

Second of three signed originals

**Parnell Place  
Residents Company Limited  
Directors' report and financial statements**

31 December 1995

Registered number 2446682



**Parnell Place**  
**Residents Company Limited**  
**Directors' report and financial statements**  
31 December 1995  
Registered number 2446682

# Parnell Place Residents Company Limited

## Directors' report and financial statements

<i>Contents</i>	<i>Page</i>
Directors' report	1
Statement of directors' responsibilities	2
Auditors' report	3
Profit and loss account	4
Balance sheet	5
Reconciliation of shareholders' funds	6
Notes	7 - 9

# Parnell Place Residents Company Limited

## Directors' report

The directors present their annual report and the audited financial statements for the year ended 31 December 1995.

### Principal activities

The purpose of the company is to manage the mutual interests of the lessees of plots 6, 7, 15, 16, 19-22, 25, 26, 51-58, 61, 62, 68-71 and 221-238 Duarte Place, Chafford Hundred, Grays, Essex.

### Proposed dividend and transfer to reserves

The directors do not recommend the payment of a dividend.

### Proposed transfers to reserves

The result shown in the attached income and expenditure account will be carried forward.

### Significant changes in fixed assets

Information relating to changes in fixed assets is given in note 5 to the financial statements.

### Directors and directors' interests

The directors who held office during the year were as follows:

P E Healey	
J Begbie	
D J Brown	(appointed 30 June 1995)
C H Payne	(appointed 1 July 1995)
C D Berry	(resigned 31 March 1995)
C G Seymour	(resigned 1 July 1995)
A V Randall	(appointed 31 March 1995 and resigned 30 June 1995)

The directors who held office during the year had no beneficial interests in the shares of the company.

### Auditors

In accordance with Section 384 of the Companies Act 1985, a resolution for the re-appointment of KPMG as auditors of the company is to be proposed at the forthcoming Annual General Meeting.

By order of the board

Director

C H PAYNE

Director

P E HEALEY

# Parnell Place Residents Company Limited

## Statement of directors' responsibilities

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 for that period. In preparing those financial statements, the directors are required to:

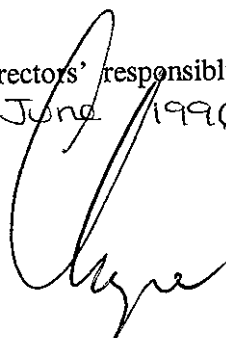
- . select suitable accounting policies and then apply them consistently;
- . make judgements and estimates that are reasonable and prudent;
- . state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
-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

The statement of directors' responsibilities was approved by the board of directors on 11 June 1996

Director

C H PAYNE



Director



Norfolk House  
499 Silbury Boulevard  
Central Milton Keynes  
MK9 2HA

## Report of the auditors to the members of Parnell Place Residents Company Limited

We have audited the financial statements on pages 4 to 9.

### *Respective responsibilities of directors and auditors*

As described on page 2 the company's directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit of those statements 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 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 the information in the financial statements.

### *Opinion*

In our opinion the financial statements give a true and fair view of the state of the company's affairs at 31 December 1995 and of its result for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Chartered Accountants  
Registered Auditors

19 August 1996

Milton Keynes

# Parnell Place Residents Company Limited

## Profit and loss account

for the year ended 31 December 1995

	Note	1995 £	1994 £
<b>Turnover</b>			
Service charges invoiced		10,447	5,255
Tenants service charges (prepaid)/accrued		(2,932)	1,226
Borne by landlords re voids		1,617	642
Borne by landlords re deficits		1,785	-
Allowance for gardening		(150)	-
		<hr/> 10,767	<hr/> 7,123
 <b>Administrative expenses</b>			
Insurance	1,587		850
Electricity	385		20
Cleaning and gardening	3,003		2,115
Repairs and maintenance	4,205		16
Audit fee	600		600
Administration fee	2,790		2,192
Annual return	18		18
Depreciation	152		-
Transfer (from)/to maintenance provision	(1,973)		1,312
		<hr/> (10,767)	<hr/> (7,123)
 <b>Result for the financial year</b>	 3	 <hr/> -	 <hr/> -

There were no acquisitions or discontinued operations during the year.

The company had no recognised gains or losses, other than the retained result for the financial year stated above.

The notes on pages 7 to 9 form part of these financial statements.

# Parnell Place Residents Company Limited

## Balance sheet

at 31 December 1995

	Note	1995	1994
		£	£
<b>Fixed assets</b>			
Tangible assets	5	810	-
<b>Current assets</b>			
Unpaid service charges		1,536	2,701
Due from Laing Homes Limited		713	670
Prepayments		92	108
Tenants service charges accrued		1,077	4,009
		<u>3,418</u>	<u>7,488</u>
<b>Creditors: amounts falling due within one year</b>			
Due to Laing Homes Limited		-	-
Service charges received in advance		99	1,874
Accruals		970	812
		<u>(1,069)</u>	<u>(2,686)</u>
<b>Provisions for liabilities and charges</b>			
Maintenance provision		(1,899)	(3,872)
		<u>(1,899)</u>	<u>(3,872)</u>
<b>Net assets</b>		<u>1,260</u>	<u>930</u>
<b>Capital and reserves</b>			
Called up share capital	6	210	155
Share premium	6	1,050	775
		<u>1,260</u>	<u>930</u>

The notes on pages 7 to 9 form part of these financial statements.

These financial statements were approved by the board of directors on 11 June 1996 and were signed on its behalf by:

Director

C H PAYNE

Director



# Parnell Place Residents Company Limited

## Reconciliation of shareholders' funds

*for the year ended 31 December 1995*

	1995 £	1994 £
Shareholders' funds brought forward	930	780
Issue of shares	55	25
Ordinary	275	125
Share premium		
	<hr/>	<hr/>
Shareholders' funds carried forward	1,260	930
	<hr/>	<hr/>

# Parnell Place Residents Company Limited

## Notes

*(forming part of the financial statements)*

### 1 Accounting policies

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

#### *Basis of preparation*

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules. Under Financial Reporting Standard 1, the company is exempt from the requirement to prepare a cash flow statement on the grounds of its size.

#### *Fixed assets and depreciation*

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

Equipment	-	4 years
-----------	---	---------

#### *Service charges*

The residents' company is currently administered by Laing Homes Limited, the developers. Service charges are charged to the tenants each year based on the budgeted expenditure. Any deficit or surplus arising where the actual expenditure does not equal the budgeted expenditure is reflected in the accounts as a debtor or creditor and is recovered from, or refunded to tenants in the course of the following year. Any service charges relating to a property which is built but not sold is borne by Laing Homes Limited.

#### *Maintenance provision*

The company is liable to ensure that certain areas, external to the flats, are kept in good repair and decorative order. This includes major redecorative work every few years. It has been decided that a separate provision should be maintained to cover the expected costs and appropriations are made from the income and expenditure account for this purpose.

#### *Taxation*

The company is a mutually trading enterprise and surpluses or deficits arising as a result of differences between service charges levied (based on estimated costs) and actual costs incurred do not fall within the scope of corporation tax. Tax is payable on investment income only.

#### *Turnover*

Turnover represents the amounts (excluding value added tax) derived from the provision of services to customers during the year.

# Parnell Place Residents Company Limited

## Notes (continued)

### 2 Analysis of turnover and result on ordinary activities before taxation

The turnover and result are wholly attributable to the company's main activity.

The turnover arises entirely in the UK.

### 3 Retained result for the financial year

	1995 £	1994 £
<i>The retained result for the financial year is stated</i>		
<i>after charging</i>		
Auditors' remuneration	600	600

### 4 Directors and staff

No emoluments were paid to the directors during either period and the company had no employees.

# Parnell Place Residents Company Limited

## Notes (continued)

### 5 Tangible fixed assets

	Equipment
	£
<i>Cost</i>	
Additions	962
	<hr/>
At end of year	962
	<hr/>
<i>Depreciation and diminution in value</i>	
Charge for year	152
	<hr/>
At end of year	152
	<hr/>
<i>Net book value At 31 December 1995</i>	810
	<hr/>
At 31 December 1994	-
	<hr/>

### 6 Called up share capital

	1995 £	1994 £
<i>Authorised</i>		
100 Ordinary shares of £5 each	500	500
	<hr/>	<hr/>
<i>Allotted, called up and fully paid</i>		
42 Ordinary shares of £5 each	210	155
	<hr/>	<hr/>

During the year 11 ordinary shares of £5 each were issued at a premium of £25 each (yielding additional share premium of £275) in order to provided working capital.

### 7 Commitments

There were no capital commitments as at the balance sheet date.