

Company Registration No. 00020961 (England and Wales)

COMPANIES HOUSE COPY

THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2009



THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED

COMPANY INFORMATION

Directors

P L Murphy
H T Klahr
R D Adelman

Secretary

H T Klahr

Company number

00020961

Registered office

Quadrant House - Floor 6
4 Thomas More Square
London
E1W 1YW

Auditors

UHY Hacker Young
Quadrant House
4 Thomas More Square
London
E1W 1YW

THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED

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THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2009

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

Principal activities and review of the business

The principal activity of the company continued to be that of property investment.

The results for the year and the financial position at the year end were considered satisfactory by the directors.

Results and dividends

The results for the year are set out on page 5.

The directors do not recommend payment of a final dividend.

Directors

The following directors have held office since 1 April 2008:

P L Murphy
H T Klahr
R D Adelman

Auditors

The auditors, UHY Hacker Young, will be deemed to be reappointed under section 487(2) of the Companies Act 2006 at the end of the next period for appointing auditors.

Statement of directors' responsibilities

The directors are responsible for preparing 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). The financial statements are required by law to 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 judgements and estimates that are reasonable and prudent;
- state whether applicable UK 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 accounting records that 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 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.

THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED

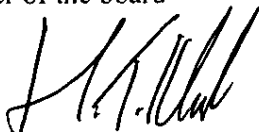
DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2009

Statement of disclosure to auditors

So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information.

By order of the board



H T Klahr

Secretary

23 November 2009

INDEPENDENT AUDITORS' REPORT

TO THE SHAREHOLDERS OF THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED

We have audited the financial statements of The Home Counties House Property Company Limited for the year ended 31 March 2009 set out on pages 5 to 12. 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 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 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 financial statements in accordance with applicable law and United Kingdom 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.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

**TO THE SHAREHOLDERS OF THE HOME COUNTIES HOUSE PROPERTY
COMPANY LIMITED**

Basis of audit opinion

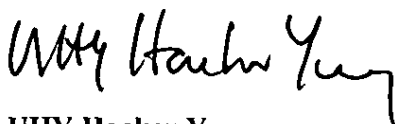
We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the 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.



UHY Hacker Young

Chartered Accountants
Registered Auditor

27 November 2009

THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2009

		2009	2008
	Notes	£	£
Turnover	2	143,541	155,917
Property expenses		(42,021)	(26,157)
Administrative expenses		(5,233)	(6,936)
Operating profit	3	96,287	122,824
Profit on sale of investment property		25,876	-
Profit on ordinary activities before interest		122,163	122,824
Profit on ordinary activities before taxation		122,163	122,824
Tax on profit on ordinary activities	4	-	(15,000)
Profit for the year	9	122,163	107,824

The profit and loss account has been prepared on the basis that all operations are continuing operations.

THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES

FOR THE YEAR ENDED 31 MARCH 2009

	2009	2008
Notes	£	£
Profit for the financial year	122,163	107,824
Unrealised (deficit)/surplus on revaluation of properties	(65,000)	189,000
Total recognised gains and losses relating to the year	<u>57,163</u>	<u>296,824</u>

NOTE OF HISTORICAL COST PROFITS AND LOSSES

	2009	2008
	£	£
Reported profit on ordinary activities before taxation	122,163	122,824
Realisation of property revaluation gains of previous years	410,581	-
Historical cost profit on ordinary activities before taxation	<u>532,744</u>	<u>122,824</u>
Historical cost profit for the year retained after taxation, extraordinary items and dividends	<u>532,744</u>	<u>107,824</u>

THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED

BALANCE SHEET

AS AT 31 MARCH 2009

	Notes	2009 £	£	2008 £	£
Fixed assets					
Tangible assets	5	2,504,235		3,012,585	
Current assets					
Debtors	6	3,791,807		3,222,651	
Creditors: amounts falling due within one year	7	(24,631)		(20,988)	
Net current assets		3,767,176		3,201,663	
Total assets less current liabilities		6,271,411		6,214,248	
Capital and reserves					
Called up share capital	8	34,425		34,425	
Revaluation reserve	9	2,235,457		2,711,038	
Other reserves	9	181,662		181,662	
Profit and loss account	9	3,819,867		3,287,123	
Shareholders' funds	10	6,271,411		6,214,248	

Approved by the Board and authorised for issue on 23 November 2009

P L Murphy
Director

Company Registration No. 00020961

THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2009

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings.

The company has taken advantage of the exemption in Financial Reporting Standard No 1 from the requirement to produce a cash flow statement on the grounds that it is a small company.

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Turnover

Turnover represents rents receivable during the year.

1.4 Tangible fixed assets and depreciation

In accordance with SSAP 19, investment properties are revalued annually and the aggregate surplus or deficit is transferred to a revaluation reserve. No depreciation charge is provided for. The directors consider that this accounting policy results in the accounts giving a true and fair view. 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.

Profits or losses on disposal are arrived at by comparing sale proceeds with the revalued book amount at the beginning of the year, and making an appropriate transfer from the revaluation reserve of the previously unrealised surplus or deficit relating thereto which has become realised as a result of the disposal, to arrive at the realised profit or loss against historical cost.

1.5 Deferred taxation

Deferred tax is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

No provision is made for deferred tax on gains recognised on revaluing property to its market value unless the company has a binding contract, at the balance sheet date, to sell the revalued assets.

2 Turnover

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the United Kingdom.

THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2009

3	Operating profit	2009	2008
		£	£
	Operating profit is stated after charging:		
	Fees payable to the company's auditor for the audit of the company's annual accounts	4,000	4,000
4	Taxation	2009	2008
		£	£
	Domestic current year tax		
	U.K. corporation tax	-	15,000
	Current tax charge	-	15,000
	Factors affecting the tax charge for the year		
	Profit on ordinary activities before taxation	122,163	122,824
	Profit on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 28.00% (2008 - 30.00%)	34,206	36,847
	Effects of:		
	Capital allowances	(10)	(4)
	Group relief	(112,420)	(14,343)
	Chargeable disposals	78,224	-
	Other tax adjustments	-	(7,500)
		(34,206)	(21,847)
	Current tax charge	-	15,000

THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2009

5 Tangible fixed assets

	Investment properties £
Cost or valuation	
At 1 April 2008	3,012,585
Additions	1,650
Revaluation	(65,000)
Disposals	(445,000)
	<hr/>
At 31 March 2009	2,504,235
	<hr/>

The investment properties were valued as at 31 March 2009 on an open market basis by the directors.

The historical cost of the investment properties is £268,780 (2008: £301,549).

It is the company's intention to retain the properties for the foreseeable future. No deferred tax has been provided on the gains arising from the revaluation as such tax would only become payable if the properties were sold. The tax which would be payable in such circumstances is estimated to be £327,000 (2008: £425,000).

6 Debtors	2009 £	2008 £
Trade debtors	13,679	4,755
Amounts owed by parent and fellow subsidiary undertakings	3,757,134	3,193,469
Other debtors	1,100	870
Prepayments and accrued income	19,894	23,557
	<hr/>	<hr/>
	3,791,807	3,222,651
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THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2009

7	Creditors: amounts falling due within one year	2009 £	2008 £
	Trade creditors	1,576	810
	Amounts owed to subsidiary undertakings	15,100	100
	Corporation tax	-	15,000
	Accruals and deferred income	7,955	5,078
		<u>24,631</u>	<u>20,988</u>

8	Share capital	2009 £	2008 £
	Authorised		
	100,000 Ordinary shares of 50p each	<u>50,000</u>	<u>50,000</u>
	Allotted, called up and fully paid		
	68,850 Ordinary shares of 50p each	<u>34,425</u>	<u>34,425</u>

9	Statement of movements on reserves	Revaluation reserve £	Other reserves (see below) £	Profit and loss account £
	Balance at 1 April 2008	2,711,038	181,662	3,287,123
	Profit for the year	-	-	122,163
	Transfer from revaluation reserve to profit and loss account	(410,581)	-	410,581
	Revaluation during the year	(65,000)	-	-
	Balance at 31 March 2009	<u>2,235,457</u>	<u>181,662</u>	<u>3,819,867</u>

Other reserves

Capital redemption reserve

Balance at 1 April 2008 & at 31 March 2009

169,662

Reserves provided for by the Articles of Association

Balance at 1 April 2008 & at 31 March 2009

12,000

THE HOME COUNTIES HOUSE PROPERTY COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2009

10 Reconciliation of movements in shareholders' funds	2009 £	2008 £
Profit for the financial year	122,163	107,824
Other recognised gains and losses	(65,000)	189,000
	<hr/>	<hr/>
Net addition to shareholders' funds	57,163	296,824
Opening shareholders' funds	6,214,248	5,917,424
	<hr/>	<hr/>
Closing shareholders' funds	6,271,411	6,214,248
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11 Contingent liabilities and assets

Unlimited guarantees have been given by the company, under reciprocal arrangements, to the Bankers of the Group, for the borrowings made by the Group Companies.

The liability is constantly changing due to the day to day movements of the Bank accounts of the companies concerned. The maximum potential liability should not exceed the overall group facilities granted by the bankers, which at the balance sheet date amounted to £949,825 (2008: £799,825).

As at the year end, the Company has a contingent asset relating to its insurance claim regarding subsidence at one of its property. The cost of the premium has been recognised as a debtor in the accounts and totals £1,000, with its settlement post year end netted against the total compensation received of £3,738.

12 Employees

Number of employees

There were no employees during the year apart from the directors.

13 Control

The ultimate parent company is M25 Group Limited, a company registered in England and Wales. A copy of this company's accounts can be obtained from its registered office.

14 Related party transactions

The company has taken advantage of the exemption in Financial Reporting Standard Number 8 from the requirement to disclose transactions with group companies on the grounds that consolidated financial statements are prepared by the ultimate parent company.