

Company Registration Number: 788895

## NEW ENGLAND PROPERTIES LIMITED

### **Report and Accounts**

31 March 2016



**DIRECTORS' REPORT**

Directors: J L Elliott  
M A Phayre-Mudge

Secretary: Capita Company Secretarial Services Limited

Registered Office: 11-12 Hanover Street, London, W1S 1YQ

The directors present their Report and the Accounts for the year ended 31 March 2016.

**Business Review**

The Company has been dormant throughout the financial year and has neither traded nor incurred any liabilities. Consequently it has made neither a profit nor a loss.

**Directors**

The directors of the Company during the year ended 31 March 2016 were those listed above.

No director had any interests in the share capital of the Company. The interests of the directors in the share capital of TR Property Investment Trust plc, the ultimate holding company, at the beginning of the year and at the end of the year are shown below:

	<b>Ordinary Shares of 25p 31 March 2016</b>	<b>Ordinary Shares of 25p 1 April 2015</b>
J L Elliott	23,140	23,140
M A Phayre-Mudge	297,192	297,192

**Elective Resolutions**

The Company has passed Elective Resolutions pursuant to Sections 252, 366A and 386 of the Companies Act 1985 ('the Act') to dispense with the holding of Annual General Meetings, the laying of the Annual Report and Accounts before general meetings and the obligation to appoint auditors annually.

By order of the Board



Mrs N Lambourne  
For and on behalf of  
Capita Company Secretarial Services Limited  
Secretary

16 December 2016

# NEW ENGLAND PROPERTIES LIMITED

## BALANCE SHEET at 31 March 2016

	<u>Note</u>	<u>2016</u> £'000	<u>2015</u> £'000
<b>FIXED ASSETS</b>			
Investment in subsidiary undertakings		<u>(540)</u>	<u>(540)</u>
<b>CURRENT ASSETS</b>			
Debtors		31,425	31,425
<b>CREDITORS</b>			
Amounts falling due within one year		<u>(1,239)</u>	<u>(1,239)</u>
<b>NET CURRENT ASSETS</b>		<u>30,186</u>	<u>30,186</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>29,646</u>	<u>29,646</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		5,022	5,022
Share premium account		12,639	12,639
Profit and loss account		<u>11,985</u>	<u>11,985</u>
<b>TOTAL EQUITY SHAREHOLDERS' FUNDS</b>		<u>29,646</u>	<u>29,646</u>

For the year ended 31 March 2016 the Company was entitled to exemption under section 480(1) of the Companies Act 2006.

No members have required the Company to obtain an audit of its accounts for the year in question in accordance with section 476(1).

The directors acknowledge their responsibility for:

- a) Ensuring the Company keeps accounting records which comply with section 386;
- b) Preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of its financial year, and of its profit and loss for the financial year in accordance with section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company.

These accounts were approved by the Board on 16 December 2016.



J L Elliott - Director

The notes on page 3 form part of these accounts.

# NEW ENGLAND PROPERTIES LIMITED

## NOTES TO THE ACCOUNTS

### 1. Basis of Accounting

The accounts have been prepared under the historical cost basis of accounting and in accordance with applicable accounting standards.

### 2. Called Up Share Capital

	<u>2016</u> £'000	<u>2015</u> £'000
Authorised :		
150,000,000 ordinary shares of 5p each	<u>7,500</u>	<u>7,500</u>
Allotted called up and fully paid :		
100,432,901 ordinary shares of 5p each	<u>5,022</u>	<u>5,022</u>

### 3. Debtors

	<u>2016</u> £'000	<u>2015</u> £'000
Amounts falling due within one year:		
Amounts due from group undertakings	31,422	31,422
Other debtors	<u>3</u>	<u>3</u>
	<u>31,425</u>	<u>31,425</u>

### 4. Parent Undertaking

The parent undertaking of the group of undertakings for which group accounts are prepared and of which the Company is a member is TR Property Investment Trust plc, which is registered in England and Wales. Copies of the accounts of TR Property Investment Trust plc can be obtained from the Company Secretary, Capita Company Secretarial Services Limited, 1st Floor, 40 Dukes Place, London, EC3A 7NH.

### 5. Related undertakings for New England Properties Limited

<u>Name of Company</u>	<u>% of Ordinary Shares held</u>	<u>Nature of Business</u>
<b><u>Direct</u></b>		
FGH (Newcastle) Limited	50	Property Investment Company
FGH Developments (Aberdeen) Limited	50	Property Investment Company
FGH Developments Limited	99.99	Property Investment Company
NEP (1994) Limited	99	Property Investment Company
New England (Southern) Limited	99	Property Investment Company
New England Developments Limited	99.8	Property Investment Company
New England Investments Limited	50	Property Investment Company
New England Retail Properties Limited	99.01	Property Investment Company
Sapco One Limited	99.99	Property Investment Company