

Registered number
4168390

LR (Petrol Stations) Limited

Report and Accounts

30 September 2006



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LR (Petrol Stations) Limited
Report and accounts
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LR (Petrol Stations) Limited
Company Information

Directors

Mr C King

Secretary

Mr R N Luck

Registered office

St Alphage House
2 Fore Street
London
EC2Y 5DH

Auditors

UHY Hacker Young
168 Church Road
Hove
East Sussex
BN3 2DL

Registered number

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LR (Petrol Stations) Limited
Directors' Report

The directors present their report and accounts for the year ended 30 September 2006

Principal activities and review of the business

The company's principal activity during the year continued to be property investment

The directors consider the financial position at 30 September 2006 to be satisfactory

Results and dividends

The results for the year are set out on page 5. The directors do not recommend the payment of a dividend

Future developments

The directors aim to maintain the management policies which have resulted in the company's substantial growth in recent years. They consider that the next year will show a further significant growth in sales

Directors

The directors who served during the year were

Mr I M Livingstone (resigned 4 April 2007)
Mr C King

The directors had no interest in the ordinary shares of the company at any time during the year

Auditors

The company passed an Elective Resolution during the year, pursuant to Section 386 of the Companies Act 1985, electing to dispense with the obligation to re-appoint auditors annually. The resolution remains in force

This report was approved by the board on 18 July 2007



Mr R N Luck
Secretary

LR (Petrol Stations) 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 for that period. In preparing those accounts, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent, 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 maintaining 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 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.

In so far as the directors are aware

- there is no relevant audit information of which the company's auditor is unaware, and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information

LR (Petrol Stations) Limited

Independent auditors' report to the shareholder of LR (Petrol Stations) Limited

We have audited the accounts of LR (Petrol Stations) Limited for the year ended 30 September 2006 which comprise pages 5 to 12. These accounts have been prepared under the historical cost convention as modified to include the revaluation of fixed assets and the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. 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 auditors

As described in the Statement of Directors' Responsibilities the company's directors are responsible for the preparation of the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Our responsibility is to audit the accounts in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the accounts give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you if, in our opinion, the Directors' Report is not consistent with the accounts, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the Directors' Report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes 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, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 30 September 2006 and of its profit for the year then ended,
- the accounts have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the directors' report is consistent with the accounts for the year ended 30 September 2006.



UHY Hacker Young
Chartered Accountants and Registered Auditors

168 Church Road
Hove
East Sussex
BN3 2DL

18 July 2007

LR (Petrol Stations) Limited
Profit and Loss Account
for the year ended 30 September 2006

	Notes	2006 £	2005 £
Turnover	2	129,191	359,047
Net operating expenses	3	(123,117)	(102,731)
Other operating income		911,535	1,290,796
Operating profit	4	<u>917,609</u>	<u>1,547,112</u>
Exceptional items profit on the disposal of tangible fixed assets	5	3,579,455	-
		<u>4,497,064</u>	<u>1,547,112</u>
Interest receivable		10,761	-
Interest payable	6	(1,611,271)	(761,332)
Profit on ordinary activities before taxation		<u>2,896,554</u>	<u>785,780</u>
Tax on profit on ordinary activities	7	-	-
Profit for the financial year		<u>2,896,554</u>	<u>785,780</u>
Retained profit for the financial year	15	<u>2,896,554</u>	<u>785,780</u>

Continuing operations

None of the company's activities were acquired or discontinued during the above two financial years

LR (Petrol Stations) Limited
Statement of total recognised gains and losses
for the year ended 30 September 2006

	Notes	2006 £	2005 £
Profit for the financial year	15	2,896,554	785,780
Unrealised surplus/(deficit) on revaluation of properties	14	600,524	(347,493)
Total recognised gains and losses related to the year		<u>3,497,078</u>	<u>438,287</u>

LR (Petrol Stations) Limited
Balance Sheet
as at 30 September 2006

	Notes	2006 £	2005 £
Fixed assets			
Investment property	8	12,025,304	12,500,000
Current assets			
Debtors	9	547,512	205,395
Cash at bank and in hand		<u>4,626,639</u>	<u>441,454</u>
		5,174,151	646,849
Creditors: amounts falling due within one year	10	(11,427,331)	(3,422,454)
Net current liabilities		<u>(6,253,180)</u>	<u>(2,775,605)</u>
Total assets less current liabilities		<u>5,772,124</u>	<u>9,724,395</u>
Creditors: amounts falling due after more than one year	11	-	(7,449,349)
		<u>5,772,124</u>	<u>2,275,046</u>
Capital and reserves			
Called up share capital	13	100	100
Revaluation reserve	14	1,663,648	1,063,124
Profit and loss account	15	4,108,376	1,211,822
Shareholder's funds			
Equity		<u>5,772,124</u>	<u>2,275,046</u>
	16	<u>5,772,124</u>	<u>2,275,046</u>



Mr C King
Director
Approved by the board on 18 July 2007

LR (Petrol Stations) Limited
Notes to the Accounts
for the year ended 30 September 2006

1 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 are given below.

Accounting convention

The accounts have been prepared under the historical cost convention as modified to include the revaluation of fixed assets and in accordance with applicable accounting standards.

Depreciation

Compliance with the Statement of Standard Accounting Practice (SSAP 19) "Accounting for Investment Properties" requires departure from the requirements of the Companies Act 1985 relating to depreciation and an explanation for the departure is given below.

Investment Properties

In accordance with SSAP 19, investment properties are revalued annually and the surplus or deficit is transferred to the revaluation reserve. No depreciation is provided in respect of investment properties. The Companies Act 1985 requires all properties to be depreciated. However, this requirement conflicts with SSAP 19 and the directors consider that to depreciate would not give a true and fair view.

Deferred taxation

Deferred tax is provided in respect of all timing differences that have originated, but not reversed, at the balance sheet date that give rise to an obligation to pay more or less tax in the future. 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 on a non-discounted basis. A deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Cash flow statement

The company has taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from including a cashflow statement on the grounds that the company is wholly owned and its ultimate parent publishes a consolidated cashflow statement.

Finance Costs

Finance costs are amortised over the period of the loan in accordance with FRS4.

2 Turnover

Turnover is attributable to one continuing activity, namely providing properties in the United Kingdom.

LR (Petrol Stations) Limited
Notes to the Accounts
for the year ended 30 September 2006

3 Net operating expenses	2006	2005
	£	£
Property expenses	3,278	5,229
Administrative expenses	119,839	97,502
	<u>123,117</u>	<u>102,731</u>

4 Operating profit	2006	2005
	£	£
This is stated after charging		
Auditors' remuneration	<u>2,000</u>	<u>1,750</u>

5 Exceptional items	2006	2005
	£	£
Profit on disposal of land and buildings	<u>3,579,455</u>	<u>-</u>

6 Interest payable	2006	2005
	£	£
Bank loans and overdrafts	651,975	744,711
Amortisation of finance costs	959,296	16,621
	<u>1,611,271</u>	<u>761,332</u>

7 Taxation

No tax has been provided for due to the availability of losses through group relief

8 Investment property

	Freehold land and buildings £
Valuation	
At 1 October 2005	12,500,000
Additions	1,051,702
Surplus on revaluation	600,524
Disposals	<u>(2,126,922)</u>
At 30 September 2006	<u>12,025,304</u>
Cost	
At 30 September 2006	<u>10,361,656</u>

The investment properties were valued by the directors on an open market value basis at 30 September 2006. Properties under construction are stated at cost.

LR (Petrol Stations) Limited
Notes to the Accounts
for the year ended 30 September 2006

9 Debtors	2006	2005
	£	£
Trade debtors	39,369	15,476
Amounts owed by group undertakings	424,422	-
Other debtors	46,054	650
Prepayments and accrued income	37,667	189,269
	<u>547,512</u>	<u>205,395</u>

10 Creditors: amounts falling due within one year	2006	2005
	£	£
Bank loans (see note 11)	7,548,793	2,202,493
Trade creditors	48,175	25,369
Amounts owed to group undertakings	2,728,981	975,056
Other taxes and social security costs	-	15,076
Other creditors	-	3,465
Accruals and deferred income	1,101,382	200,995
	<u>11,427,331</u>	<u>3,422,454</u>

The bank loan of £ 7,548,793 is stated net of deferred finance costs of £ 19,156

11 Creditors: amounts falling due after one year	2006	2005
	£	£
Bank loans (see note 11)	-	7,615,555
Finance costs	-	(166,206)
	<u>-</u>	<u>7,449,349</u>

The bank loan is secured by a fixed charge over investment properties and by a floating charge over the assets of the company

12 Loans	2006	2005
	£	£
Analysis of maturity of debt		
Within one year or on demand	7,567,949	2,202,493
Between one and two years	-	7,615,555
	<u>7,567,949</u>	<u>9,818,048</u>

LR (Petrol Stations) Limited
Notes to the Accounts
for the year ended 30 September 2006

13 Share capital			2006	2005
			£	£
Authorised				
Ordinary shares of £1 each			<u>10,000</u>	<u>10,000</u>
	2006	2005	2006	2005
	No	No	£	£
Allotted, called up and fully paid				
Ordinary shares of £1 each	100	100	<u>100</u>	<u>100</u>

14 Revaluation reserve			2006	2005
			£	£
At 1 October			1,063,124	1,410,617
Arising on revaluation during the year			600,524	(347,493)
At 30 September			<u>1,663,648</u>	<u>1,063,124</u>

15 Profit and loss account			2006	2005
			£	£
At 1 October			1,211,822	426,042
Retained profit			2,896,554	785,780
At 30 September			<u>4,108,376</u>	<u>1,211,822</u>

16 Reconciliation of movement in shareholder's funds			2006	2005
			£	£
At 1 October			2,275,046	1,836,759
Profit for the financial year			2,896,554	785,780
Other recognised gains and losses			600,524	(347,493)
At 30 September			<u>5,772,124</u>	<u>2,275,046</u>

17 Related parties

The company has taken advantage of the exemption under FRS 8 that transactions do not need to be disclosed with companies ninety percent or more of whose voting rights are controlled within the group

LR (Petrol Stations) Limited
Notes to the Accounts
for the year ended 30 September 2006

18 Controlling party

The company is a wholly owned subsidiary of London & Regional Investment Holdings Limited, a company incorporated and registered in England and Wales. The ultimate parent undertaking is Loopsign Limited, a company incorporated in England and Wales. The ultimate controlling parties are I M Livingstone and R J Livingstone through their joint ownership of Loopsign Limited.