (resigned 27 February 1998)
Secretary and registered office:	Mr R N Luck St Alphage House 2 Fore Street London EC2Y 5DH	
Auditors:	Hacker Young Chartered Accountants Church Road Hove	
Registered in England:	Number: 2909660	

London & Regional Properties Limited

Directors' report

The directors present their report and the accounts for the year ended 30 September 1997.

Principal activity and review of business

The company acts as a provider of a wide range of property management and development services.

The results for the year are set out in the profit and loss account on page 5. The directors consider the financial position at 30 September 1997 to be satisfactory. The directors do not recommend the payment of a dividend.

Directors and their interests

The following directors served during the year:

I M Livingstone	
R J Livingstone	(resigned 7 November 1997)
T J Fanning	(resigned 30 September 1997)
J G Dyer	(resigned 31 October 1997)
M Lethaby	(resigned 27 February 1998)

As at 30 September 1996 and 30 September 1997 the directors had no interests in the ordinary shares of the company.

Fixed Assets

The movement in fixed assets during the year is set out in note 8 to the accounts.

Auditors

A resolution to re-appoint Hacker Young as auditors will be proposed at the annual general meeting.

By order of the Board

R N Luck



Secretary

30 July 1998

London & Regional Properties Limited

Statement of Directors' Responsibilities

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

- select suitable accounting policies and apply them consistently;
- make judgements 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 accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the accounts 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.

London & Regional Properties Limited

Auditors' Report

We have audited the accounts on pages **5** to **11** which have been prepared under the historical cost convention and the accounting policies set out on page **7**.

Respective responsibilities of directors and auditors

As described on page **3**, the company's directors are responsible for the preparation of accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts 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 an examination, on a test basis, of evidence relevant to the amounts and disclosures in the accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the accounts, 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 accounts 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 accounts.

Opinion

In our opinion the accounts give a true and fair view of the state of the company's affairs at 30 September 1997 and of its loss for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Hacker Young
Registered Auditors
Chartered Accountants
Church Road, Hove

30 July 1998

London & Regional Properties Limited

Profit and Loss Account for the year ended 30 September 1997

	Notes	Year ended 30 September 1997 £	1 April 1995 to 30 September 1996 £
Turnover	1	742,065	2,144,686
Cost of sales		<u>(242,600)</u>	<u>(1,113,433)</u>
Gross Profit		499,465	1,031,253
Other Income	3	-	1,092,555
Net operating expenses	2	<u>(673,323)</u>	<u>(775,194)</u>
Operating (loss)/profit	4	(173,858)	1,348,614
Interest receivable		2,726	24,725
Interest payable and similar charges	6	<u>(1,935)</u>	<u>(18,334)</u>
(Loss)/profit on ordinary activities before taxation		(173,067)	1,355,005
Tax on (loss)/profit on ordinary activities	7	(125,355)	(2,109)
(Loss)/profit for the period		<u><u>(298,422)</u></u>	<u><u>1,352,896</u></u>

There are no recognised gains or losses other than those reported above.
Accordingly, no separate statement of total recognised gains and losses is presented.

The accompanying notes are an integral part of these accounts.

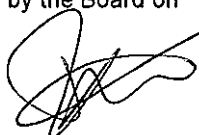
London & Regional Properties Limited

Balance Sheet at 30 September 1997

	Notes	30 September 1997 £	30 September 1996 £
Fixed Assets			
Tangible fixed assets	8	<u>373,382</u>	<u>190,813</u>
Current assets			
Debtors	9	5,211,762	11,676,027
Cash at bank and in hand		<u>1,288,294</u>	<u>7</u>
		6,500,056	11,676,034
Creditors: amounts falling due within one year	10	<u>(6,996,884)</u>	<u>(11,689,638)</u>
Net current (liabilities)		<u>(496,828)</u>	<u>(13,604)</u>
Total assets less current liabilities		(123,446)	177,209
Creditors: amounts falling due after one year	11	<u>-</u>	<u>(2,233)</u>
Net assets/(liabilities)		£ <u>(123,446)</u>	£ <u>174,976</u>
Capital and reserves			
Share capital	12	8	8
Profit and loss account	13	<u>(123,454)</u>	<u>174,968</u>
Total equity shareholders' funds		£ <u>(123,446)</u>	£ <u>174,976</u>

Approved by the Board on

30 July 1998



I M Livingstone on behalf of
London & Regional Properties Limited
Director

The accompanying notes are an integral part of these accounts.

London & Regional Properties Limited

Notes to the accounts for the Year Ended 30 September 1997

1 Principal accounting policies

The accounts have been prepared in accordance with applicable accounting standards. A summary of the more important accounting policies, which have been consistently applied, is given below.

Accounting convention

The accounts have been prepared under the historical cost convention.

Trading property

Trading property is valued at the lower of cost and estimated net realisable value.

Turnover

Turnover comprises fees charged to related companies in respect of the provision of loan finance and property asset management advice. It all arose in the United Kingdom and is stated net of value added tax.

Deferred tax

Deferred tax is provided using the liability method in respect of all material timing differences to the extent that the directors consider that a liability will crystallise in the foreseeable future.

Cash flow statement

The company has taken advantage of the exemption permitted by Financial Accounting Standard 1 whereby a cash flow statement need not be prepared by a small company as defined in the Companies Act 1985.

2 Net operating expenses

	Year ended 30 September 1997 £	1 April 1995 to 30 September 1996 £
Property expenses	(17,223)	127,392
Administrative expenses	<u>690,546</u>	<u>647,802</u>
	£ <u>673,323</u>	£ <u>775,194</u>

London & Regional Properties Limited

Notes to the accounts for the year ended 30 September 1997 - continued

	Year ended 30 September 1997 £	1 April 1995 to 30 September 1996 £
3 Other income		
Reverse premium	-	1,000,000
Other fee income	-	92,555
	<u>-</u>	<u>1,092,555</u>
4 Operating profit		
	£	£
Operating profit is stated after charging:		
Auditors remuneration	3,000	3,700
Depreciation	<u>40,879</u>	<u>58,413</u>
5 Directors and employees		
	£	£
Employee costs including executive directors amounted to:		
Salaries	324,564	345,664
Social security costs	<u>34,259</u>	<u>35,170</u>
	<u>£ 358,823</u>	<u>£ 380,834</u>
	Number	Number
The average weekly number of employees including executive directors was:		
Administration	<u>10</u>	<u>8</u>
	£	£
Directors' emoluments were as follows:		
Executive remuneration	<u>£ 210,218</u>	<u>£ 253,293</u>

The emoluments of the highest paid director were £57,556 (1996:£85,766).

London & Regional Properties Limited

Notes to the accounts for the year ended 30 September 1997 - continued

6 Interest payable and similar charges	Year ended 30 September 1997 £	1 April 1995 to 30 September 1996 £
On borrowings repayable within five years	(209)	12,160
Hire purchase finance charges	2,144	4,439
	<u>£ 1,935</u>	<u>£ 16,599</u>

7 Taxation

Corporation tax at 31%	<u>£ 125,355</u>	<u>£ 2,109</u>
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8 Tangible fixed assets

	Furniture & equipment £	Motor vehicles £	Total £
Cost			
At 30 September 1996	160,542	94,256	254,798
Additions	184,948	38,499	223,447
	<u>£ 345,490</u>	<u>£ 132,755</u>	<u>£ 478,245</u>
At 30 September 1997			
Depreciation			
As at 30 September 1996	26,495	37,490	63,985
Charge	24,238	16,640	40,878
	<u>£ 50,733</u>	<u>£ 54,130</u>	<u>£ 104,863</u>
At 30 September 1997			
Net book value 1997	<u>£ 294,757</u>	<u>£ 78,625</u>	<u>£ 373,382</u>
Net book value 1996	<u>£ 134,047</u>	<u>£ 56,766</u>	<u>£ 190,813</u>

The net book value of fixed assets includes £5,828 (1996:£7,927) in respect of assets held under hire purchase contracts. The related depreciation charge for the period in respect of those assets was £2,099 (1996:£6,298).

London & Regional Properties Limited

Notes to the accounts for the year ended 30 September 1997 - continued

9 Debtors

	30 September 1997	30 September 1996
	£	£
Amounts owed by related undertakings	2,390,483	10,301,851
Other debtors	2,821,279	902,038
Prepayments & accrued income	-	472,138
	<u>£ 5,211,762</u>	<u>£ 11,676,027</u>

10 Creditors: Amounts falling due within one year

	£	£
Bank overdraft	-	683,811
Obligations under hire purchase contracts	2,771	12,096
Trade creditors	510,797	291,068
Corporation tax	127,464	2,109
Taxation and social security	15,554	11,670
Other creditors	242,505	386,446
Amounts owed to director	5,818,993	6,272,452
Amounts owed to related undertakings	-	3,949,684
Accruals	278,800	80,302
	<u>£ 6,996,884</u>	<u>£ 11,689,638</u>

11 Creditors: Amounts falling due after more than one year

	£	£
Obligations under hire purchase contracts	-	2,233
	<u>£ -</u>	<u>£ 2,233</u>

12 Share capital

	£	£
Authorised, allotted, called up and fully-paid		
10 Ordinary shares of \$1 each	6	6
2 Deferred shares of £1 each	2	2
	<u>£ 8</u>	<u>£ 8</u>

London & Regional Properties Limited

Notes to the accounts for the year ended 30 September 1997 - continued

13 Reconciliation of movements in shareholders' funds

	Share capital £	Profit and loss account £	Total £
At 30 September 1996	8	174,968	174,976
Loss for the year	<u>-</u>	<u>(298,422)</u>	<u>(298,422)</u>
At 30 September 1997	<u>8</u>	<u>(123,454)</u>	<u>(123,446)</u>

14 Ultimate parent undertaking

The company is a wholly owned subsidiary of Kerkehout Beheer B.V., a company incorporated and registered in The Netherlands. The ultimate parent undertaking is Nutmeg Limited a company incorporated in Guernsey, Channel Islands.