

Company Registration No. 05893262

Amsprop Euston Limited

Report and Financial Statements

30 June 2010

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Amsprop Euston Limited

Report and financial statements 2010

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Amsprop Euston Limited

Report and financial statements 2010

Officers and professional advisers

Directors

Colin T Sandy
Andrew N Cohen
Daniel P Sugar
Simon Sugar
James Hughes
Claude M Littner

Secretary

Colin T Sandy

Registered Office

West Wing
Sterling House
Langston Road
Loughton
Essex
IG10 3TS

Bankers

Lloyds TSB Bank plc
City Office
11-15 Monument Street
London
EC3V 9JA

Solicitors

Kingsley Napley
Knights Quarter
14 St Johns Lane
London
EC1M 4AJ

Auditors

Deloitte LLP
Chartered Accountants
London

Amsprop Euston Limited

Directors' report

The directors present their annual report and the audited financial statements for the year ended 30 June 2010

This Directors' report has been prepared in accordance with the special provisions relating to small companies under S417 of the Companies Act 2006

Activities

The principal activity of the company is the holding of investment property

Review of developments

The profit and loss account for the year is set out on page 7

Dividends

The directors do not propose the payment of a dividend (2009 nil)

Future prospects

There are no planned changes to the company's activities

Financial instruments

The directors considered the risks attached to the company's financial instruments which principally comprise operating debtors and operating creditors and loans to and from other group companies. The directors have taken a prudent approach in their consideration of the various risks attached to the financial instruments of the company. The company's exposure to price risk, credit risk, liquidity risk and cash flow risk is not material for the assessment of assets, liabilities and the financial statements

The director's policy on hedging is to hedge all financial risks where it is feasible and cost effective to do so. The company had no hedged transactions during the year

Going concern

The directors have reviewed the current and projected financial position of the company, making reasonable assumptions about future trading. The company has received a letter from Amshold Group Limited stating that it will continue to provide financial support

On the basis of this review, and after making due enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the report and financial statements

Indemnities

The directors and officers of the company, use the policy taken out by Amshold Group Limited, the ultimate parent company for indemnity insurance

Amsprop Euston Limited

Directors' report (continued)

Directors

The directors who held office throughout the year, are listed below

Colin T Sandy
Andrew N Cohen
Daniel P Sugar
Simon Sugar
James Hughes
Claude M Littner

Information to auditors

Each of the persons who is a director at the date of approval of this annual report confirms that

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- the director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006

Auditors

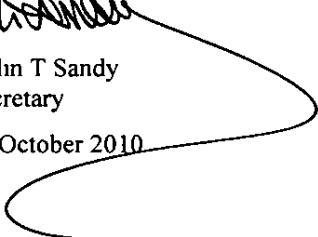
A resolution to re-appoint Deloitte LLP will be proposed at the forthcoming Annual General Meeting

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



Colin T Sandy
Secretary

29 October 2010



Amsprop Euston Limited

Statement of directors' responsibilities

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 profit or loss of the company 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,
- 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 auditors' report to the sole member of Amsprop Euston Limited

We have audited the financial statements of Amsprop Euston Limited for the year ended 30 June 2010 which comprise the profit and loss account, the balance sheet, the statement of total recognised gains and losses and the related notes 1 to 14. 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 member 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 auditors' 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 member, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

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 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 (APB'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 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.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 30 June 2010 and of its 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.

Independent auditors' report to the sole member of Amsprop Euston Limited (continued)

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
- The directors were not entitled to take advantage of the small companies exemption in preparing the directors report

Andrew Clark FCA

Andrew Clark (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditors
London, United Kingdom

29 October 2010

Amsprop Euston Limited

Profit and loss account Year ended 30 June 2010

	Notes	2010 £	2009 £
Turnover	2	1,377,697	1,383,221
Gross profit		1,377,697	1,383,221
Administrative expenses		(101,230)	(103,015)
Operating profit	4	1,276,467	1,280,206
Interest receivable and similar income		-	320
Interest payable and similar charges	5	(128,076)	(659,152)
Profit on ordinary activities before taxation		1,148,391	621,374
Tax charge on profit on ordinary activities	6	(321,549)	(173,985)
Profit for the financial year		<u>826,842</u>	<u>447,389</u>

All activities derive from continuing operations

There is no difference between the reported profit on ordinary activities after taxation and the equivalent historical cost amount

Amsprop Euston Limited

Statement of total recognised gains and losses Year ended 30 June 2010

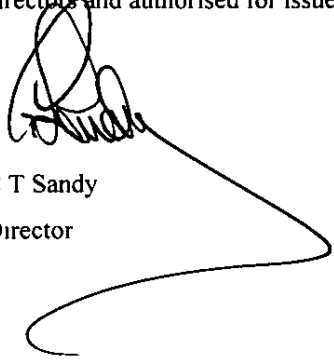
	2010	2009
	£	£
Profit for the financial period	826,842	447,389
Unrealised surplus/(deficit) on revaluation of property	1,353,000	(6,146,000)
Total recognised gains/(losses) relating to the period	<u>2,179,842</u>	<u>(5,698,611)</u>

Amsprop Euston Limited

Balance sheet 30 June 2010

	Notes	2010 £	2009 £
Fixed assets			
Investment property	7	<u>17,595,000</u>	<u>16,242,000</u>
Current assets			
Debtors	8	47,580	111,639
Cash at bank and in hand		<u>1,387</u>	<u>371</u>
		48,967	112,010
Creditors amounts falling due within one year	9	<u>(25,858,196)</u>	<u>(26,748,081)</u>
Net current liabilities		<u>(25,809,229)</u>	<u>(26,636,071)</u>
Net liabilities		<u>(8,214,229)</u>	<u>(10,394,071)</u>
Capital and reserves			
Called up share capital	10	1	1
Revaluation reserve	11	(9,488,461)	(10,841,461)
Profit and loss account	11	<u>1,274,231</u>	<u>447,389</u>
Shareholder's deficit	12	<u>(8,214,229)</u>	<u>(10,394,071)</u>

The financial statements of Amsprop Euston Limited, registered number 05893262, were approved by the board of directors and authorised for issue on 29 October 2010


C T Sandy
Director

Amsprop Euston Limited

Notes to the accounts Year ended 30 June 2010

1. Accounting policies

The financial statements are prepared in accordance with applicable United Kingdom accounting standards. Compliance with Statement of Standard Accounting Practices 19 "Accounting for investment properties" requires departure from the requirements of the Companies Act 2006 relating to depreciation and an explanation of the departure is given below. The particular accounting policies adopted by the directors are described below. They have been applied consistently in the current and prior year.

Accounting convention

The financial statements are prepared under the historical cost convention modified by the revaluation of certain freehold properties.

Going concern

The financial statements are prepared on a historical cost convention basis and prepared on a going concern basis as discussed in the director's report on page 2.

Investment properties

In accordance with SSAP 19, investment properties are revalued annually and the aggregate surplus or deficit is transferred to revaluation reserve. Any diminution in value which is believed to be permanent is written off to the profit and loss account in the year in which it arises. No depreciation is provided in respect of investment properties.

The Companies Act 2006 requires all properties to be depreciated. However, this requirement conflicts with the generally accepted accounting principles set out in SSAP 19. The directors consider that, as these properties are not held for consumption, but for their investment potential, 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 reduced by depreciation. However, the amount of depreciation cannot reasonably be quantified because depreciation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Taxation

Current tax, including UK corporation tax and foreign 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.

Amsprop Euston Limited

Notes to the accounts Year ended 30 June 2010

1. Accounting policies (continued)

Taxation (continued)

A net deferred tax asset is regarded as recoverable and therefore recognised only to the extent that, 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

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. Neither is deferred tax recognised when fixed assets are sold and it is more likely than not that the taxable gain will be rolled over, being charged to tax only if and when the replacement assets are sold

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 not discounted

Cash flows

As the company is a wholly-owned subsidiary, the cash flows of the company are included in the consolidated cash flow statement of its parent undertaking. Consequently the company is exempt under the provisions of Financial Reporting Standard 1 (Revised) – “Cash Flow Statements”, from publishing a separate cash flow statement

2. Turnover

Turnover represents amounts derived from the provision of goods and services and rental income on investment properties which fall within the company's ordinary activities after deduction of trade discounts and value added tax. The turnover and pre-tax loss all arises in the United Kingdom. Rent increases arising from rent reviews are taken into account when such reviews have been agreed with tenants. On new leases with rent free periods rental income is allocated evenly over the period from the date of lease commencement to the date of the first rent review

3. Staff costs

The company had no employees in either the current or prior year. The directors received no emoluments during the current or prior year

4. Operating profit

Operating profit for the year is stated after charging

	2010 £	2009 £
Auditors remuneration		
- fee for the statutory audit of the company's annual accounts	2,000	2,000
- other non audit services	230	(800)

Amsprop Euston Limited

Notes to the accounts Year ended 30 June 2010

5. Interest payable and similar charges

	2010 £	2009 £
Interest payable to group undertaking	128,076	659,152
	<u>128,076</u>	<u>659,152</u>

6. Tax charge on profit on ordinary activities

(i) Analysis of tax charge on ordinary activities

	2010 £	2009 £
United Kingdom corporation tax at 28% (2009 28%) based on profit for the year	(321,549)	(173,985)
	<u>(321,549)</u>	<u>(173,985)</u>

(ii) Factors affecting the tax charge for the current year

	2010 £	2009 £
Profit on ordinary activities before tax	1,148,391	621,374
Tax charge at 28% (2009 28%) thereon	(321,549)	(173,985)
	<u>(321,549)</u>	<u>(173,985)</u>
Current tax charge for year	<u>(321,549)</u>	<u>(173,985)</u>

Amsprop Euston Limited

Notes to the accounts Year ended 30 June 2010

7. Investment property

	Freehold £
At 1 July 2009	16,242,000
Surplus arising on revaluation	<u>1,353,000</u>
At 30 June 2010	<u>17,595,000</u>
Representing Properties valued Cost	27,083,461
Net deficit	<u>(9,488,461)</u>
At 30 June 2010	<u>17,595,000</u>

The investment property was valued by the directors at 30 June 2010 on an open market basis. The company's freehold property has been revalued in accordance with SSAP19, Accounting for investment properties. It is the company's intention to retain the freehold property for the foreseeable future. No deferred tax has been provided on the net deficit arising on revaluation as the capital loss would only crystallise if the property were sold. The value of the associated unrecognised deferred tax asset is estimated to be £2,656,769.

8. Debtors

	2010 £	2009 £
Trade debtors	33,504	26,290
Other debtors	13,273	83,979
Accrued income	<u>803</u>	<u>1,370</u>
	<u>47,580</u>	<u>111,639</u>

9. Creditors amounts falling due within one year

	2010 £	2009 £
Amounts owed to fellow subsidiary undertaking	25,274,505	26,262,044
Other creditors	81,953	56,897
Accruals and deferred income	340,963	342,148
Corporation tax provision	<u>160,775</u>	<u>86,992</u>
	<u>25,858,196</u>	<u>26,748,081</u>

Interest is payable on the amount owed to other group companies at variable rates based on Bank of England base rates.

Amsprop Euston Limited

Notes to the accounts Year ended 30 June 2010

10. Called up share capital

	2010 £	2009 £
Authorised:		
1,000,000 ordinary shares of £1 each	1,000,000	1,000,000
Called up, allotted and fully paid:		
1 ordinary share of £1	1	1

11. Reserves

	Revaluation reserve £	Profit and loss £	Total
At 1 July 2009	(10,841,461)	447,389	(10,394,072)
Revaluation surplus in year	1,353,000	-	1,353,000
Profit for the financial year	-	826,842	826,842
At 30 June 2010	(9,488,461)	1,274,231	(8,214,230)

12. Reconciliation of movements in shareholder's funds

	2010 £	2009 £
Opening shareholder's deficit	(10,394,071)	(4,695,460)
Revaluation surplus/(deficit) in year	1,353,000	(6,146,000)
Profit for the financial year	826,842	447,389
Closing shareholder's deficit	(8,214,229)	(10,394,071)

13. Ultimate controlling party

At 30 June 2010, the company was indirectly wholly owned by Lord Sugar. The immediate parent company is Amsprop Limited, a company incorporated in Great Britain and registered in England and Wales.

The ultimate parent company is Amshold Group Limited, a company incorporated in Great Britain, which is the parent undertaking of the smallest and largest group which includes the company and for which group financial statements are prepared. Copies of the group financial statements of Amshold Group Limited are available from Companies House, Crown Way, Maindy, Cardiff CF14 3UZ.

14. Related party transactions

The company has taken advantage of the exemption from related party disclosure in accordance with Paragraph 3(c) of Financial Reporting Standard No. 8.