

Financial Statements

Plandsmarp Investments Limited

For the year ended 30 November 2012



Registered number: 01122022

Company Information

Company number	01122022
Registered office	856 Melton Road Thurmaston Leicester LE4 8BT
Directors	Mr H P Murphy Mrs W M Linnett Mr R H Smith Mrs M A Murphy Mr P H Murphy Mr J J Murphy Mrs M A Middleton
Company secretary	Mr R H Smith FCA
Bankers	Barclays Bank plc 1 - 3 Haymarket Towers Humberstone Gate Leicester LE1 1WA
Solicitors	Crane & Walton 113, 115 & 117 London Road Leicester LE2 0RG
Auditors	SRLV Chartered Accountants 89 New Bond Street London W1S 1DA

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Directors' Report

For the year ended 30 November 2012

The directors present their report and the financial statements for the year ended 30 November 2012

Principal activities and review of business

The company is principally engaged in property investment. The company was insolvent during the year. As highlighted in the notes to the financial statements, the company meets its day to day requirements through continuous support from the company's bankers, its parent company and the Charles Street Group Unapproved Retirement Benefits Scheme. Based on the above the directors consider it appropriate to prepare the accounts on a going concern basis. During the year the company disposed of its property at St Barnabas Road, Leicester to Nellstreet Limited a fellow subsidiary.

There are no development plans at present.

Results and dividends

The loss for the year, after taxation, amounted to £55,111,576 (2010 - loss £48,933,468).

In view of the deficit on reserves the directors cannot recommend payment of a dividend and the loss has been transferred to reserves.

Directors

The directors who served during the year were

Mr H P Murphy
Mrs W M Linnett
Mr R H Smith
Mrs M A Murphy
Mr P H Murphy
Mr J J Murphy
Mrs M A Middleton

Directors' Report

For the year ended 30 November 2012

Directors' responsibilities statement

The directors are responsible for preparing the Directors' report and 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). Under company law the directors must not approve the financial statements unless they are satisfied that they 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 accounting 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 adequate accounting records that are sufficient to show and explain the company's transactions and 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 2006. 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.

Provision of information to auditors

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that

- so far as that director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

Investment properties

Professional valuations of the investment properties as at 30 November 2011 were supplied by Mather Jamie, Chartered Surveyors. All properties were valued on the basis of open market value.

Close company

The company is a close company as defined by section 414 of the Income and Corporation Taxes Act 1988.

Directors' Report

For the year ended 30 November 2012

Auditors

The auditors, SRLV, are deemed to be re-appointed under section 487(2) of the Companies Act 2006

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006

This report was approved by the board and signed on its behalf



Mr R H Smith FCA
Secretary

Date 13 February 2013

856 Melton Road
Thurmaston
Leicester
LE4 8BT

Independent Auditors' Report to the Members of Plandsmarp Investments Limited

We have audited the financial statements of Plandsmarp Investments Limited for the year ended 30 November 2012, which comprise the Profit and loss account, the Statement of total recognised gains and losses, the Balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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

As explained more fully in the Directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the directors' report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

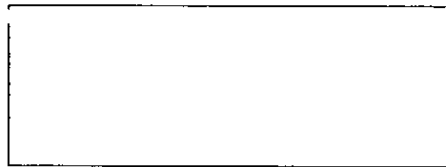
Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 30 November 2012 and of its loss for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Emphasis of matter

In forming our opinion on the financial statements, which is not qualified, we have considered the adequacy of the disclosures made in the notes to the financial statements concerning the company's ability to continue as a going concern. The company incurred a net loss of £55,111,576 during the year ended 30 November 2012 and, at that date, the company's current liabilities exceeded its total assets by £515,946,174. These conditions, along with the other matters explained in the notes to the financial statements, indicate the existence of a material uncertainty which may cast significant doubt about the company's ability to continue as a going concern. The financial statements do not include any adjustments that would result if the company was unable to continue as a going concern.



Independent Auditors' Report to the Members of Plandsmarp Investments Limited

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit, or
- the directors were not entitled to take advantage of the small companies' exemption in preparing the directors' report

Marc Voulters (Senior statutory auditor)

for and on behalf of

SRLV

Chartered Accountants

89 New Bond Street

London

W1S 1DA

13 February 2013

Profit and Loss Account

For the year ended 30 November 2012

	Note	2012 £	2011 £
Rents receivable	1,2	55,002	169,902
Administrative expenses		<u>(13,292)</u>	<u>(8,195)</u>
Operating profit	3	41,710	161,707
(Loss)/profit on disposal of investments		(1,000)	142,250
Interest payable and similar charges	4	<u>(55,413,293)</u>	<u>(49,660,912)</u>
Loss on ordinary activities before taxation		(55,372,583)	(49,356,955)
Tax on loss on ordinary activities	5	<u>261,007</u>	<u>423,487</u>
Loss for the financial year	10	<u><u>(55,111,576)</u></u>	<u><u>(48,933,468)</u></u>

All amounts relate to continuing operations

The notes on pages 9 to 13 form part of these financial statements

Statement of Total Recognised Gains and Losses

For the year ended 30 November 2012

	2012 £	2011 £
Loss for the financial year	<u>(55,111,576)</u>	<u>(48,933,468)</u>
Total recognised gains and losses relating to the year	<u><u>(55,111,576)</u></u>	<u><u>(48,933,468)</u></u>

Note of Historical Cost Profits and Losses

For the year ended 30 November 2012

	2012 £	2011 £
Reported loss on ordinary activities before taxation	(55,372,583)	(49,356,955)
Realisation of valuation gains of previous periods	<u>(1,292)</u>	<u>(2,962)</u>
Historical cost loss on ordinary activities before taxation	<u><u>(55,373,875)</u></u>	<u><u>(49,359,917)</u></u>
Historical loss for the year after taxation	<u><u>(55,112,868)</u></u>	<u><u>(48,936,430)</u></u>

The notes on pages 9 to 13 form part of these financial statements

Balance Sheet

As at 30 November 2012

	Note	£	2012 £	£	2011 £
Fixed assets					
Investment property	6		-		414,650
Current assets					
Debtors	7	-		423,487	
Cash at bank		40,855		504,741	
		<u>40,855</u>		<u>928,228</u>	
Creditors: amounts falling due within one year	8	<u>(515,987,029)</u>		<u>(462,177,476)</u>	
Net current liabilities			<u>(515,946,174)</u>		<u>(461,249,248)</u>
Net liabilities			<u>(515,946,174)</u>		<u>(460,834,598)</u>
Capital and reserves					
Called up share capital	9		134		134
Revaluation reserve	10		-		(1,292)
Other reserves	10		7,904,875		7,904,875
Profit and loss account	10		<u>(523,851,183)</u>		<u>(468,738,315)</u>
Shareholders' deficit	11		<u>(515,946,174)</u>		<u>(460,834,598)</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within part 15 of the Companies Act 2006

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 13 February 2013



Mr H P Murphy
Director

The notes on pages 9 to 13 form part of these financial statements

Notes to the Financial Statements

For the year ended 30 November 2012

1. Accounting Policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets and in accordance with applicable accounting standards

1.2 Cash flow

The company, being a subsidiary undertaking where 90% or more of the voting rights are controlled within the group whose consolidated financial statements are publicly available, is exempt from the requirement to draw up a cash flow statement in accordance with FRS 1

1.3 Going concern

The company incurred a net loss of £55,111,576 during the year ended 30 November 2012 and at that date, the company's current liabilities exceed its total assets by £515,946,174. The company met its day to day working capital requirements through the company's bankers, its parent company and the Charles Street Group Funded Unapproved Retirement Benefits Scheme. The parent company and the Group Benefit Scheme have indicated their willingness to support the company for at least the next 12 months. On this basis, the directors consider it appropriate to prepare the financial statements on a going concern basis. The accounts do not include any adjustments that would result from the withdrawal of support from the above parties.

1.4 Rental income

Turnover comprises revenue recognised by the company in respect of goods and services supplied during the year, exclusive of Value Added Tax and trade discounts.

Other income comprises profits on disposal of investment properties.

1.5 Investment properties

Investment properties are included in the Balance sheet at their open market value in accordance with Statement of Standard Accounting Practice No 19 and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the directors, necessary in order to give a true and fair view of the financial position of the company.

Notes to the Financial Statements

For the year ended 30 November 2012

1. Accounting Policies (continued)

1.6 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation

Deferred tax is not provided on timing differences arising from the revaluation of fixed assets in the financial statements

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse

Deferred tax assets and liabilities are not discounted

1.7 Interest payable

Interest payable consists of interest accrued in the year on the Charles Street Group FURBS debt

2. Turnover

The whole of the turnover is attributable to the one principal activity of the business

All turnover arose within the United Kingdom

3. Operating profit

The operating profit is stated after charging

	2012	2011
	£	£
Auditors' remuneration	4,000	4,000
Auditors' remuneration - non-audit	4,200	1,350
	<u>8,200</u>	<u>5,350</u>

During the year, no director received any emoluments (2011 - £NIL)

4. Interest payable

	2012	2011
	£	£
The Charles Street Group FURBS debt	55,413,293	49,660,912
	<u>55,413,293</u>	<u>49,660,912</u>

Notes to the Financial Statements

For the year ended 30 November 2012

5. Taxation

	2012 £	2011 £
UK corporation tax credit on loss for the year	<u>(261,007)</u>	<u>(423,487)</u>

Factors affecting tax charge for the year

The tax assessed for the year is higher than (2011 - higher than) the standard rate of corporation tax in the UK of 24% (2011 - 26%) The differences are explained below

	2012 £	2011 £
Loss on ordinary activities before tax	<u>(55,372,583)</u>	<u>(49,356,955)</u>
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 24% (2011 - 26%)	(13,656,548)	(13,160,052)
Effects of:		
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	13,395,295	12,774,493
Capital allowances for year in excess of depreciation	-	(37,928)
Other differences leading to an increase (decrease) in the tax charge	246	-
Current tax credit for the year (see note above)	<u>(261,007)</u>	<u>(423,487)</u>

Factors that may affect future tax charges

No provision has been made for a potential deferred tax asset of £97,485,324 (2011 £91,487,645) on the basis that the recovery of such tax assets is unlikely

6. Investment property

	Freehold investment property £
Cost	
At 1 December 2011	414,650
Disposals	(414,650)
At 30 November 2012	<u>-</u>

Notes to the Financial Statements

For the year ended 30 November 2012

7. Debtors

	2012	2011
	£	£
Amounts owed by group undertakings	-	423,487

8. Creditors:

Amounts falling due within one year

	2012	2011
	£	£
Social security and other taxes	2,550	504,774
Accrued interest payable to the Charles Street Group FURBS	406,188,849	351,875,556
The Charles Street Group FURBS	109,789,530	109,789,530
Accruals and deferred income	6,100	7,616
	<u>515,987,029</u>	<u>462,177,476</u>

9. Share capital

	2012	2011
	£	£
Allotted, called up and fully paid		
100 Ordinary shares of £1 each	100	100
34 non-cumulative 5% preference shares of £1 each	34	34
	<u>134</u>	<u>134</u>

Preference shares

The non-cumulative 5% preference shares carry an entitlement to a fixed non-cumulative preferential dividend at the rate of 5% per annum, such dividend to be paid as regards each financial year out of the profits of such financial year only. Preference share holders have the right on a winding up to receive £1 per share in priority to the holders of the ordinary shares. The preference shares are considered to be, in all material respects, equity shares.

10. Reserves

	Revaluation reserve	Other reserves	Profit and loss account
	£	£	£
At 1 December 2011	(1,292)	7,904,875	(468,738,315)
Loss for the year	-	-	(55,111,576)
Transfer between Revaluation reserve and P/L account	1,292	-	(1,292)
	<u>-</u>	<u>7,904,875</u>	<u>(523,851,183)</u>
At 30 November 2012	-	7,904,875	(523,851,183)

Notes to the Financial Statements

For the year ended 30 November 2012

11. Reconciliation of movement in shareholders' deficit

	2012 £	2011 £
Opening shareholders' deficit	(460,834,598)	(411,901,130)
Loss for the year	(55,111,576)	(48,933,468)
Closing shareholders' deficit	<u>(515,946,174)</u>	<u>(460,834,598)</u>

Shareholders funds are split as follows

	2012 £	2011 £
Equity shareholders funds	(515,946,208)	(460,834,632)
Non-equity shareholders funds	34	34
Total	<u>(515,946,174)</u>	<u>(460,834,598)</u>

12. Related party transactions

As a company whose ordinary shares are wholly owned by Charles Street Buildings (Leicester) Limited, the company is exempt from the requirements of FRS 8 to disclose transactions with other members of the group headed by Charles Street Buildings (Leicester) Limited

13. Ultimate parent undertaking and controlling party

The ultimate controlling party and ultimate parent company is Charles Street Buildings (Leicester) Limited, by virtue of its shareholding

Charles Street Buildings (Leicester) Limited is a company registered in England and Wales and prepares group financial statements, which can be obtained from Companies House