

JERROLD HOLDINGS LIMITED

Report and Consolidated Financial Statements

Year ended 30 June 2013

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JERROLD HOLDINGS LIMITED

REPORT AND FINANCIAL STATEMENTS 2013

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JERROLD HOLDINGS LIMITED

OFFICERS AND PROFESSIONAL ADVISERS

DIRECTORS

H N Moser Chief Executive Officer
S P Baker
G D Beckett
M R Goldberg
J M Shaoul*
J L Walker* (resigned 9 July 2013)
R M McTighe*
D J Bennett*

* Non-Executives

SECRETARY

M J Ridley

REGISTERED OFFICE

Lake View
Lakeside
Cheadle
Cheshire
SK8 3GW

PRINCIPAL BANKERS

The Royal Bank of Scotland Plc
135 Bishopgate
London
EC2M 3UR

National Australia Bank
88 Wood Street
London
EC2V 7QQ

Lloyds TSB Bank PLC
10 Gresham Street
London
EC2V 7AE

AUDITOR

Deloitte LLP
Chartered Accountants and Statutory Auditor
PO Box 500
2 Hardman Street
Manchester
M60 2AT

LEGAL ADVISORS

Eversheds
70 Great Bridgewater Street
Manchester
M1 5ES

JERROLD HOLDINGS LIMITED

DIRECTORS' REPORT

The directors present their annual report and the audited financial statements for the year ended 30 June 2013

ENHANCED BUSINESS REVIEW

The Group's principal activity during the year under review continues to be the provision of secured property finance along with ancillary activities. The directors do not expect any significant change to the activities of the Group.

A number of key performance indicators (KPIs) are monitored in order to review and control performance, position and liquidity and to develop future strategy.

Results and dividends

The audited financial statements for the year ended 30 June 2013 are set out on pages 8 to 28. Group turnover has decreased by 3.3% to £121.5m (2012: £125.6m), the main contributor being a reduction in the Group's loan book values (classified within trade debtors). Profit before tax has increased by 0.2% to £45.2m (2012: £45.1m) due to the fall in turnover being offset by lower cost of funding given the reduction in debt and increases in equity levels. Profit for the year after tax was £34.0m (2012: £31.6m).

In August 2012, the Group renewed and amended the £400m (£378m drawn at 30 June 2012) syndicated loan facility which was in place at the 30 June 2012 year end. The new facility of £245m (£204.5m drawn and available at 30 June 2013) expires on 28 August 2015. In addition, in August 2012, the Group renewed and amended the £288.5m (£288.5m drawn at 30 June 2012) securitisation facility and its associated liquidity lines which were in place at the 30 June 2012 year end. The new facility and its associated liquidity lines of £395.5m (£382m drawn and available at 30 June 2013) expire on 31 July 2015. The net reduction in the total loan facilities available to the Group has been financed through cash reserves.

During the year ended 30 June 2013, the Group relocated to new office premises at Lakeside in Cheadle, Cheshire. The new offices are leased (see note 21) and expenditure on fixtures, fittings and equipment has been capitalised (see note 8).

No dividend was paid for the year ended 30 June 2013 (2012: £nil).

Position

As shown in note 11 to the financial statements, loan book values (classified within trade debtors) have decreased by 3.6% to £980.0m (2012: £1,017.0m). At the same time, shareholders' funds have increased by 10.4% to £360.9m (2012: £327.0m). The gearing ratio (being the ratio of debt to equity) has decreased to 1.31:1 (2012: 1.67:1) reflecting the fact that the Group continues to fund a greater proportion of its loan book through reserves and subordinated debt as opposed to external borrowings. The subordinated debt is treated as 'equity' for the purposes of calculating the Group's gearing ratio.

Liquidity

The ability of the Group to service its debts is measured using an interest cover ratio, being profit before tax and interest divided by interest. This increased to 2.1:1 for the year ended 30 June 2013 (2012: 1.9:1).

The Group closely monitors its liquidity position against its business plan on a regular basis taking into consideration the level of redemption activity, recurring income levels, planned expenditure and new business advance levels. Any material deviations are identified and appropriate action taken to ensure that sufficient headroom exists at all times.

Compliance and non-financial KPIs

Certain activities of the Group are regulated by the Financial Conduct Authority, "FCA" (which succeeded the Financial Services Authority, "FSA", on 1 April 2013), including arranging regulated mortgage contracts and entering into and administering the same. The FCA has prescribed rules, principles and guidance (the "FCA Rules") which certain of our mortgage lending operations must comply with. The FCA Rules include rules that impose, amongst other things, high level standards on the establishment and maintenance of proper systems and controls and minimum "threshold conditions" that must be satisfied for mortgage lending firms to remain authorised as well as rules on the conduct of business, the fitness and propriety of individuals performing certain functions in our business and treating customers fairly. The FCA Rules also impose certain minimum capital and liquidity requirements on us and Conduct of Business Rules which include "treating customers fairly" obligations which require us, amongst other things, to demonstrate that senior management are taking responsibility for ensuring that we and our staff at all levels deliver the consumer outcomes relevant to our business by establishing and maintaining an appropriate culture and business practices.

JERROLD HOLDINGS LIMITED

DIRECTORS' REPORT (continued)

Compliance and non-financial KPIs (continued)

In addition, the FCA imposes requirements with regard to the management of customer complaints and the fitness and propriety of individuals (ie approved persons) performing certain functions in our business (ie controlled functions)

Certain credit activities are also regulated by the Office of Fair Trading (OFT), including second charge lending, consumer brokerage and debt collecting. Most second charge mortgages are regulated under the Consumer Credit Act 1974 (CCA) which requires lenders to hold a consumer credit license (a "CCL") and sets out a range of consumer protection requirements in relation to the advertising and marketing of loans, the form, content and execution of credit agreements, pre-contractual and post-contractual disclosure requirements, default and termination, the taking of securities and judicial controls over the enforcement of debts. The OFT has issued specific guidance for the second charge lending industry covering the topics set out above and there is also general guidance that second charge lenders are subject to, most notably the OFT Debt Collection Guidance and the Irresponsible Lending Guidance. In addition, our consumer credit and debt collection activities are subject to an obligation to act fairly, as set out in the Consumer Protection from Unfair Trading Regulations 2008.

Employees undertake appropriate training which is supported by operational quality assurance, compliance reviews and internal audit reviews. Procedures are established to enhance and monitor quality of compliance, including authorisation of procedural and policy changes, sample reviews, employee awareness and training programmes, along with employee and customer feedback including the assessment and understanding of complaints received.

PRINCIPAL RISKS AND UNCERTAINTIES

Credit risk

The Group is exposed to changes in the economic position of its customers, which may adversely impact their ability to make loan repayments. The level of risk in this respect is driven by both macro-economic factors, such as house prices, as well as by factors relating to specific customers, such as a change in the borrower's circumstances. Credit risk is managed at loan inception, via stringent underwriting policies with regard to affordability levels, credit worthiness and loan to property value ratios, and throughout the life of the loan, via monitoring of arrears levels, property loan to value ratios and by applying macro-economic sensitivity analysis.

Interest rate risk

The Group's loan book consists primarily of variable rate mortgages. This is matched by the Group's funding facilities which are subject to monthly movements in the external costs of funds. In addition, the Group has the ability to undertake hedging transactions in order to mitigate potential interest rate risk.

Liquidity and funding risk

The Group actively monitors and considers compliance with its funding covenants, including formal monthly reporting and by performing stress test analysis as part of the budgeting and forecasting process.

Regulatory risk

As discussed above, the Group undertakes activities which are regulated by the FCA and the OFT. The directors support and monitor compliance with applicable regulations including those set forward by the FCA and OFT.

The Group has in place a governance and management structure that provides effective risk management, supports decision making and provides strong oversight over our business activities. As part of the Group's governance and management structure, we have a three-tiered risk management framework, the "3 Lines of Defence" model, to help ensure that risk management and adherence to regulatory compliance is integral to all business activities and decision-making processes. The first line of defence comprises all managers and staff, including the Chief Executive Officer, as well as our operational committees, including the Executive, Treating Customers Fairly ("TCF") and Fraud Committees and the Credit Risk Arrears Forum. The second line of defence comprises risk, compliance, legal and financial control functions, as well as the Executive Risk Committee and the Retail and Commercial Credit Risk Committees. The third line of defence includes our internal audit function, our Audit, Risk and Compliance Committee and the Board of Directors.

Exchange rate risk

All the Group's activities are in sterling and are not subject to exchange rate risk.

JERROLD HOLDINGS LIMITED

DIRECTORS' REPORT (continued)

EMPLOYEE CONSULTATION

The Group places considerable value on the involvement of its employees and has continued to keep them informed on matters affecting them as employees and on the various factors affecting the performance of the Group. This is achieved through formal and informal meetings and internal publications. Employees are consulted regularly on a wide range of matters affecting their current and future interests.

DISABLED EMPLOYEES

Applications for employment by disabled persons are always fully considered, bearing in mind the aptitudes of the applicant concerned. In the event of members of staff becoming disabled, every effort is made to ensure that their employment with the Group continues and that appropriate training or arrangements are made. It is the policy of the Group that the training, career development and promotion of disabled persons should, as far as possible, be identical to that of other employees.

ENVIRONMENT

As the Group operates in the financial services sector, its actions do not have a significant environmental impact. However, the Group does recognise the importance of the environment, and acts to minimise its impact wherever it can, including recycling and reducing energy consumption.

SUPPLIER PAYMENT POLICY

The Group agrees terms and conditions for its transactions with its suppliers. Payments are then made, subject to the terms and conditions agreed with the suppliers. Creditor days for the Group were on average 25 days (2012: 22 days).

As the company is a holding company it has no trade creditors and accordingly no disclosure can be made of the year end creditor days.

STATEMENT OF GOING CONCERN

As set out in the Directors' Responsibilities Statement, in preparing these financial statements the directors are required to prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors of the Group have considered the Group's forecast funding and liquidity positions and applied reasonable sensitivities thereon in order to confirm that the preparation of the company's financial statements on a going concern basis is appropriate.

On the basis that the Group has adequate funding as detailed earlier, together with its current performance and financial position, the directors have a reasonable expectation that the Group will have sufficient funding and liquidity facilities to ensure that it will continue in operational existence for the foreseeable future. Accordingly the directors of the company have adopted the going concern basis in preparing financial statements.

DIRECTORS

The directors of the company are set out on page 1. All directors served throughout the year except as noted on page 1.

DIRECTORS INDEMNITIES

The company has made qualifying third party indemnity provisions for the benefit of its directors which were made during the year and remain in force at the date of this report.

JERROLD HOLDINGS LIMITED

DIRECTORS' REPORT (continued)

AUDIT INFORMATION

In the case of each of the persons who are directors of the company at the date when this report is approved

- as far as each of the directors is aware, there is no relevant audit information (as defined in the Companies Act 2006) of which the company's auditor is unaware, and
- each of the directors has taken all the steps that he ought to have taken as a director to make himself aware of any audit information (as defined) and to establish that the company's auditor is aware of that information

This statement is given and should be interpreted in accordance with the provisions of s418(2) of the Companies Act 2006

AUDITOR

Deloitte LLP have expressed their willingness to continue in office as auditor and a resolution to re-appoint them will be proposed at the forthcoming Annual General Meeting

Approved by the Board of Directors
and signed on behalf of the Board



G D Beckett
Director

12 September 2013

JERROLD HOLDINGS LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the group and of the profit or loss of the group for that period. In preparing these financial statements, the directors are required to

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

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JERROLD HOLDINGS LIMITED

We have audited the Group and parent company financial statements of Jerrold Holdings Limited for the year ended 30 June 2013 which comprise the Group Profit and Loss Account, the Consolidated Statement of Total Recognised Gains and Losses, the Group and company Balance Sheets, the Group Cash Flow Statement and the related notes 1 to 24. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the Group's and the parent company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the Group's and parent company's affairs as at 30 June 2013 and of the Group's profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit.



Peter Birch (Senior Statutory Auditor)
For and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditor
Manchester, United Kingdom

12 September 2013

JERROLD HOLDINGS LIMITED

CONSOLIDATED PROFIT AND LOSS ACCOUNT Year ended 30 June 2013

	Note	2013 £'000	2012 £'000
TURNOVER	2	121,516	125,629
Cost of sales		(3,532)	(5,163)
GROSS PROFIT		117,984	120,466
Administrative expenses		(30,271)	(28,086)
Other operating income		3	-
OPERATING PROFIT		87,716	92,380
Gain on sale of investment properties		5	-
Interest payable and similar charges	3	(42,652)	(47,393)
Interest receivable and similar income	3	93	68
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	4	45,162	45,055
Tax on profit on ordinary activities	5	(11,180)	(13,444)
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION		33,982	31,611
Minority interests	19	(23)	(34)
RETAINED PROFIT FOR THE FINANCIAL YEAR	17	33,959	31,577

No consolidated note of historical cost profits and losses has been prepared as there is no material difference between the retained profits in either year if an historical cost basis had been adopted

All activities arose from continuing operations

There were no recognised gains or losses in either year other than the result for that year shown above. Accordingly, a separate consolidated statement of total recognised gains and losses has not been presented

JERROLD HOLDINGS LIMITED

CONSOLIDATED BALANCE SHEET As at 30 June 2013

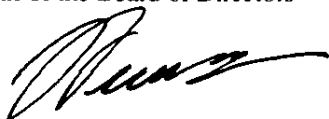
	Note	2013 £'000	2012 £'000
FIXED ASSETS			
Investment properties	7	228	228
Tangible assets	8	4,134	2,470
Investments	9	13	13
		<u>4,375</u>	<u>2,711</u>
CURRENT ASSETS			
Stocks	10	1,381	1,381
Debtors			
- due within one year	11	292,147	312,153
- due after one year	11	692,055	708,321
Investments	12	110	111
Cash at bank and in hand		12,592	45,242
		<u>998,285</u>	<u>1,067,208</u>
CREDITORS: Amounts falling due within one year	13	<u>(82,976)</u>	<u>(682,710)</u>
NET CURRENT ASSETS		<u>915,309</u>	<u>384,498</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>919,684</u>	<u>387,209</u>
CREDITORS: Amounts falling due after more than one year	14	<u>(558,523)</u>	<u>(60,030)</u>
NET ASSETS		<u><u>361,161</u></u>	<u><u>327,179</u></u>
CAPITAL AND RESERVES			
Called up share capital	16	9,778	9,778
Share premium account	17	17,527	17,527
Merger reserve	17	(9,645)	(9,645)
Capital redemption reserve	17	1,300	1,300
Revaluation reserve	17	21	21
Profit and loss account	17	341,934	307,975
		<u>361,161</u>	<u>327,179</u>
SHAREHOLDERS' FUNDS	18	<u>360,915</u>	<u>326,956</u>
Minority interests	19	<u>246</u>	<u>223</u>
TOTAL CAPITAL EMPLOYED		<u><u>361,161</u></u>	<u><u>327,179</u></u>

These financial statements were approved by the Board of Directors on 12 September 2013

Company Registration No 2939389

Signed on behalf of the Board of Directors

H N Moser
Director



G D Beckett
Director



JERROLD HOLDINGS LIMITED

COMPANY BALANCE SHEET

As at 30 June 2013

	Note	2013 £'000	2012 £'000
FIXED ASSETS			
Investments	9	10,051	10,001
CURRENT ASSETS			
Debtors			
- due within one year	11	450	294
- due after one year	11	329,185	416,186
Cash at bank and in hand		15,232	48,714
		344,867	465,194
CREDITORS: Amounts falling due within one year	13	(54,737)	(382,962)
NET CURRENT ASSETS		290,130	82,232
TOTAL ASSETS LESS CURRENT LIABILITIES		300,181	92,233
CREDITORS: Amounts falling due after more than one year	14	(213,018)	(60,000)
NET ASSETS		87,163	32,233
Called up share capital	16	9,778	9,778
Share premium account	17	17,527	17,527
Capital redemption reserve	17	1,300	1,300
Profit and loss account	17	58,558	3,628
SHAREHOLDERS' FUNDS		87,163	32,233

These financial statements were approved by the Board of Directors on 12 September 2013

Company Registration No 2939389

Signed on behalf of the Board of Directors

H N Moser
Director



G D Beckett
Director



JERROLD HOLDINGS LIMITED

CONSOLIDATED CASH FLOW STATEMENT **Year ended 30 June 2013**

	Note	2013 £'000	2012 £'000
NET CASH INFLOW FROM OPERATING ACTIVITIES	20a	123,914	155,091
Returns on investments and servicing of finance	20d	(55,308)	(46,918)
Taxation		(13,898)	(9,900)
Capital expenditure and financial investment	20d	(2,227)	(1,901)
		<u>52,481</u>	<u>96,372</u>
CASH INFLOW BEFORE MANAGEMENT OF LIQUID RESOURCES AND FINANCING		52,481	96,372
Management of liquid resources	20d	4	-
Financing	20d	(85,135)	(55,841)
		<u>(32,650)</u>	<u>(55,841)</u>
(DECREASE)/INCREASE IN CASH IN THE YEAR	20c	<u>(32,650)</u>	<u>40,531</u>

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

Year ended 30 June 2013

1. ACCOUNTING POLICIES

The principal accounting policies are summarised below. They have all been applied consistently throughout the current year and the preceding year.

Accounting convention and going concern

The financial statements have been prepared under the historical cost convention (as modified by the revaluation of investment properties), on the going concern basis and in accordance with applicable law and United Kingdom accounting standards. The directors continue to adopt the going concern basis as disclosed in the Directors' Report - Statement of Going Concern.

Basis of consolidation

The group financial statements consolidate the financial statements of Jerrold Holdings Limited and all its subsidiary undertakings drawn up to 30 June each year. The results of subsidiaries acquired or sold are consolidated for the periods from or to the date on which control passed. The acquisition method of accounting has been adopted for the consolidation of the following subsidiaries:

Auction Finance Limited
Bridging Finance Limited
Bridgingfinance.co.uk Limited
Classic Car Finance Limited
Finance Your Property Limited (formerly Privileged Properties (Northern) Limited)
General Allied Properties Limited
Heywood Finance Limited
Heywood Leasing Limited
Jerrold FinCo PLC (formerly Finance Your Property Limited)
Manchester Property Investments Limited
Northwestern Properties & Developments Limited
Phone-a-loan Limited
Privileged Estates Limited
Proactive Bridging Limited
Provincial & Northern Properties Limited
Spot Finance Limited

Goodwill arising on acquisitions in the year ended 30 June 1998 and earlier periods was written off to reserves in accordance with the accounting standard then in force. As permitted by the current accounting standard, the goodwill previously written off has not been reinstated in the balance sheet. On disposal or closure of a previously acquired business, the attributable amount of goodwill previously written off to reserves is included in determining the profit or loss on disposal.

Merger accounting has been used for the consolidation of the following subsidiaries:

Blemain Finance Limited
Briar Hill Court Limited
Cheshire Mortgage Corporation Limited
Factfocus Limited
Harpmanor Limited
Jerrold Mortgage Corporation Limited
Lancashire Mortgage Corporation Limited
Monarch Recoveries Limited
Supashow Limited

Under this method any difference arising on consolidation is treated as a reduction in reserves.

In the company's financial statements, investments in subsidiary undertakings are stated at cost less provision for any impairment. Dividends received and receivable are credited to the company's profit and loss account.

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

1. ACCOUNTING POLICIES (continued)

Basis of consolidation (continued)

As permitted by Section 408 of the Companies Act 2006, no separate profit and loss account is presented in respect of the parent company. The company's retained profit for the financial year, determined in accordance with the Act, was £54.9m (2012: £nil) due to dividends paid by subsidiary companies to Jerrold Holdings Limited.

Investment properties

A valuation of investment properties is made annually as at the balance sheet date by the directors, at open market value based on previous valuations conducted by external chartered surveyors. A full valuation by an external valuer is made on a periodic basis. Changes in the market value of investment properties are accounted for by way of a movement in the revaluation reserve and are included in the statement of total recognised gains and losses unless a deficit (or its reversal) on an individual investment property is expected by the directors to be permanent, in which case the change in market value is charged/(credited) to the profit and loss account. On disposal, the cumulative revaluation surpluses or deficits are transferred from the revaluation reserve to the profit and loss account reserve.

In accordance with SSAP 19 "Accounting for Investment Properties", no depreciation or amortisation is provided in respect of freehold investment properties and leasehold investment properties with over 20 years to run. The requirement of the Companies Act 2006 is to depreciate all properties, but that requirement conflicts with the generally accepted accounting principle set out in SSAP 19. The directors consider that, as these properties are not held for consumption but for investment to depreciate them would not give a true and fair view, and that it is necessary to adopt SSAP 19 in order to give a true and fair view. If this departure from the Act had not been made the profit for the financial year would have been decreased by depreciation. However, the amount of depreciation cannot reasonably be quantified, because of the lack of analysis of the cost/value as between land and buildings.

Other tangible fixed assets

Tangible fixed assets are shown at cost or valuation, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost or valuation, less estimated residual value, of each asset over its expected useful life as follows:

Fixtures and fittings	15% straight-line on cost
Motor vehicles	25% reducing balance
Office equipment	20% straight-line on cost
Computer equipment	33% straight-line on cost

Residual value is calculated on prices prevailing at the date of acquisition or revaluation.

Investments

Fixed asset investments are stated at cost less provision for impairment. Current asset investments are stated at the lower of cost and net realisable value.

Stocks

Stock properties are valued at the lower of cost and estimated net realisable value. Net realisable value is based on the estimated sales price after allowing for all further costs of completion and disposal.

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) **Year ended 30 June 2013**

1. ACCOUNTING POLICIES (continued)

Leases

Assets held under finance leases and other similar contracts, which confer rights and obligations similar to those attached to owned assets, are capitalised as tangible fixed assets and are depreciated over the shorter of the lease terms and their useful lives. The capital elements of future lease obligations are recorded as liabilities, while the interest elements are charged to the profit and loss account over the period of the leases to produce a constant rate of charge on the balance of capital repayments outstanding. Hire purchase transactions are dealt with similarly, except that assets are depreciated over their useful lives.

Rentals under operating leases are charged on a straight-line basis over the lease term, even if the payments are not made on such a basis. Benefits received and receivable as an incentive to sign an operating lease are similarly spread on a straight-line basis over the lease term, except where the period to the review date on which the rent is first expected to be adjusted to the prevailing market rate is shorter than the full lease term, in which case the shorter period is used.

Pension benefits

During the year the group operated a defined contribution scheme and made contributions to employees' personal pension schemes.

The amount charged to the profit and loss account in respect of pension costs and other post retirement benefits is the contributions payable in the year to personal pension schemes. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the balance sheet.

Taxation

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the group's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is not recognised when fixed assets are revalued unless by the balance sheet date there is a binding agreement to sell the revalued assets and the gain or loss expected to arise on sale has been recognised in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

Provisions for bad and doubtful debts

Specific provisions are made when the directors consider that the recoverability of the advance is in part or in whole doubtful. Incurred but not reported loss provisions are raised to cover losses that are judged to be present in loans and advances at the balance sheet date but which have not been specifically identified as such. Provisions for bad and doubtful debts, along with bad debt write-offs, are charged to operating profit as part of administrative expenses.

Loan notes

Loan notes are recognised at amortised cost net of debt issue costs. Interest and fees payable to the loan note holders during the financial period are recognised in the profit and loss account over the term of the notes using the effective interest rate method.

Bank loans

Interest-bearing bank loans are recorded at amortised cost net of direct issue costs. Finance charges are accounted for on an accruals basis in the profit and loss account and are included in Accruals and deferred income to the extent that they are not settled in the period in which they arise.

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

1. ACCOUNTING POLICIES (continued)

Turnover and cost of sales

Turnover consists of interest recoverable on loans, fee and commission income, proceeds of stock properties disposed of, rental income and the invoiced value (excluding VAT) for goods and services supplied to third parties

Interest income is recognised on an accruals basis. Other finance related fees receivable are credited to income when they are earned.

Income from disposal of stock properties is recognised at completion of the sale, with the related cost recognised within cost of sales.

Cost of sales includes the cost of stock properties sold during the year and direct costs of the financing business, including fees and commissions payable.

2. SEGMENTAL INFORMATION

Segmental analysis of the group's turnover, results and net assets has not been disclosed as in the opinion of the directors this would be seriously prejudicial to the interests of the group.

3. FINANCE CHARGES

	2013 £'000	2012 £'000
<i>Interest payable and similar charges</i>		
Bank loans and overdrafts	(42,570)	(47,303)
Other interest	(82)	(90)
	<u>(42,652)</u>	<u>(47,393)</u>
	2013 £'000	2012 £'000
<i>Interest receivable and similar income</i>		
Bank and other interest	91	60
Other interest	2	8
	<u>93</u>	<u>68</u>

4. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

	2013 £'000	2012 £'000
Profit on ordinary activities before taxation is stated after charging/(crediting)		
Depreciation of tangible fixed assets		
Owned assets	776	292
Held under hire purchase contracts	45	-
Profit on sale of investment properties	(5)	-
(Profit)/loss on sale of fixed assets	(4)	3
Operating lease rentals		
Land and buildings	1,360	420
Auditor's remuneration		
Fees payable to the auditor for the audit of the company's accounts	46	46
Fees payable to the auditor in respect of the audit of the company's subsidiaries	16	18
For non-audit services – Taxation	64	47
For non-audit services – Other services	268	175

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

5. TAX ON PROFIT ON ORDINARY ACTIVITIES

The tax charge comprises

	2013 £'000	2012 £'000
Current tax		
Corporation tax	11,033	11,796
Adjustment in respect of previous years	142	1,359
Total current tax	11,175	13,155
Deferred tax		
Origination and reversal of timing differences	86	257
Adjustment in respect of prior years	(137)	32
Effect of change of tax rates	56	-
Total deferred tax (see note 15)	5	289
Total tax on profit on ordinary activities	11,180	13,444

The differences between the total current tax shown above and the amount calculated by applying the standard rate of UK corporation tax to the profit before tax are as follows

	2013 £'000	2012 £'000
Profit on ordinary activities before tax	45,162	45,055
Tax on profit on ordinary activities at standard UK corporation tax rate of 23.75% (2012: 25.5%)	10,726	11,490
Effects of		
Expenses not deductible for tax purposes	395	464
Non-deductible provision relating to capital item	-	545
Income not taxable	(2)	(552)
Capital allowances in excess of depreciation	(32)	(63)
Tax rate difference	-	(2)
Other timing differences	(54)	(86)
Adjustments in respect of previous years	142	1,359
Group current tax charge for year	11,175	13,155

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

6. STAFF COSTS

The average monthly number of employees, including executive directors was

	2013 Number	2012 Number
Management and administration		
- full time	326	323
- part time	23	14
	<u>349</u>	<u>337</u>

	2013 £'000	2012 £'000
Their aggregate remuneration comprised		
Wages and salaries	12,991	12,915
Social security costs	1,370	1,290
Pension costs	577	455
	<u>14,938</u>	<u>14,660</u>

Directors' remuneration		
Emoluments	2,382	2,205
Company contributions to personal pension schemes	143	75
	<u>2,525</u>	<u>2,280</u>

The emoluments of the highest paid director were £728,750 (2012 £723,750) including £nil (2012 £nil) of company contributions to a defined contribution pension scheme

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

7. INVESTMENT PROPERTIES

	2013 £'000	2012 £'000
Group		
Valuation		
Investment properties	228	228

If investment properties had not been revalued, they would have been included in the balance sheet at £207,000 (2012 £207,000)

8. TANGIBLE FIXED ASSETS

Group	Fixtures, fittings, and equipment £'000	Motor vehicles £'000	Total £'000
Cost			
At 1 July 2012	2,974	986	3,960
Additions	2,466	51	2,517
Disposals	(883)	(150)	(1,033)
At 30 June 2013	4,557	887	5,444
Depreciation			
At 1 July 2012	988	502	1,490
Charge for the year	702	119	821
Disposals	(883)	(118)	(1,001)
At 30 June 2013	807	503	1,310
Net book value			
At 30 June 2013	3,750	384	4,134
At 30 June 2012	1,986	484	2,470

The net book value of tangible fixed assets includes £262,000 (2012 £60,000) in respect of assets held under hire purchase contracts

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

9. FIXED ASSET INVESTMENTS

	Group other investments £'000	Company subsidiary undertakings £'000
At 1 July 2012	13	10,001
Additions	-	50
	<hr/>	<hr/>
At 30 June 2013	13	10,051
	<hr/>	<hr/>

a) Subsidiary undertakings

Trading subsidiaries	Shares and voting rights	Principal activities
Auction Finance Limited	100%	Financier
Blemain Finance Limited	100%	Financier
Bridging Finance Limited	100%	Financier
Cheshire Mortgage Corporation Limited	100%	Financier
Factfocus Limited	100%	Financier and property transactions
General Allied Properties Limited	100%	Property investment
Harpmanor Limited	100%	Financier
Heywood Finance Limited	90%	Hire purchase finance
Heywood Leasing Limited	90%	Leasing finance
Jerrold Mortgage Corporation Limited	100%	Financier
Lancashire Mortgage Corporation Limited	100%	Financier
Phone-a-Loan Limited	100%	Mortgage brokerage
Spot Finance Limited	100%	Financier
 Non trading subsidiaries	 Shares and voting rights	 Principal activities
Briar Hill Court Limited	100%	Non trading
Finance Your Property Limited (formerly Privileged Properties (Northern) Limited)	100%	Non trading
Jerrold FinCo PLC (formerly Finance Your Property Limited)	100%	Non trading
Monarch Recoveries Limited	100%	Non trading
Northwestern Properties & Developments Limited	100%	Non trading
Privileged Estates Limited	100%	Non trading
Provincial & Northern Properties Limited	100%	Non trading
Supashow Limited	100%	Non trading
 Dormant subsidiaries	 Shares and voting rights	 Principal activities
Bridging Finance co uk Limited	100%	Dormant
Classic Car Finance Limited	100%	Dormant
Proactive Bridging Limited	100%	Dormant
Manchester Property Investments Limited	100%	Dormant

All the above subsidiaries are incorporated in Great Britain and are registered and operate in England and Wales

The above are direct holdings with the exception of Spot Finance Limited which is held by Blemain Finance Limited

b) Other investments

Other investments are listed investments stated at the lower of cost and net realisable value

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

10. STOCKS

	2013 £'000	2012 £'000
Properties - held for resale	1,381	1,381

11. DEBTORS

	Group		Company	
	2013 £'000	2012 £'000	2013 £'000	2012 £'000
Amounts falling due within one year				
Trade debtors	289,185	309,900	-	-
Amounts owed by related companies	56	92	9	9
Other debtors	422	423	-	-
Prepayments and accrued income	2,484	1,738	441	285
	292,147	312,153	450	294
Amounts falling due after one year				
Trade debtors	690,798	707,059	-	-
Amounts owed by group undertakings	-	-	329,185	416,186
Deferred taxation (see note 15)	1,257	1,262	-	-
	692,055	708,321	329,185	416,186
	984,202	1,020,474	329,635	416,480

Trade debtors include amounts due in respect of loans provided during the normal course of business. Also included in trade debtors is an amount of £602,703 (2012 £955,303) loaned to August Blake Developments Limited, £4,273,203 (2012 £5,387,759) loaned to Sunnywood Estates Limited and £7,627,824 (2012 £7,244,788) loaned to Edgworth Developments Limited, companies in which H N Moser is a director and shareholder. These loans are on a commercial basis secured on certain assets of these companies. Amounts owed by related companies are in respect of Centrestand Limited and Sterling Property Co Limited, companies in which H N Moser is a director and shareholder (see note 23).

The terms of the intercompany loan result in the balance not being repayable prior to 31 December 2014.

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

12. CURRENT ASSET INVESTMENTS

	£'000
At 1 July 2012	111
Disposals	(1)
At 30 June 2013	<u>110</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Company	
	2013	2012	2013	2012
	£'000	£'000	£'000	£'000
Bank loans	52,713	378,000	52,713	378,000
Loan notes	-	267,902	-	-
Obligations under hire purchase contracts	87	20	-	-
Trade creditors	747	818	-	-
Amounts owed to related companies	7	25	-	-
Corporation tax	5,535	8,257	-	-
Other taxation and social security	384	369	-	-
Other creditors	3,942	4,567	1	1
Accruals and deferred income	19,561	22,752	2,023	4,961
	<u>82,976</u>	<u>682,710</u>	<u>54,737</u>	<u>382,962</u>

Amounts due to related companies are in respect of Sproston Green Limited, a company in which H N Moser is a director and shareholder (see note 23)

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Group		Company	
	2013 £'000	2012 £'000	2013 £'000	2012 £'000
Bank loans	146,914	-	146,914	-
Loan notes	351,513	-	-	-
Subordinated loans	60,000	60,000	60,000	60,000
Amounts owed to group undertakings	-	-	6,104	-
Obligations under hire purchase contracts	96	30	-	-
	<u>558,523</u>	<u>60,030</u>	<u>213,018</u>	<u>60,000</u>
Borrowings are repayable as follows				
	2013 £'000	2012 £'000	2013 £'000	2012 £'000
Within one year	52,800	645,922	52,713	378,000
Between one and two years	498,501	20	146,914	-
Between two and five years	60,022	60,010	60,000	60,000
	<u>611,323</u>	<u>705,952</u>	<u>259,627</u>	<u>438,000</u>

On 28 August 2012, the bank loan facilities were renewed and amended with the extension of the term to 28 August 2015 and the facility as at 30 June 2013 amounted to £204.5m of which £204.5m has been drawn. The Bank Loans of £199.6m as at 30 June 2013 (referred to in note 13 and 14) are net of prepaid fees which are being amortised over the expected duration of the facility.

The loan notes are provided through a securitisation vehicle. They are transacted at market value and carry a fixed rate discount. They are secured on specific loan assets. On 28 August 2012, the securitisation facility and its associated liquidity lines was renewed and amended with a new expiry date of 31 July 2015. The loans notes drawn as at 30 June 2013 amounted to £382m. The balance of £351.5m above is net of cash at bank within Charles Street Conduit Asset Backed Securitisation 1 Limited of £25.6m and prepaid fees which are being amortised over the expected duration of the facility.

Of the subordinated loans, £40m is due to 'D L Moser Family Settlement Trust', £8m is due to H N Moser, £9.9m is due to Equistone Partners Europe Limited and £2.1m is due to Standard Life Investments. These parties are all related to the Group by way of shareholdings in Jerrold Holdings Limited. All amounts are repayable on 15 September 2016. Interest is charged at a rate of 3% above base rate per annum.

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

15. DEFERRED TAXATION

Group	£'000
Deferred tax asset	
At 1 July 2012	1,262
Charged to profit and loss account	(142)
Adjustment in respect of prior years	137
	<hr/>
At 30 June 2013	1,257
	<hr/>

The group has an unrecognised deferred tax liability of £5,028 (2012 £5,398) on the revaluation of properties

Deferred tax asset is recognised as follows

	2013 £'000	2012 £'000
Depreciation in excess of capital allowances	(4)	38
Other timing differences	1,261	1,224
	<hr/>	<hr/>
Deferred tax asset	1,257	1,262
	<hr/>	<hr/>

16. CALLED UP SHARE CAPITAL

	2013 £'000	2012 £'000
Authorised		
2,744,974 B1 ordinary shares of 49 9 pence each	1,370	1,370
6,404,938 B2 ordinary shares of 49 9 pence each	3,196	3,196
154,690 C1 ordinary shares of 1 pence each	1	1
696,049 C2 ordinary shares of 1 pence each	7	7
64,250 C3 ordinary shares of 1 pence each	1	1
22 A deferred ordinary shares of 0 1 pence each	-	-
10,850,092 A preferred ordinary shares of 50 pence each	5,425	5,425
	<hr/>	<hr/>
	10,000	10,000
	<hr/>	<hr/>
Issued, allotted and fully paid		
2,744,974 B1 ordinary shares of 49 9 pence each	1,370	1,370
6,404,938 B2 ordinary shares of 49 9 pence each	3,196	3,196
131,202 C1 ordinary shares of 1 pence each	1	1
696,049 C2 ordinary shares of 1 pence each	7	7
64,250 C3 ordinary shares of 1 pence each	1	1
13 A deferred ordinary shares of 0 1 pence each	-	-
10,405,653 A preferred ordinary shares of 50 pence each	5,203	5,203
	<hr/>	<hr/>
	9,778	9,778
	<hr/>	<hr/>

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

17. RESERVES

	Share premium £'000	Merger reserve £'000	Capital redemption reserve £'000	Revaluation reserve £'000	Profit and loss account £'000	Total £'000
Group						
At 1 July 2012	17,527	(9,645)	1,300	21	307,975	317,178
Retained profit for the financial year	-	-	-	-	33,959	33,959
At 30 June 2013	<u>17,527</u>	<u>(9,645)</u>	<u>1,300</u>	<u>21</u>	<u>341,934</u>	<u>351,137</u>

	Share premium £'000	Capital redemption reserve £'000	Profit and loss account £'000	Total £'000
Company				
At 1 July 2012	17,527	1,300	3,628	22,455
Retained profit for the financial year	-	-	54,930	54,930
At 30 June 2013	<u>17,527</u>	<u>1,300</u>	<u>58,558</u>	<u>77,385</u>

18. RECONCILIATION OF MOVEMENTS IN GROUP SHAREHOLDERS' FUNDS

	2013 £'000	2012 £'000
Retained profit for the financial year	33,959	31,577
Opening shareholders' funds	<u>326,956</u>	<u>295,379</u>
Closing shareholders' funds	<u>360,915</u>	<u>326,956</u>

19. MINORITY INTERESTS

	£'000
At 1 July 2012	223
Profit on ordinary activities after taxation	<u>23</u>
At 30 June 2013	<u>246</u>

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

20. CASH FLOW INFORMATION

a) Reconciliation of operating profit to net cash inflow from operating activities

	2013 £'000	2012 £'000
Operating profit	87,716	92,380
Depreciation of tangible fixed assets	821	292
(Profit)/loss on disposal of tangible fixed assets	(4)	3
Profit on disposal of current asset investments	(3)	-
Refinancing costs	-	787
Decrease in stocks	-	2,119
Decrease in debtors	36,417	67,246
Decrease in creditors	(1,033)	(7,736)
Net cash inflow from operating activities	123,914	155,091

b) Analysis of net debt

	At 1 July 2012 £'000	Cash flow £'000	Other non- cash changes £'000	At 30 June 2013 £'000
Cash at bank and in hand	45,242	(32,650)	-	12,592
Finance leases	(50)	110	(243)	(183)
Debt due within 1 year	(645,902)	85,029	508,163	(52,710)
Debt due after 1 year	(60,000)	-	(498,431)	(558,431)
Current asset investments	111	(4)	3	110
	(705,841)	85,135	9,492	(611,214)
Net debt	(660,599)	52,485	9,492	(598,622)

c) Reconciliation of net cash flow to movement in net debt

	2013 £'000	2012 £'000
Decrease/(increase) in cash in year	32,650	(40,531)
Cash outflow from decrease in debt and lease financing	(85,135)	(55,841)
Cash inflow from movements in current asset investments	4	-
Change in net debt resulting from cash flows	(52,481)	(96,372)
New finance leases	243	60
Non-cash movements	(9,739)	-
Movement in net debt in year	(61,977)	(96,312)
Net debt, beginning of year	660,599	756,911
Net debt, end of year	598,622	660,599

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

20. CASH FLOW INFORMATION (continued)

d) Analysis of cash flows

	2013 £'000	2012 £'000
Returns on investments and servicing of finance		
Interest received	93	68
Refinancing costs	(17,348)	(294)
Interest paid	(38,053)	(46,692)
Net cash outflow from returns on investments and servicing of finance	(55,308)	(46,918)
	2013 £'000	2012 £'000
Capital expenditure and financial investment		
Purchase of tangible fixed assets	(2,274)	(1,950)
Sales of tangible fixed assets	36	49
Sales of investment properties	11	-
Net cash outflow from capital expenditure and financial investments	(2,227)	(1,901)
	2013 £'000	2012 £'000
Management of liquid resources		
Sale of current asset investments	4	-
	2013 £'000	2012 £'000
Financing		
Repayment of borrowings	(85,026)	(55,831)
Capital element of finance lease payments	(109)	(10)
Net cash outflow from financing	(85,135)	(55,841)

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

21. GUARANTEES AND FINANCIAL COMMITMENTS

Capital commitments

There are group capital expenditure commitments of £nil at 30 June 2013 (2012 £1,595,454)

Operating lease commitments

The payments which the group is committed to make in the next year under an operating lease are as follows

	2013 £'000	2012 £'000
Land and buildings, lease expiring		
- within one year	59	420
- after five years	1,046	1,137
	<u>1,105</u>	<u>1,557</u>

Derivatives

The group has derivatives which are not included at fair value in the accounts

	2013 £'000 Fair value	2012 £'000 Fair value	2013 £'000 Principal	2012 £'000 Principal
Interest rate swap contracts	<u>-</u>	<u>(9,792)</u>	<u>-</u>	<u>417,500</u>

The Group's derivatives matured in full during the year. The Group used the derivatives to hedge its exposures to interest rate movements on its bank borrowings and Loan Notes.

22. PENSION ARRANGEMENTS

The group operated a defined contribution scheme for which the pension cost charge for the year amounted to £nil (2012 £nil).

Furthermore, the group contributes to employees personal pension plans. The total cost for the year amounted to £576,787 (2012 £454,688).

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

23. RELATED PARTY TRANSACTIONS

H N Moser is a director and shareholder of the company. Blemain Finance Limited, a wholly owned subsidiary of the company, is the principal employer of The Blemain Finance Pension Fund of which H N Moser is a trustee and beneficiary. During the year, Blemain Finance Limited entered into transactions, in the ordinary course of business, with The Blemain Finance Pension Fund as follows:

	2013 £'000	2012 £'000
Operating lease costs – Land and buildings	300	371
Payments to The Blemain Finance Pension Fund	(300)	(371)
	<u>-</u>	<u>-</u>
Amounts due from The Blemain Finance Pension Fund	<u>-</u>	<u>-</u>

The companies listed below are deemed to be related parties with the Group as they are owned by H N Moser or the Moser family. The following balances with related parties existed at the year end:

Group	Balances due to		Balances due from	
	2013 £'000	2012 £'000	2013 £'000	2012 £'000
Sproston Green Limited	7	7	-	-
Centrestand Limited	-	-	19	28
Charles Street Commercial Investments Ltd	-	18	-	37
Sterling Property Co. Limited	-	-	37	27
Bracken House Properties LLP	-	-	-	-
	<u>7</u>	<u>25</u>	<u>56</u>	<u>92</u>

Group transactions with related parties during the year were as follows:

	2013 £'000	2012 £'000
Operating lease costs – Land and buildings due to Bracken House Properties LLP	1,025	-
Insurance costs due to Bracken House Properties LLP	28	-
Payments from the Group to Bracken House Properties LLP	(1,337)	-
Introduction fees due from Charles Street Commercial Investments Ltd	(231)	(212)
Introduction fees paid by Charles Street Commercial Investments Ltd	231	212
Service charges and costs paid on behalf of Sterling Property Co. Limited	(11)	(8)
Repayments from the Group to Charles Street Commercial Investments Ltd	(18)	18
Repayments to the Group from Charles Street Commercial Investments Ltd and Centrestand Limited	47	28
	<u>(266)</u>	<u>38</u>

JERROLD HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) Year ended 30 June 2013

23. RELATED PARTY TRANSACTIONS (continued)

Group (continued)

Prepayments and accrued income (see note 11) include an amount of £284,000 relating to a prepayment of operating lease rentals and insurance costs. Lease commitments of £1,105,000 (see note 21) are between Jerrold Holdings Limited and Bracken House Properties LLP.

Sterling Property Co Limited provide property management services for properties repossessed or placed into LPA receivership by the Group. During the year, property management fees paid to Sterling Property Co Limited for these services was £562,000 (2012 £686,000). These fees are applied to customer loan accounts and are not incurred by the Group.

Included in trade debtors (see note 11) is an amount of £602,703 (2012 £955,303) loaned to August Blake Developments Limited, £4,273,203 (2012 £5,387,759) loaned to Sunnywood Estates Limited and £7,627,824 (2012 £7,244,788) loaned to Edgworth Developments Limited, companies in which H N Moser is a director and shareholder. These loans are on a commercial basis secured on certain assets of these companies.

Company	Balances due from	
	2013 £'000	2012 £'000
Sterling Property Co Limited	9	9

There were no company transactions with related parties during the current or previous year.

24. CONTROLLING PARTY

Mr H N Moser, a director of Jerrold Holdings Limited, and members of his close family, control the company as a result of controlling directly or indirectly 70% of the voting rights of Jerrold Holdings Limited.