

Piper Land Development Limited

Abbreviated accounts

Registered number 890522

For the year ended 31 March 2001



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2 Cornwall Street
Birmingham
B3 2DL

Report of the auditors to Piper Land Development Limited Pursuant to Section 247B of the Companies Act 1985

We have examined the abbreviated accounts set out on pages 2 to 5, together with the financial statements of Piper Land Development Limited, prepared under Section 226 of the Companies Act 1985, for the year ended 31 March 2001.

Respective responsibilities of the directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with Section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with Section 246(5) and (6) of the Act to the Registrar of Companies and whether the accounts to be delivered are properly prepared in accordance with those provisions and to report our opinion to you.

Basis of opinion

We have carried out the procedures we consider necessary to confirm, by reference to the audited financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 246(5) and (6) of the Companies Act 1985 and the abbreviated accounts are properly prepared in accordance with those provisions.

KPMG
Chartered Accountants
Registered Auditors

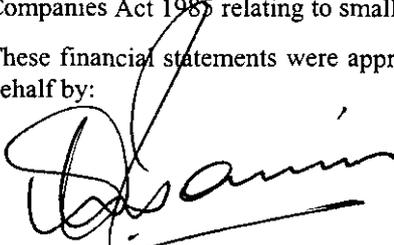
24 September 2001

Balance sheet
 at 31 March 2001

	<i>Note</i>	2001	2000
		£	£
Current assets			
Properties in course of development	9	3,998,992	4,117,252
Debtors	10	1,775,185	1,449,713
Cash at bank		167,220	212,142
		<hr/>	<hr/>
		5,941,397	5,779,107
Creditors: Amounts falling due within one year	11	(1,199,971)	(762,390)
		<hr/>	<hr/>
Net current assets			
Due within one year		3,011,701	3,594,670
Debtors due after one year	10	1,729,725	1,422,047
		<hr/>	<hr/>
Total assets less current liabilities		4,741,426	5,016,717
Creditors: Amounts falling due after more than one year	12	(3,317,993)	(3,496,764)
Provision for liabilities and charges	13	(159,000)	(178,000)
		<hr/>	<hr/>
Net assets		1,264,433	1,341,953
		<hr/>	<hr/>
Capital and reserves			
Called up share capital	14	50,000	50,000
Profit and loss account		1,214,433	1,291,953
		<hr/>	<hr/>
Equity shareholders' funds	15	1,264,433	1,341,953
		<hr/>	<hr/>

The abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

These financial statements were approved by the board of directors on 24 September 2001 and were signed on its behalf by:



DW Parkin
 Director

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 the historical cost accounting rules and applicable Accounting Standards.

Properties in course of development

These are valued at the lower of cost and net realisable value. Cost includes direct costs and an appropriate addition for interest charged on the cost of land and expenses. Interest is capitalised from such time as the development of the property commences, subject to net realisable value considerations.

Taxation

The charge for taxation is based on the result for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes. Provision is made for deferred tax only to the extent that it is probable that an actual liability will crystallise.

Cash flow statement

The company qualifies as a small company under Sections 246 to 249 of the Companies Act 1985 and is, therefore, exempt from the requirements to prepare a cash flow statement in accordance with Financial Reporting Standard 1.

2 Properties in course of development

	2001 £	2000 £
Land and development costs	3,998,992	4,117,252

Cost includes £814,260 (2000: £839,797) in respect of interest incurred on land and development costs.

3 Creditors

	2001 £	2000 £
Included in amounts falling due within one year:		
Bank loan (secured)	837,016	552,062
Included in amounts falling due after more than one year:		
Bank loans (secured)	2,612,038	2,770,809
Other creditors	705,955	725,955
	3,317,993	3,496,764

Notes (continued)

3 Creditors (continued)

Analysis of debt:

	2001	2000
	£	£
Debt can be analysed as falling due:		
In one year or less	837,016	552,063
Between one and two years	197,134	158,777
Between two and five years	591,404	591,408
In five years or more	1,823,500	2,020,623
	<u>3,449,054</u>	<u>3,322,871</u>

Other creditors includes £673,455 (2000: £683,455) due to Mr DW Parkin and £Nil (2000: £10,000) due to Mr NJ Parkin, both directors of the company. There are no repayment terms and no interest is payable on the outstanding balance.

The company has three bank loans. The first expires in April 2015 and the company currently pays interest at a fixed rate of 9.25% per annum for a period of five years commencing July 1996.

The loan balance is being firstly repaid by instalments of £75,000 per quarter of interest and capital for the five years commencing July 1996 and then in equal consecutive quarterly instalments over the final fourteen years of the loan.

The loan is secured by way of a first legal charge over Guild House, 43a & 45a Great Charles Street and 12 Newmarket Street, Birmingham.

The second and third loans are secured by way of a first legal mortgage over the development site at Worcester Road, Evesham. The loan balance will be repaid in equal instalments upon the sale of the first thirteen properties. Interest is payable at 1.75% above the bank's base rate. These loans have been fully repaid after the year end.

The fourth loan is secured by a fixed and floating charge over the assets of the company. The loan is repayable on demand. Interest is payable at 2% above the bank's base rate. This loan has been fully repaid after the year end.

4 Share capital

	2001	2000
	£	£
<i>Authorised:</i>		
50,000 unclassified shares of £1 each	50,000	50,000
33,334 ordinary shares of £1 each	33,334	33,334
16,666 "A" ordinary shares of £1 each	16,666	16,666
	<u>100,000</u>	<u>100,000</u>
<i>Allotted, called up and fully paid:</i>		
33,334 Ordinary shares of £1 each	33,334	33,334
16,666 "A" ordinary shares of £1 each	16,666	16,666
	<u>50,000</u>	<u>50,000</u>

Notes (continued)

5 Directors' related party transactions

Mr DW Parkin holds a controlling interest in the company's ultimate holding company, DW Parkin Limited.

In addition, the directors between them also hold the controlling interests in Piper Securities Holdings Limited. This company has the following wholly-owned subsidiaries: Piper Construction (Midlands) Limited, Piper Land Development (Solihull) Limited, Piper Management Services Limited and Somervil Interiors Limited, with which Piper Land Development Limited has dealings.

Included in debtors and creditors at the year end are the following amounts:

	2001 £	2000 £
Debtors due in more than one year:		
Piper Construction (Midlands) Limited	1,405,062	855,062
Piper Land Development (Solihull) Limited	324,663	566,985
	<hr/>	<hr/>
	1,729,725	1,422,047
	<hr/>	<hr/>
Creditors due in less than one year:		
Piper Securities Holdings Limited	118,250	59,500
	<hr/>	<hr/>

Transactions during the year were as follows:

	£	£
Expenditure		
Piper Securities Holdings Limited:		
Management charges	50,000	50,000
	<hr/>	<hr/>
Piper Construction (Midlands) Limited		
Development costs	805,037	279,342
Loan	550,000	-
	<hr/>	<hr/>

NJ Parkin holds a controlling interest in Hamlin Holdings Limited. During the year, the company paid Hamlin Holdings Limited an amount of £20,991 in respect of management services (2000: £25,000).

During the year, the company made a loan of £550,000 to Piper Construction (Midlands) Limited. This loan is interest free with no fixed date for repayment.

6 Ultimate parent company

The ultimate parent company is D.W. Parkin Limited which is incorporated in Great Britain and registered in England and Wales.

The financial statements of the holding company are available for inspection at:

132 Widney Lane
 Solihull
 West Midlands