

# **Hansom Place Apartments Limited**

## **Report and Accounts**

**31st December 1997**

**Registered number 3039439**



# Hansom Place Apartments Limited

## Report and accounts

| <i>Contents</i>                                    | <i>Pages</i> |
|--|--------------|
| Directors' Report                                  | 1 - 2        |
| Auditors' Report                                   | 3            |
| Profit and Loss Account                            | 4            |
| Statement of Total Recognised Gains and Losses     | 5            |
| Note of Historical Cost Profits and Losses         | 5            |
| Balance Sheet                                      | 6            |
| Reconciliation of Movements in Shareholders' Funds | 7            |
| Notes  | 8 - 12       |

# Hansom Place Apartments Limited

## Directors' Report

The directors present their report and the audited accounts for the year ended 31st December 1997.

### Principal activities and business review

The Company's principal activities during the year were the investing and letting of residential properties on assured and assured shorthold tenancies.

The Company's developments in Hansom Place, York are well established.

### Future developments

Future developments are likely to be in the same fields.

### Results and dividends

The results for the year are shown on page 4 of the accounts. The directors do not recommend the payment of a final ordinary dividend (1996: £Nil).

### Significant Changes in Fixed Assets

The developments at Hansom Place, York are shown in the Company's Balance Sheet as tangible fixed assets and detailed in note 7 on page 10 of the accounts.

The Company's interest in the head lease at Hansom Place is shown in the Balance Sheet as fixed asset investments as detailed in note 8 on page 10 of the accounts.

### Directors

The directors of the Company who served throughout the year were as follows:-

A J Bruckland  
D C Annetts  
A M Barker

### Directors' interests

None of the directors had any beneficial interests in the ordinary share capital of the Company.

The interests of the directors, who held office at 31st December 1997, in the shares of the Company's ultimate parent undertaking, Pemberstone PLC, are disclosed in the accounts of that Company.

# Hansom Place Apartments Limited

## Directors' Report *(continued)*

### 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:-

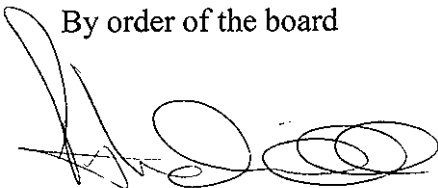
- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts;
- prepare the accounts on a 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 accounts 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.

### Auditors

In accordance with Section 385 of the Companies Act 1985, a resolution for the re-appointment of KPMG Audit Plc as auditors of the Company is to be proposed at the Annual General Meeting.

By order of the board



*For and behalf of*  
**CIM Management Limited**  
*Secretary*

Rutherford House  
Blackpole Road  
Worcester  
WR3 8YA

12th August 1998

# Hansom Place Apartments Limited

## Auditors' Report to the members of Hansom Place Apartments Limited

We have audited the accounts on pages 4 to 12.

### *Respective responsibilities of directors and auditors*

As described on page 2, the Company's directors are responsible for the preparation of accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts and to report our opinion to you.

### *Basis of opinion*

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the accounts, and of whether the accounting policies are appropriate to the Company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the accounts.

### *Opinion*

In our opinion the accounts give a true and fair view of the state of the Company's affairs as at 31st December 1997 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

*KPMG Audit Plc*

**KPMG Audit Plc**  
*Chartered Accountants*  
*Registered Auditor*

2 Cornwall Street  
Birmingham B3 2DL

12th August 1998

# Hansom Place Apartments Limited

## Profit and Loss Account

*for the year ended 31st December 1997 (1996: nine months ended 31st December 1996)*

|  | Notes     | 1997<br>£      | 1996<br>£ |
|--|-----------|----------------|-----------|
| <b>Rental Income</b>   | <i>1</i>  | <b>11,210</b>  | 11,489    |
| Administrative expenses  |           | <b>(5,481)</b> | (2,706)   |
| <b>Operating profit</b>  |           | <b>5,729</b>   | 8,783     |
| Profit on disposal of investment properties  |           | <b>10,400</b>  | 6,588     |
| Interest receivable  |           | <b>130</b>     | 529       |
| Interest payable and similar charges   | <i>2</i>  | <b>(82)</b>    | 0         |
| <b>Profit on ordinary activities before taxation</b>   | <i>3</i>  | <b>16,177</b>  | 15,900    |
| Tax on profit on ordinary activities   | <i>6</i>  | <b>(7,651)</b> | (2,136)   |
| <b>Profit on ordinary activities after taxation<br/>being retained profit for the period</b> | <i>12</i> | <b>8,526</b>   | 13,764    |

There were no discontinued operations in the year.

# Hansom Place Apartments Limited

## Statement of Total Recognised Gains and Losses

*for the year ended 31st December 1997 (1996: nine months ended 31st December 1996)*

|  | 1997<br>£    | 1996<br>£     |
|--|--------------|---------------|
| <b>Profit for the financial period</b>                                       | <b>8,526</b> | <b>13,764</b> |
| Unrealised deficit on revaluation of investment properties                   | (6,000)      | 0             |
| Unrealised surplus on temporary diminution in value of investment properties | 900          | 0             |
| <b>Total recognised gains and losses relating to the period</b>              | <b>3,426</b> | <b>13,764</b> |

## Note of Historical Cost Profits and Losses

*for the year ended 31st December 1997 (1996: nine months ended 31st December 1996)*

|  | 1997<br>£     | 1996<br>£     |
|--|---------------|---------------|
| <b>Reported profit on ordinary activities before taxation</b>                      | <b>16,177</b> | <b>15,900</b> |
| Realisation of property revaluation (losses)/gains of previous years               | (2,269)       | 4,702         |
| <b>Historical cost profit on ordinary activities before taxation</b>               | <b>13,908</b> | <b>20,602</b> |
| <b>Historical cost profit for the period retained after taxation and dividends</b> | <b>6,257</b>  | <b>18,466</b> |

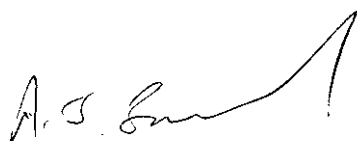
# Hansom Place Apartments Limited

## Balance Sheet

as at 31st December 1997

|   | Notes | 1997<br>£      | 1996<br>£       |
|---|-------|----------------|-----------------|
| <b>Fixed assets</b>                                   |       |                |                 |
| Tangible assets                                       | 7     | 51,000         | 224,300         |
| Investments   | 8     | 10,670         | 4,268           |
|   |       | <hr/> 61,670   | <hr/> 228,568   |
| <b>Current assets</b>                                 |       |                |                 |
| Debtors   | 9     | 1,490          | 500             |
| Cash at bank and in hand                              |       | 2,504          | 4,461           |
|   |       | <hr/> 3,994    | <hr/> 4,961     |
| <b>Creditors: amounts falling due within one year</b> | 10    | (41,259)       | (212,550)       |
| <b>Net current liabilities</b>                        |       | <hr/> (37,265) | <hr/> (207,589) |
| <b>Net assets</b>                                     |       | <hr/> 24,405   | <hr/> 20,979    |
| <b>Capital and reserves</b>                           |       |                |                 |
| Called up share capital                               | 11    | 2              | 2               |
| Revaluation reserve                                   | 12    | (7,135)        | (4,304)         |
| Profit and loss account                               | 12    | 31,538         | 25,281          |
| <b>Equity shareholders' funds</b>                     |       | <hr/> 24,405   | <hr/> 20,979    |

These accounts were approved by the board of directors on 12th Aug 1998 and were signed on its behalf by:-



**A J Bruckland**  
Director



# Hansom Place Apartments Limited

## Reconciliation of Movements in Shareholders' Funds

*for the year ended 31st December 1997 (1996: nine months ended 31st December 1996)*

|   | 1997<br>£ | 1996<br>£ |
|---|-----------|-----------|
| Profit for the financial period                           | 8,526     | 13,764    |
| Other recognised gains and losses relating to<br>the year | (5,100)   | 0         |
| Net addition to shareholders' funds                       | 3,426     | 13,764    |
| Opening equity shareholders' funds                        | 20,979    | 7,215     |
| Closing equity shareholders' funds                        | 24,405    | 20,979    |

# Hansom Place Apartments Limited

## Notes

*(forming part of the accounts)*

### 1. **Principal accounting policies**

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Company's accounts.

#### ***Basis of preparation***

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

A cash flow statement has not been prepared as permitted by paragraph 5(a) of Financial Reporting Standard No 1 (Revised). The Company has also taken advantage of the exemption permitted by paragraph 3(c) of Financial Reporting Standard No 8, in respect of related party transactions.

#### ***Rental income***

Rental income represents rents receivable from the letting of properties, under assured tenancy and assured shorthold tenancy agreements, together with ground rents receivable from its reversionary interests. All properties are situated in the United Kingdom.

#### ***Investment properties***

Investment properties are stated at open market valuation, at Balance Sheet date, in accordance with Statement of Standard Accounting Practice No. 19 (Accounting for Investment Properties), which requires all investment properties to be included in the Balance Sheet at their open market value based on the actual circumstances and tenancies of the properties at the date of valuation.

In accordance with Statement of Standard Accounting Practice No. 19, no depreciation or amortisation is provided in respect of investment properties.

This treatment, as regards certain of the Company's investment properties, may be a departure from the requirements of the Companies Act concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the accounts to give a true and fair view.

Depreciation or amortisation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

#### ***Investments***

Freehold reversionary interests are acquired and valued at their open market valuation.

# Hansom Place Apartments Limited

## Notes (continued)

### 1. Principal accounting policies (continued)

#### Deferred taxation

Deferred taxation is provided in respect of material timing differences to the extent that it is probable that such differences will crystallise in the foreseeable future.

### 2. Interest payable and similar charges

|                   | 1997<br>£ | 1996<br>£ |
|-------------------|-----------|-----------|
| On bank overdraft | 82        | 0         |

### 3. Profit on ordinary activities before taxation

Profit on ordinary activities before taxation is stated after charging:-

|                                       | 1997<br>£ | 1996<br>£ |
|---------------------------------------|-----------|-----------|
| Auditors' remuneration for audit work | 717       | 255       |
| Rent collection commission            | 1,125     | 1,355     |

### 4. Directors' emoluments

There were no emoluments paid to any director in the year (1996: £Nil)

### 5. Employee information

Apart from the directors there were no employees directly employed by the Company during the year (1996: Nil).

### 6. Tax on profit on ordinary activities

|  | 1997<br>£ | 1996<br>£ |
|--|-----------|-----------|
| UK corporation tax based on the profit for the period at 31.5% (1996: 33%) | 5,000     | 2,000     |
| Adjustments for prior periods  | 2,651     | 136       |
|  | 7,651     | 2,136     |

# Hansom Place Apartments Limited

## Notes (continued)

### 7. Tangible fixed assets

|                                       |               |
|---------------------------------------|---------------|
| <i>Freehold investment properties</i> | £             |
| <i>Valuation</i>                      |               |
| At 1st January 1997                   | 224,300       |
| Transfers to investments              | (6,402)       |
| Disposals                             | (161,798)     |
| Revaluation of investment properties  |               |
| diminution in value (net)             | (6,000)       |
| temporary increase in value           | 900           |
| <b>At 31st December 1997</b>          | <b>51,000</b> |

The investment properties have been valued by the directors, at their open market value, taking account of all tenancies, under the accounting policy as stated.

The historical cost of investment properties at 31st December 1997 was £58,135 (1996: £227,010)

### 8. Investments

|                              |                                |
|------------------------------|--------------------------------|
|                              | <b>Freehold<br/>reversions</b> |
|                              | £                              |
| <i>Valuation</i>             |                                |
| At 1st January 1997          | 4,268                          |
| Transfers from fixed assets  | 6,402                          |
| <b>At 31st December 1997</b> | <b>10,670</b>                  |

The freehold reversions comprise the freehold interest relating to apartments, forming part of a development shown as a freehold investment property, where the leasehold interests have been disposed of.

### 9. Debtors

|               |              |             |
|---------------|--------------|-------------|
|               | <b>1997</b>  | <b>1996</b> |
|               | £            | £           |
| Trade debtors | 610          | 500         |
| Other debtors | 880          | 0           |
|               | <b>1,490</b> | <b>500</b>  |

# Hansom Place Apartments Limited

## Notes (continued)

### 10. Creditors: amounts falling due within one year

|                                    | 1997          | 1996           |
|------------------------------------|---------------|----------------|
|                                    | £             | £              |
| Trade creditors                    | 1,269         | 0              |
| Amounts owed to group undertakings | 34,049        | 209,033        |
| Corporation tax                    | 5,000         | 2,000          |
| Accruals and deferred income       | 941           | 1,517          |
|                                    | <b>41,259</b> | <b>212,550</b> |

### 11. Called up share capital

|   | 1997       | 1996       |
|---|------------|------------|
|   | £          | £          |
| <i>Authorised</i>                         |            |            |
| 100 ordinary shares of £1 each            | <b>100</b> | <b>100</b> |
| <i>Allotted, called up and fully paid</i> |            |            |
| 2 ordinary shares of £1 each              | <b>2</b>   | <b>2</b>   |

### 12. Reserves

|  | Revaluation<br>reserve<br>£ | Profit<br>and loss<br>account<br>£ |
|--|-----------------------------|------------------------------------|
| At 1st January 1997                                      | (4,304)                     | 25,281                             |
| Retained profit for year                                 | 0                           | 8,526                              |
| Transfer of realised losses                              | 2,269                       | (2,269)                            |
| Diminution in the value of investment properties         | (6,000)                     | 0                                  |
| Temporary increase in the value of investment properties | 900                         | 0                                  |
| <b>At 31st December 1997</b>                             | <b>(7,135)</b>              | <b>31,538</b>                      |

# Hansom Place Apartments Limited

## **Notes** *(continued)*

### **14. Commitments**

The Company had no capital or operating lease commitments at 31st December 1997 (1996: £Nil).

### **15. Ultimate parent undertaking**

The directors regard Pemberstone PLC, a Company registered in England and Wales, as the ultimate parent undertaking. Pemberstone PLC prepares group accounts which include this Company's accounts. There are no other group accounts which include the accounts of this Company. Copies of the group accounts may be obtained from Rutherford House, Blackpole Road, Worcester, WR3 8YA.