

Registration number 2155516 (England and Wales)

**WILLMOTT PROPERTY SERVICES LIMITED**  
**DIRECTOR'S REPORT AND UNAUDITED FINANCIAL**  
**STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2007**



**WILLMOTT PROPERTY SERVICES LIMITED**  
**OFFICERS AND ADVISERS**

<b>Director</b>	K P Martin-Yates
<b>Secretary</b>	J Naish
<b>Registered office</b>	Willmott House 12 Blacks Road Hammersmith London W6 9EU
<b>Accountants</b>	Harmer Slater Chartered Accountants Salatin House 19 Cedar Road Sutton, Surrey SM2 5DA

## **WILLMOTT PROPERTY SERVICES LIMITED**

### **DIRECTOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2007**

The director presents her report and the financial statements for the year ended 31 December 2007

#### **Principal activity**

The principal activity of the company was that of property auctioneers, commercial and residential managing agents, valuers and commercial agents until 31 March 2007 when the company ceased trading

#### **Director**

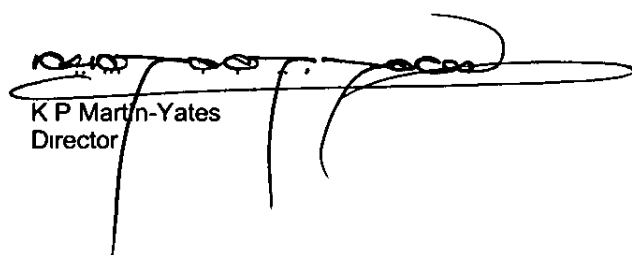
The director who held office during the year was as follows

- K P Martin-Yates

#### **Small company provisions**

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies

Approved by the Board on 9 October 2008 and signed on its behalf by



K P Martin-Yates  
Director

**WILLMOTT PROPERTY SERVICES LIMITED**  
**PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED**  
**31 DECEMBER 2007**

	<b>Note</b>	<b>2007 £</b>	<b>2006 £</b>
Turnover		471,645	1,852,740
Cost of sales		(294,760)	(1,066,709)
<b>Gross profit</b>		<u>176,885</u>	<u>786,031</u>
Administrative expenses		(407,073)	(678,528)
Other operating income		215,754	27,000
<b>Operating (loss)/profit</b>	<b>2</b>	<u>(14,434)</u>	<u>134,503</u>
Exceptional profit on termination of operations	<b>3</b>	1,400,000	-
Other interest receivable and similar income		37,846	58,065
Interest payable and similar charges		(28,236)	(36,347)
<b>Profit on ordinary activities before taxation</b>		<u>1,395,176</u>	<u>156,221</u>
Tax on profit on ordinary activities	<b>5</b>	-	(39,337)
<b>Profit for the financial year</b>	<b>11</b>	<u><u>1,395,176</u></u>	<u><u>116,884</u></u>

The notes on pages 5 to 11 form an integral part of these financial statements

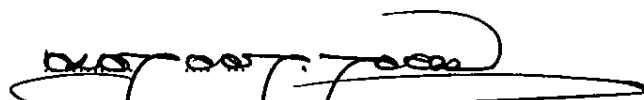
**WILLMOTT PROPERTY SERVICES LIMITED**  
**BALANCE SHEET AS AT 31 DECEMBER 2007**

		2007	2006
	Note	£	£
<b>Fixed assets</b>			
Tangible assets	6	-	48,018
<b>Current assets</b>			
Debtors	7	1,220,164	391,008
Cash at bank and in hand		-	1,500
		<u>1,220,164</u>	<u>392,508</u>
<b>Creditors Amounts falling due within one year</b>	8	<u>(286,996)</u>	<u>(839,832)</u>
<b>Net current assets/(liabilities)</b>		<u>933,168</u>	<u>(447,324)</u>
<b>Total assets less current liabilities</b>		933,168	(399,306)
<b>Creditors Amounts falling due after more than one year</b>	9	<u>(137,296)</u>	<u>(200,000)</u>
<b>Net assets/(liabilities)</b>		<u>795,872</u>	<u>(599,306)</u>
<b>Capital and reserves</b>			
Called up share capital	10	1,060,077	1,060,077
Share premium reserve	11	105,923	105,923
Profit and loss reserve	11	<u>(370,128)</u>	<u>(1,765,306)</u>
<b>Equity shareholder's funds/(deficit)</b>		<u>795,872</u>	<u>(599,306)</u>

These accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective January 2007)

For the financial year ended 31 December 2007, the company was entitled to exemption from audit under section 249A(1) of the Companies Act 1985, and no notice has been deposited under section 249B(2) of the Companies Act 1985 requesting an audit. The director acknowledges her responsibilities for ensuring that the company keeps accounting records which comply with section 221 of the Companies Act 1985 and 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 the requirements of section 226 and which otherwise comply with the Companies Act 1985 relating to financial statements, so far as applicable to the company.

These accounts were approved and authorised for issue by the director on 9 October 2008

  
K P Martin Yates  
Director

The notes on pages 5 to 11 form an integral part of these financial statements

**WILLMOTT PROPERTY SERVICES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2007**

**1 ACCOUNTING POLICIES**

**Basis of preparation**

The financial statements are prepared on the historical cost basis of accounting and have been prepared in accordance with the Companies Act 1985 and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007)

A summary of the significant accounting policies which have been consistently applied in the current and the preceding year is set out below

**Turnover**

Turnover represents fees and commissions receivable in respect of property services after deducting share of commission payable to third parties

**Tangible fixed assets**

Tangible fixed assets are recorded at historical cost less accumulated depreciation. Cost comprises the purchase price together with all expenses directly incurred in bringing the asset to its location and condition ready for use

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows

Motor vehicles	25% straight line basis
Fixtures and fittings	25% straight line basis
Computer equipment	25% straight line basis
Leasehold property	in accordance with the property

**Taxation**

Corporation tax payable is provided on taxable profits at the current rate of tax

Deferred tax is provided in full on timing differences which represent a liability at the balance sheet 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 or expenditure in tax computations in periods different from those in which they are included in the financial statements. Deferred tax assets and liabilities are not discounted

**Hire purchase and finance lease contracts**

Assets held under finance leases, which are leases where substantially all the risks and rewards of ownership of the asset have passed to the company, are capitalised in the balance sheet and are depreciated over their useful lives. The capital elements of future obligations under the leases are included as liabilities in the balance sheet. The interest element of the rental obligation is charged to the profit and loss account over the period of the lease and represents a constant proportion of the balance of capital repayments outstanding

**WILLMOTT PROPERTY SERVICES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2007**  
**(CONTINUED)**

**1 ACCOUNTING POLICIES (CONTINUED)**

**Operating leases**

Rentals payable under operating leases are charged in the profit and loss account on a straight line basis over the lease term

**2 OPERATING (LOSS)/PROFIT**

Operating (loss)/profit is stated after charging

	<b>2007</b>	<b>2006</b>
	<b>£</b>	<b>£</b>
Rent payable	211,414	211,414
Depreciation of owned tangible fixed assets	5,533	55,499
Depreciation of leased tangible fixed assets	<u>724</u>	<u>2,896</u>

**3 EXCEPTIONAL ITEMS**

	<b>2007</b>	<b>2006</b>
	<b>£</b>	<b>£</b>
Exceptional profit on termination of operation	<u>1,400,000</u>	<u>-</u>

The exceptional item represents the transfer of the company's trade and assets to a fellow subsidiary for a consideration of £1.4m

**4 DIRECTOR'S EMOLUMENTS**

The director's emoluments for the year are as follows

	<b>2007</b>	<b>2006</b>
	<b>£</b>	<b>£</b>
Director's emoluments (including benefits in kind)	<u>13,000</u>	<u>12,000</u>

**WILLMOTT PROPERTY SERVICES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2007**  
**(CONTINUED)**

**5 TAXATION**

**Analysis of current period tax charge**

	2007 £	2006 £
<b>Current tax</b>		
Corporation tax charge	-	7,170
Payment for utilisation of group tax losses	-	32,167
UK Corporation tax	-	39,337

**Factors affecting current period tax charge**

The tax assessed on the profit on ordinary activities for the year is lower than (2006 - lower than) the standard rate of corporation tax in the UK of 30% (2006 - 30%)

The differences are reconciled below

	2007 £	2006 £
Profit on ordinary activities before taxation	1,395,176	156,221
Standard rate corporation tax charge	418,553	46,866
Expenses not deductible for tax purposes	335	5,034
Non taxable income	(420,075)	10,363
Capital allowances in excess of depreciation	(4,633)	(6,143)
Tax losses carried forward/(utilised)	-	(16,783)
Losses surrendered to group company	5,820	-
Total current tax for the year	-	39,337



**WILLMOTT PROPERTY SERVICES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2007**

(CONTINUED)

**6 TANGIBLE FIXED ASSETS**

	Short leasehold £	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Total £
<b>Cost</b>					
As at 1 January 2007	19,175	113,208	23,700	307,454	463,537
Disposals	<u>(19,175)</u>	<u>(113,208)</u>	<u>(23,700)</u>	<u>(307,454)</u>	<u>(463,537)</u>
As at 31 December 2007	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Depreciation</b>					
As at 1 January 2007	9,548	102,900	21,575	281,497	415,520
Eliminated on disposals	(10,272)	(104,163)	(22,106)	(285,236)	(421,777)
Charge for the year	<u>724</u>	<u>1,263</u>	<u>531</u>	<u>3,739</u>	<u>6,257</u>
As at 31 December 2007	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net book value</b>					
As at 31 December 2007	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
As at 31 December 2006	<u>9,627</u>	<u>10,308</u>	<u>2,125</u>	<u>25,957</u>	<u>48,017</u>

**7 DEBTORS**

	2007 £	2006 £
Trade debtors	6,931	127,201
Amount owed by fellow subsidiary	1,213,233	-
Other debtors	-	7,028
Prepayments and accrued income	-	256,779
	<u>1,220,164</u>	<u>391,008</u>

**WILLMOTT PROPERTY SERVICES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2007**

(CONTINUED)

**8 CREDITORS. AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2007	2006
	£	£
Bank loan and overdraft	182,099	329,215
Obligations under hire purchase contracts	-	2,177
Trade creditors	86,727	144,406
Amount owed to fellow subsidiary	-	20,417
Amount owed to immediate parent company	11,000	-
Amount owed to ultimate parent company	-	113,019
Corporation tax	7,170	7,170
Social security and other taxes	-	75,262
Other creditors	-	2,850
Accruals and deferred income	-	145,316
	<u>286,996</u>	<u>839,832</u>

**9 CREDITORS AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2007	2006
	£	£
Bank loan	<u>137,296</u>	<u>200,000</u>

**Security of borrowings**

The bank loan is repayable over 60 months at an interest rate of 2.75% per annum over the base rate of the bank. The bank loan is secured by a fixed and floating charges over all of the assets of the company and its immediate parent company as well as corporate cross guarantees from the immediate parent company.

**10 SHARE CAPITAL**

	2007	2006
	£	£
<b>Authorised</b>		
<b>Equity</b>		
1,060,077 Ordinary shares of £1 each	<u>1,060,077</u>	<u>1,060,077</u>
<b>Allotted, called up and fully paid</b>		
<b>Equity</b>		
1,060,077 Ordinary shares of £1 each	<u>1,060,077</u>	<u>1,060,077</u>

**WILLMOTT PROPERTY SERVICES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2007**

(CONTINUED)

**11 RESERVES**

	Share premium reserve £	Profit and loss reserve £	Total £
At 1 January 2007	105,923	(1,765,304)	(1,659,381)
Profit for the year	-	1,395,176	1,395,176
At 31 December 2007	<u>105,923</u>	<u>(370,128)</u>	<u>(264,205)</u>

**12 OPERATING LEASE COMMITMENTS**

As at 31 December 2007 the company had annual commitments under non-cancellable operating leases as follows

	<b>Land and Buildings</b>	
	2007 £	2006 £
Within one year	-	26,000
Over five years	185,414	185,414
	<u>185,414</u>	<u>211,414</u>

**WILLMOTT PROPERTY SERVICES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2007**  
**(CONTINUED)**

**13 RELATED PARTIES**

**Controlling entity**

The immediate parent company is Willmotts Holding Company Limited (WHCL)

The ultimate parent company is Willmotts Corporation Limited (WCL) which owns 55% of the issued share capital of Willmotts Holding Company Limited

**Related party transactions**

Willmotts (Ealing) Limited (WEL) is a wholly owned subsidiary of Willmotts Holding Company Limited

	Opening Balance at 1 1 2007	Sale of business	Loans advanced during the year	Received during the year	Closing Balance at 31.12.2007
	£	£	£	£	£
WEL	(20,417)	1,400,000	596,170	(762,520)	1,213,233
WHCL	-	-	-	(11,000)	(11,000)
WCL	(113,019)	-	135,019	(22,000)	-

The above debts are unsecured, interest free and have no formal repayment schedules or fixed date of repayment

The company has entered into cross guarantees in support of its fellow subsidiary's bank borrowings