

**Park Royal Estates (Properties) Limited**

**Annual report**

**For the year ended 31 August 2010**

**Registered Number 3386895**

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# Park Royal Estates (Properties) Limited

## Annual report

for the year ended 31 August 2010

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# **Park Royal Estates (Properties) Limited**

## **Director and advisors for the year ended 31 August 2010**

### **Director**

J Deane

### **Secretary and registered office**

J Deane

The Old Barn

Fulford Farm

Culworth

Banbury

OX17 2HL

# **Park Royal Estates (Properties) Limited**

## **Director's report for the year ended 31 August 2010**

The director presents his report together with the financial statements for the year ended 31 August 2010

### **Results and dividends**

The profit and loss account is set out on page 3 and shows the loss for the year. The loss for the year was principally due to a significant debtor of the company going into administration and the debt has been written off in full. In addition the company has had to incur significant cost continuing to defend the claim set out below.

### **Principal activities, trading review and future developments**

The principal activity of the company is that of property dealing, management and development. For a considerable number of years the company has been in dispute with a contractor which was making a number of claims. Since these claims arose the company has taken extensive legal advice regarding their validity and in the light of this advice has been vigorously disputing them.

In 2009 the contractor went into administration and since then the company has continued to dispute the claims with the appointed administrator. In July 2011 the company believed that it had reached agreement with the administrator which, with shareholder support, would allow all the claims to be settled and give the company a clear financial future. However, unfortunately just prior to the signing of this agreement, the administrator themselves went into administration and a new administrator has recently been appointed. As yet, the company has been unable to ascertain the views of the new administrator and whilst this uncertainty continues the company's financial position is extremely difficult.

As the company believes that the claims are unfounded plus the continued support of the company's ultimate shareholder to fight these claims, the accounts have been prepared on a going concern basis. However, in the event that all these claims were to prove successful, it is likely that the company would not be able to continue as a going concern.

### **Auditors**

The director has relied upon the provisions of Section 477 of the Companies Act 2006 and has resolved not to appoint auditors.

**By order of the Board**



James Deane  
Director  
17 October 2011

## **Park Royal Estates (Properties) Limited**

### **Profit and loss account for the year ended 31 August 2010**

	Note	2010 £	2009 £
Turnover		-	-
Cost of sales		(7,105)	(108,860)
<b>Gross Profit</b>		<b>(7,105)</b>	<b>(108,860)</b>
Administrative expenses		(258,509)	(819)
<b>Operating loss</b>	1	<b>(265,614)</b>	<b>(109,679)</b>
Interest receivable		-	96
Interest payable	2	-	(168)
<b>Loss on ordinary activities before taxation</b>		<b>(265,614)</b>	<b>(109,751)</b>
<b>Taxation on ordinary activities</b>		<b>82,243</b>	<b>-</b>
<b>Loss for the year</b>	6	<b>(183,371)</b>	<b>(109,751)</b>

All amounts relate to continuing activities

The company has no gains and losses other than the loss above and therefore no separate statement of total recognised gains and losses has been presented

There is no difference between the loss on ordinary activities before tax and the retained loss for the year stated above and their historic cost equivalents

# Park Royal Estates (Properties) Limited

## Balance sheet as at 31 August 2010

	Note	2010 £	2009 £
<b>Current assets</b>			
Debtors	3	170,679	818,780
Cash at bank and in hand		32	32
		<b>170,712</b>	<b>818,812</b>
<b>Creditors: amounts falling due within one year</b>	4	<b>(609,263)</b>	<b>(1,073,992)</b>
<b>Net current assets</b>		<b>(438,551)</b>	<b>(255,180)</b>
<b>Total assets less current liabilities</b>		<b>(438,551)</b>	<b>(255,180)</b>
<b>Net assets</b>		<b>(438,551)</b>	<b>(255,180)</b>
<b>Capital and reserves</b>			
Called up equity share capital	5	1,000	1,000
Profit and loss account	6	(439,551)	(256,180)
<b>Equity shareholders' funds</b>	7	<b>(438,551)</b>	<b>(255,180)</b>

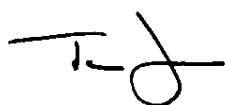
For the year ending 31 August 2010 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies

Director's responsibilities,

- The member has not required the company to obtain an audit of its accounts for the year in question in accordance with section 476,
- The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime

The financial statements on pages 3 to 9 were approved by the Board on 17 October 2011 and signed on its behalf by



James Deane  
Director

# Park Royal Estates (Properties) Limited

## Statement of accounting policies

The financial statements have been prepared under the historical cost convention and are in accordance with applicable accounting standards. The following principal accounting policies have been applied:

### **Turnover**

Turnover represents proceeds from the sale of trading properties and developments, rental income, project management fees and commission receivable during the year.

Purchases and sales of completed properties are accounted for when exchanged contracts become unconditional. In the case of developments funded by institutions, this profit is recognised on the letting of the developments whereas profits on pre-sold development properties are only accounted for when all material development risks have passed.

### **Cash flow statement**

The company has taken advantage of the exemption conferred by Financial Reporting Standard 1 "Cash Flow Statements (Revised 1996)" not to prepare a cash flow statement on the grounds that it is a "small" company under the Companies Act 2006.

### **Depreciation**

Depreciation is provided to write off the cost, less estimated residual values, of all tangible fixed assets over their expected useful lives. It is calculated at the following rates:

- Fixtures and fittings - 25% reducing balance
- Office equipment - 25% reducing balance

### **Deferred taxation**

Deferred tax is provided on timing differences where the company has an obligation to pay more or less tax in the future as a result of the reversal of those timing differences. The company does not discount deferred tax assets and liabilities.

# Park Royal Estates (Properties) Limited

## Notes to the financial statements for the year ended 31 August 2010

### 1 Operating profit

	2010	2009
	£	£
This has been arrived at after charging		
Professional Fees	16,600	1,490

The company had no employees (2009 Nil) during the year other than the director of the company. The director was not paid any remuneration by the company (2009 £nil).

### 2 Taxation

#### (a) Analysis of tax charge in year:

	2010	2009
	£	£
Current tax		
UK corporation tax on profits of the year	(82,243)	-
<b>Tax on profits on ordinary activities</b>	<b>(82,243)</b>	<b>-</b>

#### (b) Factors affecting tax charge for the year:

	2010	2009
	£	£
Losses on ordinary activities before tax	(265,614)	(109,751)
Profit/ (losses) on ordinary activities at the standard rate of corporation tax in the UK of 28% (2009 – 28%)	(74,372)	(30,730)
Losses carried forward	74,372	30,730
Prior Year adjustments	(82,243)	-
<b>Current tax (credit) charge for year</b>	<b>(82,243)</b>	<b>-</b>

#### (c) Factors that may affect future tax charges

There are no factors that are expected to significantly affect the taxation charge in future years.



# Park Royal Estates (Properties) Limited

## Notes to the financial statements for the year ended 30 June 2010 (continued)

### 3 Interest payable and similar charges

	2010	2009
	£	£
Other interest	-	49
Other charges	-	118
	-	167

### 4 Debtors

	2010	2009
	£	£
Amounts owed by group undertakings	-	54,754
Amounts owed by related undertakings	168,700	758,862
VAT owed	1,436	-
Other taxes and social security	-	4,621
Deferred tax	543	543
	170,679	818,780

All amounts shown under debtors fall due for payment within one year

### 5 Creditors: amounts falling due within one year

	2010	2009
	£	£
Trade creditors	101,647	94,574
Corporation tax	-	82,243
Amounts due to group undertakings	826	-
Amounts due to related undertakings	5,750	-
Accruals and deferred income	501,040	502,040
Other creditors	-	395,135
	609,263	1,073,992

# **Park Royal Estates (Properties) Limited**

## **Notes to the financial statements for the year ended 30 June 2010 (continued)**

### **6 Equity share capital**

	2010 £	2009 £
<b>Authorised</b>		
50,000 ordinary shares of £1 each	50,000	50,000
<b>Allotted, called up and fully paid</b>		
1,000 ordinary shares of £1 each	1,000	1,000

### **7 Profit and loss account**

	Profit and loss account £
At 1 September 2009	(256,180)
Loss for the year	(265,614)
At 31 August 2010	(521,794)

### **8 Reconciliation of the movement in equity shareholders' funds**

	2010 £	2009 £
Retained profit/(loss) for the year	(183,371)	(109,751)
Opening equity shareholders' funds	(255,180)	(145,429)
Closing equity shareholders' funds	(438,551)	(255,180)

# **Park Royal Estates (Properties) Limited**

## **Notes to the financial statements for the year ended 30 June 2010 (continued)**

### **9 Related party disclosures**

At the year end the company owed an amount of £nil (2009 £175,205) by Park Royal Estates (Developments) Limited and £826 (2009 was owed (£54,744) to Park Royal Estates (Holdings) Limited, a group undertakings

The company also owed an amount of £5,750 (2009 £nil) to Castletown Asset Management Limited, a related undertaking

The company was also owed £166,576 (2009 £581,543) by Chancerygate Group Limited, a related party undertaking by common ownership

### **10 Ultimate parent company and ultimate controlling party**

During the year the company's ultimate parent company is Park Royal Estates (Holdings) Limited, which is the parent of the largest group of which the company is a member

The ultimate controlling party of the company is A W Johnson

Copies of the financial statements of Park Royal Estates (Holdings) Limited, are available from Companies House