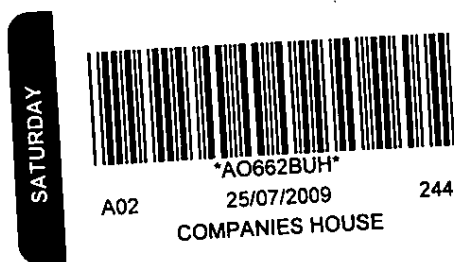


Accent Property Solutions Limited

**Annual Report and Financial
Statements**

For the year ended

31 March 2009



Accent Property Solutions Limited
Annual Report and Financial Statements
for the year ended 31 March 2009

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Directors' report

The directors present their annual report and the audited financial statements for the year ended 31 March 2009.

Principal activities

The principal activity of the company is the provision of management services for residential developments.

Business review

The directors are of the opinion that the state of affairs of the company and the results for the year are satisfactory.

The company made a retained profit of £48,345 (2008:£27,782 profit) which is in line with the directors' expectations.

Proposed dividend

The directors do not recommend the payment of a dividend.

Directors and directors' interests

The directors who held office during the year, including subsequent changes, were as follows:

Carolyn Hirst (Chairman)	- Appointed 25 March 2009
Ian Heaven	- Appointed 25 March 2009
Gordon Perry	- Appointed 24 July 2008
	- Resigned 25 March 2009
Claire Stone	- Appointed 25 March 2009
Brian Turnbull	- Resigned 24 July 2008
Suzanne Walters Thompson	- Appointed 25 March 2009

The directors held no interest in the company's shares.

Statement of directors' responsibilities for the Annual Report and Financial Statements

Company law requires the directors to prepare financial statements 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 financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- 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 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Disclosure of information to auditors

At the date of making this report each of the company's directors, as set out above, confirm the following:

- so far as each director is aware, there is no relevant information needed by the company's auditors in connection with preparing their report of which the company's auditors are unaware, and
- each director has taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

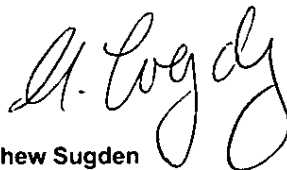
Directors' report (cont...)

Auditors

Grant Thornton UK LLP are willing to continue in office as auditors to the company.

The Director's report has been prepared in accordance with the special provision of Part VII of the Companies Act 1985 relating to small entities.

By order of the board

A handwritten signature in black ink, appearing to read 'M. Sugden', written in a cursive style.

Matthew Sugden
Secretary

Independent Auditors' Report to the Members of Accent Property Solutions Limited

We have audited the financial statements of Accent Property Solutions Limited for the year ended 31 March 2009 which comprise the profit and loss account, the balance sheet and notes 1 to 16. These financial statements have been prepared under 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

The directors' responsibilities for preparing the Directors' Report and financial statements in accordance with United Kingdom law and Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

Our responsibility is to audit the financial statements 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 financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the Directors' Report is consistent with the financial statements.

In addition we report to you if, in our opinion, 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 other transactions 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 financial statements. It also includes an assessment of the significant estimates and judgements 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, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 March 2009 and of its profit for the year then ended;
- the financial statements have been properly prepared in accordance with the Companies Act 1985; and
- the information given in the Directors' Report is consistent with the financial statements.

Grant Thornton UK LLP

Grant Thornton UK LLP
Chartered Accountants and Registered Auditors

Leeds, England

Date:

15 July 2009

Profit and loss account

For the year ended 31 March 2009

	Note	2009 £	2008 £
Turnover	1	1,400,530	1,155,810
Administrative expenses		(1,340,923)	(1,042,883)
Operating profit		59,607	112,927
Interest receivable	4	6,842	19,272
Interest payable and similar charges	5	(23,617)	(2,902)
Gift Aid	6	-	(90,000)
Profit on ordinary activities before taxation	7	42,832	39,297
Taxation on profit on ordinary activities	8	5,513	(11,515)
Retained profit for the financial year		48,345	27,782
Retained profit brought forward		67,892	40,110
Retained profit carried forward		116,237	67,892

There were no recognised gains or losses other than as reported above.

All operations are continuing.

Reconciliation of movements in shareholders funds

For the year ended 31 March 2009

	2009 £	2008 £
Profit for the financial year	48,345	27,782
Shareholders funds at 1 April	67,892	40,110
Shareholders funds at 31 March	116,237	67,892

Balance sheet

As at 31 March 2009

	Note	2009		2008	
		£	£	£	£
Fixed assets					
Tangible fixed assets	9		19,564		46,328
Current assets					
Debtors	10	576,732		295,044	
Cash at bank and in hand		6,823		-	
Cash held in trust		256,957		97,446	
		840,512		392,490	
Creditors: amounts falling due within one year	11	(743,838)		(370,925)	
Net current assets			96,674		21,565
Total assets less current liabilities			116,238		67,893
Net assets			116,238		67,893
Capital and reserves					
Share capital	12		1		1
Profit and loss account			116,237		67,892
Shareholder's funds			116,238		67,893

These financial statements on pages 4 to 10 were approved by the board of directors on 15 July 2009 and were signed on its behalf by:



Ian Heaven
Director

Notes to the Financial statements

1. Accounting policies

The financial statements have been prepared in accordance with applicable Accounting Standards. A summary of the principal accounting policies is set out below.

Basis of preparation

The financial statements have been prepared on the historical cost basis of accounting.

Turnover

Turnover represents, in respect of the management of residential developments:-

- income from management fees
- other income associated with the management of properties
- recharged salary costs

Fixed assets and depreciation

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

Furniture & Equipment	-	5 years
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Pension costs

Employees of the company are members of the pension scheme operated by Accent Group Limited. The Association operates a defined benefit pension scheme. Contributions to the scheme are paid in accordance with the advice of the actuaries.

Contributions to the scheme are charged to the profit and loss account so as to spread the cost of pensions over the employees' working lives with the company.

Deferred taxation

Deferred tax is provided, except as noted below, on timing differences that have arisen but not reversed by the balance sheet date, where the timing differences result in an obligation to pay more tax, or a right to pay less tax, in the future. Timing differences arise because of differences between the treatment of certain items for accounting and taxation purposes.

In accordance with FRS 19 deferred tax is not provided on timing differences arising from gains on the sale of non-monetary assets, where on the basis of all available evidence it is more likely than not that the taxable gain will be rolled over into replacement assets.

Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered.

Deferred tax is measured at the tax rates that are expected to apply in the periods when the timing differences are expected to reverse, based on tax rates and law enacted or substantively enacted at the balance sheet date. Deferred tax assets and liabilities are not discounted.

Where law of accounting standards require gains and losses to be recognised in the statement of total recognised gains and losses, the related taxation is also taken directly to the statement of total recognised gains and losses in due course.

2. Directors

The directors were remunerated by Accent Corporate Services Limited and their emoluments and expenses are reflected in that set of accounts.

Notes to the Financial statements (cont...)

3. Staff numbers and costs

The average number of persons, excluding non-executive directors, employed during the year was as follows:-

	Number of employees	
	2009	2008
Administration	44	36
	=====	=====

The aggregate payroll costs of these persons were as follows:

	2009	2008
	£	£
Wages and salaries	795,171	685,057
Social security costs	76,092	65,306
Pension costs	72,967	67,336
	-----	-----
	944,230	817,699
	=====	=====

4. Interest receivable

	2009	2008
	£	£
Bank interest receivable	6,842	19,272
	=====	=====

5. Interest payable and similar charges

	2009	2008
	£	£
Group interest	835	2,902
Interest payable	22,782	-
	-----	-----
	23,617	2,902
	=====	=====

6. Gift Aid

The company made no gift aid payments in the year (2008:£90,000).

7. Profit on ordinary activities before taxation

	2009	2008
	£	£
Profit on ordinary activities before taxation is stated after charging:		
Auditors' remuneration:		
In their capacity as Auditors	3,450	3,260
In respect of other services	16,014	3,640
	=====	=====
Depreciation of furniture and equipment	26,764	35,399
	=====	=====

Notes to the Financial statements (cont...)

8.	Taxation on profit on ordinary activities	2009	2008
		£	£
	Analysis of charge in period		
	Current tax		
	UK Corporation Tax on profit for the period	16,344	17,023
	Adjustments in respect of prior periods	(17,023)	(274)
	Total current tax	(679)	16,749
		=====	=====
	Deferred tax		
	Originating and reversal of timing differences	(4,834)	(5,234)
	Total deferred tax	(4,834)	(5,234)
		=====	=====
	Tax on profit on ordinary activities	(5,513)	11,515
		=====	=====
	Factors affecting tax charge for period		
	Profit on ordinary activities before tax	42,832	39,297
		=====	=====
	Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 28% (2008:30%)	11,993	11,789
	Effects of Capital allowances less than depreciation Adjustment in respect of prior periods	4,351 (17,023)	5,234 (274)
		=====	=====
	Current tax charge	(679)	16,749
		=====	=====
9.	Tangible fixed assets	Furniture & Equipment	
		£	
	Cost		
	At 1 April 2008 and 31 March 2009		181,330
			=====
	Accumulated depreciation		
	At 1 April 2008		135,002
	Charge for the year		26,764
			=====
	At 31 March 2009		161,766
			=====
	Net book value		
	At 31 March 2009		19,564
			=====
	At 31 March 2008		46,328
			=====
	There were no capital commitments at 31 March 2009 (2008: £Nil).		

Notes to the financial statements (cont...)

10.	Debtors	2009 £	2008 £
	Amounts due from group companies	45,144	197,105
	Prepayments and accrued income	20,507	65,073
	Other debtors	503,988	30,607
	Deferred tax asset	7,093	2,259
		-----	-----
		576,732	295,044
		=====	=====

11.	Creditors: amounts falling due within one year	2009 £	2008 £
	Balances held in trust for residents	256,957	97,446
	Amounts due to group companies	437,775	57,036
	Amounts due to group companies (loan)	-	30,000
	Bank overdraft	-	89,714
	Corporation tax	16,344	15,019
	Value Added Tax	18,602	29,506
	Other creditors	-	29,868
	Accruals	14,161	22,336
		-----	-----
		743,839	370,925
		=====	=====

Balances held in trust for residents represent sums collected from and held on behalf of residents for use in the management of residential developments.

12.	Share capital	31 March 2009 No	31 March 2008 No
	Authorised - Ordinary shares of £1 each	2	2
		===	===
	Allotted, called up and full paid - Ordinary shares of £1 each	1	1
		===	===

13. Ultimate holding company

The ultimate parent company as at 31 March 2009 was Accent Group Limited, an Industrial and Provident Society registered in England No. 30444R. The registered office of Accent Group Limited, from where copies of the consolidated financial statements may be obtained is Charlestown House, Acorn Park Industrial Estate, Charlestown, Shipley BD17 7SW.

No other group accounts include the results of the company.

14. Pension scheme

Employees of the company are members of the pension scheme operated by Accent Group Limited, a funded defined benefit scheme.

It has not been possible to split the underlying assets and liabilities of the scheme between the employer and the participating employer due to the multi employer nature of the scheme. A note relating to pension obligations for the Group, in accordance with FRS 17 Retirement Benefits, is shown in the accounts of the ultimate holding company, Accent Group Limited, showing a deficit after tax of £6,343,000 (2008:£2,488,000), as at 31 March 2009.

15. Cash flow statement

Under Financial Reporting Standard 1 the company is exempt from the requirement to prepare a cash flow statement on the grounds that its parent undertaking includes the company's cash flow in its own consolidated cash flow statement.

Notes to the financial statements (cont...)

16. Related party transactions

The company is a 100% subsidiary and has taken advantage of the exemption available under FRS8 not to disclose transactions with entities that are part of the group on the basis that consolidated financial statements in which the company is included are publicly available.

The following information does not form part of the audited statutory financial statements and is included solely for the information of management.

Schedules to the profit and loss account

	2009		2008	
	£	£	£	£
Turnover				
Management fees				
Accent Foundation Limited		288,149		265,071
Domus Services Limited		166,874		147,879
Other		467,046		417,792
Commission on ground rent collection		14,508		13,903
Other		46,794		42,273
Recharged salary costs		417,159		268,892
		<u>1,400,530</u>		<u>1,155,810</u>
Administrative expenses				
General				
Staff and temporary staff costs	1,127,283		873,608	
Rent	-		24,403	
Group charge	55,088		32,451	
Office insurance	-		3,021	
Telephone	2,246		7,248	
Printing	4,428		9,625	
Stationery	3,558		5,349	
Postage	18,076		(5,137)	
Minor equipment	1,096		340	
Cleaning	-		1,778	
Travel and subsistence	7,104		7,019	
Audit	3,450		5,754	
Advertising and promotions	6,724		4,540	
Introductory fees	-		-	
Land line	16,631		5,233	
Bank charges	449		687	
Subscriptions	7,339		5,754	
Training	5,872		537	
Staff Welfare	416		461	
Sundry	106		922	
Professional Fees	19,970		1,858	
VAT recoveries	-		(3,228)	
Software maintenance contract	34,322		25,261	
Depreciation				
Furniture and fittings	324		1,624	
Office equipment	-		3,568	
Information technology	26,441		30,207	
		<u>1,340,923</u>		<u>1,042,883</u>
Operating profit		<u>59,607</u>		<u>112,927</u>