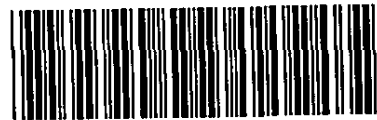


ALLIED DUNBAR PROPERTY SERVICES LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
31 DECEMBER 2011
COMPANY REGISTRATION NUMBER: 362582

MONDAY



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Allied Dunbar Property Services Limited (company registration number 362582)

DIRECTORS' REPORT

The directors present their report and the financial statements for Allied Dunbar Property Services Limited ("the Company") for the year ended 31 December 2011

Principal Activities and Business Review

The Company did not trade during the year or the previous year and there has been no change in the Company's financial position

The directors do not intend for the Company to trade in the foreseeable future

Directors

The directors who served during the year were

N J Evans
N S Lowe

There have been no appointments or resignations between the end of the financial year and the date of signing these financial statements

Qualifying third party indemnity provisions (as defined in Section 234(2) of the Companies Act 2006) have been in force for the benefit of directors during the year and remain in force as at the date of this Directors' Report

By order of the Board

Secretary



Name

C.K. Ross

Date

31.1.12

Allied Dunbar Property Services Limited

BALANCE SHEET

at 31 December 2011

	Note	2011 £	2010 £
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<u>Current Assets</u>			
Debtors	4	1,749,636	1,749,636
		<hr/>	<hr/>
Net Assets		1,749,636	1,749,636
		<hr/>	<hr/>
 <u>Capital and Reserves</u>			
Called Up Share Capital	5	39,600	39,600
Profit and Loss Account		1,710,036	1,710,036
		<hr/>	<hr/>
Total Shareholder's Funds		1,749,636	1,749,636
		<hr/>	<hr/>

For the year ended 31 December 2011 the Company was entitled to an exemption from the obligation to have the financial statements audited under section 480 of the Companies Act 2006 ("the Act")

No member has required the Company to obtain an audit of the financial statements for the year ended 31 December 2011 in accordance with section 476 of the Act

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

The Company was dormant throughout the financial year

The financial statements on pages 2 to 4 were approved by the board on 31 January 2012 and were signed on its behalf by

Director 

Name NEIL EVANS

Allied Dunbar Property Services Limited

NOTES TO THE FINANCIAL STATEMENTS

1. Accounting Policies

Basis of Presentation

The financial statements have been prepared under the historical cost convention and in accordance with the Companies Act 2006 and applicable United Kingdom accounting standards

The accounting policies have been consistently applied to all years presented

2. Profit and Loss Account and Statement of Total Recognised Gains and Losses

The Company has been dormant during the year and accordingly no profit and loss account or statement of total recognised gains and losses have been prepared

3. Directors' Remuneration

The remuneration of the directors for services to the Company as directors during the year was £nil (2010 £nil)

No advances or credits granted to any director subsisted during the year. Also, no guarantees on behalf of any director subsisted during the year

4. Debtors

	2011 £	2010 £
Amounts owed by Allied Dunbar Assurance plc ("the Parent Company")	1,749,636	1,749,636
	<u>1,749,636</u>	<u>1,749,636</u>

Amounts owed by the Parent Company are unsecured, interest free and have no fixed date of repayment

Allied Dunbar Property Services Limited

NOTES TO THE FINANCIAL STATEMENTS (continued)

5. Called Up Share Capital

	2011 £	2010 £
Allotted, issued and fully paid		
36,000 Deferred shares of £1 each	36,000	36,000
36,000 Ordinary shares of 10p each	3,600	3,600
	<hr/>	<hr/>
	39,600	39,600

Ordinary shareholders have the right to receive the first £100,000 (pro rata to holdings) distributed in any one year by way of a dividend. Rights to the remaining balance are split equally between ordinary and deferred shareholders.

Upon the winding up of the Company, ordinary shareholders have the right to receive the first £10,000,000 (pro rata to holdings) of the surplus assets distributed, together with the balance of any such assets after repaying the holders of deferred shares the amounts paid up thereon.

Voting rights are one vote for every ordinary share and one vote for every ten deferred shares.

6. Ultimate Parent Company

The Company's ultimate parent company and ultimate controlling party is Zurich Financial Services Ltd, which is incorporated in Switzerland. Zurich Financial Services Ltd is the parent company of the smallest and largest group of companies, of which the Company is a subsidiary, for which group accounts are drawn up. Copies of the consolidated financial statements of Zurich Financial Services Ltd can be obtained from

The Secretary
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Switzerland