

Company Registration No. 894380

**PLEYTHORNE LIMITED**

**Report and Unaudited Financial Statements**

**31 March 2002**

**Deloitte & Touche  
Crawley**



# **PLEYTHORNE LIMITED**

## **REPORT AND UNAUDITED FINANCIAL STATEMENTS 2002**

<b>CONTENTS</b>	<b>Page</b>
<b>Directors' report</b>	<b>1</b>
<b>Accountants' report</b>	<b>2</b>
<b>Profit and loss account</b>	<b>3</b>
<b>Note of historical cost profits and losses</b>	<b>4</b>
<b>Statement of total recognised gains and losses</b>	<b>4</b>
<b>Balance sheet</b>	<b>5</b>
<b>Notes to the accounts</b>	<b>6</b>

# PLEYTHORNE LIMITED

## DIRECTORS' REPORT

The directors present their annual report and the unaudited financial statements for the year ended 31 March 2002.

### PRINCIPAL ACTIVITY

The principal activity of the company continues to be the holding of investment properties.

### REVIEW OF THE BUSINESS AND FUTURE PROSPECTS

The market remains competitive. We redeveloped one of our properties during the year converting it from four units to seven. Rental income dropped slightly as a result of this. We expect rental levels to recover as the units are relet.

### RESULTS AND DIVIDENDS

The results of the company for the year are set out in the profit and loss account on page 3. The position of the company at the year end is shown on page 5

A final dividend is proposed of £250 per ordinary share (2001- £300 per ordinary share).

### DIRECTORS AND THEIR INTERESTS

The directors who served during the year and their interest in the issued share capital of the company at the beginning and end of the year were as follows:

	Ordinary shares of £1 each	
	2002 No	2001 No
A Webber	-	-
S A Green non-executive director	-	20

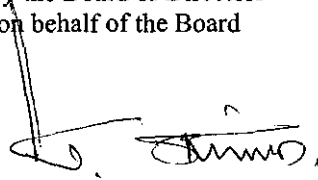
The interests of A Webber in the shares of the ultimate parent company, Brymore Investments Limited, are disclosed in the accounts of that company. S A Green has no beneficial interest in the ultimate parent company.

### DONATIONS

During the year the company made charitable donations of £nil (2001- £192).

Approved by the Board of Directors  
and signed on behalf of the Board

K Smith  
Secretary

  
8.1. 2003

## **ACCOUNTANTS' REPORT TO THE DIRECTORS ON THE UNAUDITED ACCOUNTS OF PLEYTHORNE LIMITED**

As described on the balance sheet you are responsible for the preparation of the accounts for the year ended 31 March 2002, which comprise the profit and loss account, the balance sheet, the note of historical cost profits and losses, the statement of total recognised gains and losses and the related note 1 to 17 and you consider that the company is exempt from an audit. In accordance with your instructions, we have compiled these unaudited accounts in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.

*Deloitte & Touche*

**Deloitte & Touche**  
Chartered Accountants  
Crawley

*10 January* 2003

# **PLEYTHORNE LIMITED**

## **PROFIT AND LOSS ACCOUNT** **Year ended 31 March 2002**

	Note	£	2002 £	2001 £
<b>RENTAL INCOME</b>	1		135,761	147,600
Property outgoings			(95,690)	(24,005)
<b>NET PROPERTY INCOME</b>			40,071	123,595
Administrative expenses			(36,946)	(36,008)
Other operating income			29,398	34,130
<b>OPERATING PROFIT</b>			32,523	121,717
Other interest receivable and similar income	4	130		131
Interest payable and similar charges	5	(16,338)		(17,722)
			(16,208)	(17,591)
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>	2		16,315	104,126
Tax on profit on ordinary activities	6		(3,924)	(45,835)
<b>PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION</b>	15		12,391	58,291
Equity dividends proposed	7,15		(21,750)	(26,100)
<b>RETAINED (LOSS)/PROFIT FOR THE FINANCIAL YEAR</b>			(9,359)	32,191

The results for both the current and the preceding financial year are derived entirely from the company's continuing operations.

# PLEYTHORNE LIMITED

## NOTE OF HISTORICAL COST PROFITS AND LOSSES Year ended 31 March 2002

	2002 £	2001 £
Profit on ordinary activities before taxation	16,315	104,126
Realisation of property valuation gains of prior years	-	67,000
	<u>16,315</u>	<u>171,126</u>
Historical cost profit on ordinary activities before taxation		
	<u>16,315</u>	<u>171,126</u>
Historical cost profit for the year after taxation and dividends	<u>(9,359)</u>	<u>99,191</u>

## STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES Year ended 31 March 2002

	2002 £	2001 £
Profit attributable to members of the company	12,391	58,291
Surplus recognised on revaluation of investment properties	424,009	-
	<u>436,400</u>	<u>58,291</u>
Total recognised gains and losses relating to the year		
	<u>436,400</u>	<u>58,291</u>

# **PLEYTHORNE LIMITED**

## **BALANCE SHEET** **31 March 2002**

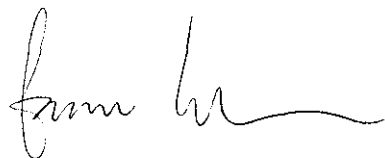
	Note	2002 £	2001 £
<b>FIXED ASSETS</b>			
Tangible assets	8	2,158,624	1,554,913
<b>CURRENT ASSETS</b>			
Debtors	9	8,621	2,100
Cash at bank and in hand		6,973	1,527
		<u>15,594</u>	<u>3,627</u>
<b>CREDITORS: amounts falling due within one year</b>	10	<u>(76,124)</u>	<u>(113,269)</u>
<b>NET CURRENT LIABILITIES</b>		<u>(60,530)</u>	<u>(109,642)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		2,098,094	1,445,271
<b>CREDITORS: amounts falling due after more than one year</b>	12	<u>(407,500)</u>	<u>(169,327)</u>
<b>TOTAL NET ASSETS</b>		<u>1,690,594</u>	<u>1,275,944</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	14	87	87
Revaluation reserve	15	1,535,325	1,111,316
Capital redemption reserve	15	13	13
Profit and loss account	15	155,169	164,528
<b>TOTAL EQUITY SHAREHOLDERS' FUNDS</b>		<u>1,690,594</u>	<u>1,275,944</u>

These accounts have not been audited because the company is entitled to the exemption provided by section 249A(1) of the Companies Act 1985 and no notice under section 249B(2) has been deposited at the company's registered office requiring the company to obtain an audit of the accounts.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records that comply with section 221 of the Companies Act 1985. The directors also acknowledge their responsibilities for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with section 226 of the Companies Act 1985, and which otherwise comply with the requirements of that Act relating to accounts, so far as applicable to the company.

The financial statements were approved by the Board of Directors on 8 Jan 2003

Signed on behalf of the Board of Director



A Webber  
Director

# PLEYTHORNE LIMITED

## NOTES TO THE ACCOUNTS Year ended 31 March 2002

### 1. ACCOUNTING POLICIES

The financial statements are prepared in accordance with applicable accounting standards. The particular accounting policies adopted are described below. Compliance with Statement of Standard Accounting Practice No 19 (SSAP 19) "Accounting for investment properties" requires departure from the requirements of the Companies Act 1985 relating to depreciation and an explanation of the departure is given below.

#### Accounting convention

The financial statements are prepared under the historical cost convention as modified by the revaluation of investment properties.

#### Rental income

Rental income is the amount derived from the letting of investment properties.

#### Tangible fixed assets and depreciation

##### Investment properties

In accordance with SSAP 19, investment properties are revalued annually and the aggregate surplus or deficit is transferred to a revaluation reserve. No depreciation is provided in respect of investment properties.

The Companies Act 1985 requires all properties to be depreciated. However, this requirement conflicts with the generally accepted accounting principle set out in SSAP 19. The directors consider that, as these properties are not held for consumption, but for their investment potential, to depreciate them would not give a true and fair view, and that it is necessary to adopt SSAP 19 in order to give a true and fair view.

If this departure from the Act had not been made, the profit for the financial year would have been reduced by depreciation. However, the amount of depreciation cannot reasonably be quantified because 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.

##### Other assets

For all other tangible fixed assets depreciation is calculated to write down their cost to their estimated residual values in four equal annual instalments.

#### Deferred taxation

Deferred taxation is provided in full on timing differences that result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in financial statements. Deferred tax is not provided on timing differences arising from the revaluation of fixed assets where there is no binding contract to dispose of these assets.

### 2. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

	2002 £	2001 £
Profit on ordinary activities before taxation is after charging:		
Depreciation on owned assets	2,772	1,567



# PLEYTHORNE LIMITED

## NOTES TO THE ACCOUNTS

Year ended 31 March 2002

### 3. INFORMATION REGARDING DIRECTORS AND EMPLOYEES

The company has no direct employees except the company secretary and the directors. The employee staff costs of all related companies are paid by Brymore Settled Estates Limited, and subsequently apportioned and recharged to the related companies, including Pleythorne Limited. The total amount recharged was £21,556 (2001- £20,533).

### 4. OTHER INTEREST RECEIVABLE AND SIMILAR INCOME

	2002 £	2001 £
Interest receivable	130	131

### 5. INTEREST PAYABLE AND SIMILAR CHARGES

	2002 £	2001 £
On bank loans and overdrafts	16,338	17,722

### 6. TAX ON PROFIT ON ORDINARY ACTIVITIES

	2002 £	2001 £
Taxation comprises:		
United Kingdom corporation tax at 20% (2001 - 30%) based on the profit for the period	3,819	45,835
Adjustment in respect of prior years	105	-
	3,924	45,835

The tax assessed for the period is higher than that resulting from applying the standard rate of corporation tax in the UK at 20% (2001 - 30%).

The differences are explained below:

	2002 %	2001 %
Standard tax rate for the period as a percentage of profits	20	30
Effects of:		
Expenses not deductible for tax purposes	(6)	2
Movement in short term timing differences	-	21
Chargeable gains on property	9	(7)
Marginal relief	-	(1)
Prior period adjustments	1	-
	24	45

Deferred tax has not been provided on revaluations of fixed assets. This tax will only become payable if the assets are sold and rollover relief is not obtained. The estimated amount of tax that would become payable in these circumstances is £228,770.

# **PLEYTHORNE LIMITED**

## **NOTES TO THE ACCOUNTS** **Year ended 31 March 2002**

### **7. EQUITY DIVIDENDS PROPOSED**

	Per Share £	2002 £	Per Share £	2001 £
Proposed final	250	21,750	300	26,100

### **8. TANGIBLE FIXED ASSETS**

	Investment properties £	Fixtures & fittings £	Total £
<b>Cost or valuation</b>			
At 1 April 2001	1,552,672	16,678	1,569,350
Additions	-	5,155	5,155
Improvements	177,319	-	177,319
Revaluation	424,009	-	424,009
At 31 March 2002	2,154,000	21,833	2,175,833
<b>Depreciation</b>			
At 1 April 2001	-	14,437	14,437
Charge for the year	-	2,772	2,772
At 31 March 2002	-	17,209	17,209
<b>Net book value</b>			
At 31 March 2002	2,154,000	4,624	2,158,624
At 31 March 2001	1,552,672	2,241	1,554,913

The properties were revalued at 31 March 2002 at their open market value on the basis of existing use by Stiles Harold Williams, Chartered Surveyors.

The historical cost of the investment properties at 31 March 2002 was £618,675 (2001- £441,356). All other tangible fixed assets are stated at historical cost.

All investment properties are freehold.

The tax liability which would arise if the investment properties were sold at their valuation is disclosed in note 14.

# PLEYTHORNE LIMITED

## NOTES TO THE ACCOUNTS Year ended 31 March 2002

### 9. DEBTORS

	2002 £	2001 £
Trade debtors	3,621	2,100
Other debtors	5,000	-
	<u>8,621</u>	<u>2,100</u>

### 10. SECURED LIABILITIES

The bank loan and bank overdraft are secured by a fixed charge on certain of the company's investment properties.

### 11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2002 £	2001 £
Bank loans and overdrafts (note 13)	28,333	29,210
Trade creditors	16,372	11,478
Corporation tax	3,819	45,835
Accruals and deferred income	5,850	646
Proposed dividend	21,750	26,100
	<u>76,124</u>	<u>113,269</u>

### 12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2002 £	2001 £
Bank loans repayable by instalments (see note 13)	382,500	169,327
Amounts owed to related undertaking	25,000	-
	<u>407,500</u>	<u>169,327</u>

The related undertaking is Lewispel Investments Limited of which Alan Webber and S A Green are directors. The loan is interest free has no fixed repayment terms. Lewispel Investments Limited has given an undertaking not to demand repayment within one year from the date of signing the accounts.

# **PLEYTHORNE LIMITED**

## **NOTES TO THE ACCOUNTS** **Year ended 31 March 2002**

### **13. BORROWINGS**

	2002 £	2001 £
Bank overdraft	-	5,509
Bank loans	410,833	193,028
Other Loans	25,000	-
	<u>435,833</u>	<u>198,537</u>
Due within one year	28,333	29,210
Due after more than one year	407,500	169,327
	<u>435,833</u>	<u>198,537</u>
 Maturity Profile of Borrowings:		
Bank loan and overdraft		
Within one year or on demand	28,333	29,210
Between one and two years	53,333	25,845
Between two and five years	85,000	92,383
After five years	269,167	51,099
	<u>435,833</u>	<u>198,537</u>

The existing bank loan was repaid during the year. A new loan for £425,000 was granted. The loan carries interest at 2.25% over the Royal bank of Scotland's base rate and is repayable by quarterly installments over 15 years.

### **14. CALLED UP SHARE CAPITAL**

	2002 £	2001 £
<b>Authorised</b>		
100 ordinary shares of £1 each	<u>100</u>	<u>100</u>
<b>Called, allotted and fully paid</b>		
87 (2001: 87) ordinary shares of £1 each	<u>87</u>	<u>87</u>

# PLEYTHORNE LIMITED

## NOTES TO THE ACCOUNTS

Year ended 31 March 2002

### 15. COMBINED RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS AND STATEMENT OF MOVEMENTS ON RESERVES

	Issued share capital	Revaluation reserve	Capital redemption reserve	Profit and loss account	Total 2001	Total 2000
	£	£	£	£	£	£
At beginning of the year	87	1,111,316	13	164,528	1,275,944	1,393,253
Revaluation in the year	-	424,009	-	-	424,009	-
Profit for the year	-	-	-	12,391	12,391	58,291
Equity dividends	-	-	-	(21,750)	(21,750)	(26,100)
Share buy back	-	-	-	-	-	(149,500)
At the end of the year	87	1,535,325	13	155,169	1,690,594	1,275,944

### 16. ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

The ultimate parent company and controlling party is Brymore Investments Limited, a company incorporated in Great Britain and registered in England and Wales. A copy of the accounts of that company can be obtained from the Registrar of Companies, Crown Way, Maindy, Cardiff

### 17. RELATED PARTY TRANSACTIONS

The related companies, whilst not group companies, have some common shareholders and directors.

During the year Brymore Settled Estates Limited, a company in which both A Webber and S A Green are directors, recharged certain administrative expenses to the company totalling £28,144 (2001- £27,665).