

Company Registration Number 3637344



GRANTS RESIDENTIAL LETTINGS LIMITED
FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2001

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GRANTS RESIDENTIAL LETTINGS LIMITED
OFFICERS AND PROFESSIONAL ADVISERS

THE BOARD OF DIRECTORS

N. Jones
I. Rees (resigned - 13 July 2001)
Mrs W. Hutton

COMPANY SECRETARY

N. Jones

REGISTERED OFFICE

60 Church Street
Weybridge
Surrey
KT13 8DL

ACCOUNTANTS

Menzies
Chartered Accountants
Neville House
55 Eden Street
Kingston upon Thames
Surrey
KT1 1BW

BANKERS

Barclays Bank Plc
71 High Street
Staines
Middlesex
TW18 4PS

GRANTS RESIDENTIAL LETTINGS LIMITED

THE DIRECTORS' REPORT

YEAR ENDED 31 DECEMBER 2001

The directors present their report and the unaudited financial statements of the company for the year ended 31 December 2001.

PRINCIPAL ACTIVITIES

The principal activity of the company during the year was that of managing agents for residential properties.

THE DIRECTORS AND THEIR INTERESTS IN SHARES OF THE COMPANY

The directors who served the company during the year together with their beneficial interests in the shares of the company were as follows:

	Ordinary Shares of £1 each	
	At 31 December 2001	At 1 January 2001
N. Jones	-	-
Mrs W. Hutton	<u>33</u>	<u>33</u>

The company is a 67% owned subsidiary of Grants Residential Limited and the interests of the group directors are disclosed in the financial statements of the parent company.

I. Rees resigned as a director on 13 July 2001.

RETIREMENT OF DIRECTORS

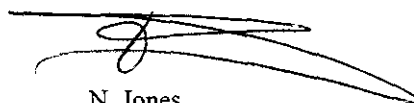
In accordance with the Articles of Association, Mrs W. Hutton will retire from the board and, being eligible, will stand for re-appointment.

SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985.

Registered office:
60 Church Street
Weybridge
Surrey
KT13 8DL

Signed by order of the directors



N. Jones
Company Secretary

Approved by the directors on 23 August 2002

GRANTS RESIDENTIAL LETTINGS LIMITED
PROFIT AND LOSS ACCOUNT
YEAR ENDED 31 DECEMBER 2001

	Note	Year to 31 Dec 01 £	Period from 1 Oct 99 to 31 Dec 00 £
TURNOVER		137,371	139,653
Cost of sales		176	409
GROSS PROFIT		137,195	139,244
Distribution costs		384	-
Administrative expenses		125,201	157,326
OPERATING PROFIT/(LOSS)	2	11,610	(18,082)
Interest payable		1,510	2,439
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		10,100	(20,521)
RETAINED PROFIT/(LOSS) FOR THE FINANCIAL YEAR		10,100	(20,521)

The notes on pages 5 to 7 form part of these financial statements.

GRANTS RESIDENTIAL LETTINGS LIMITED

BALANCE SHEET

31 DECEMBER 2001

	Note	2001 £	2000 £
FIXED ASSETS			
Tangible assets	3	13,059	17,412
CURRENT ASSETS			
Debtors	4	10,002	3,588
Cash at bank		21	142
		<u>10,023</u>	<u>3,730</u>
CREDITORS: Amounts falling due within one year	5	<u>(29,737)</u>	<u>(33,944)</u>
NET CURRENT LIABILITIES		(19,714)	(30,214)
TOTAL ASSETS LESS CURRENT LIABILITIES		(6,655)	(12,802)
CREDITORS: Amounts falling due after more than one year	6	(10,035)	(13,988)
		<u>(16,690)</u>	<u>(26,790)</u>
CAPITAL AND RESERVES			
Called-up equity share capital	9	100	100
Profit and Loss Account	10	(16,790)	(26,890)
DEFICIENCY		<u>(16,690)</u>	<u>(26,790)</u>

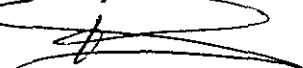
The directors are satisfied that the company is entitled to exemption from the provisions of the Companies Act 1985 (the Act) relating to the audit of the financial statements for the year by virtue of section 249A(1), and that no member or members have requested an audit pursuant to section 249B(2) of the Act.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps proper accounting records which comply with section 221 of the Act, and
- preparing financial statements 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 requirements of the Act relating to financial statements, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985 and with the Financial Reporting Standard for Smaller Entities (effective March 2000).

These financial statements were approved by the directors on the 23 August 2002, and are signed on their behalf by:



N. Jones

The notes on pages 5 to 7 form part of these financial statements.

GRANTS RESIDENTIAL LETTINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2001

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2000).

The principal accounting policies of the company have remained unchanged from the previous year and are set out below.

Turnover

The turnover shown in the profit and loss account represents amounts invoiced during the year, exclusive of Value Added Tax.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Plant & Machinery	-	25% net book value
Fixtures & Fittings	-	25% net book value
Motor Vehicles	-	25% net book value

Hire purchase agreements

Assets held under hire purchase agreements are capitalised and disclosed under tangible fixed assets at their fair value. The capital element of the future payments is treated as a liability and the interest is charged to the Profit and Loss Account on a straight line basis.

Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

2. OPERATING PROFIT/(LOSS)

Operating profit/(loss) is stated after charging:

	Year to 31 Dec 01 £	Period from 1 Oct 99 to 31 Dec 00 £
Directors' emoluments	38,026	41,436
Depreciation	<u>4,353</u>	<u>5,805</u>

GRANTS RESIDENTIAL LETTINGS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2001

3. TANGIBLE FIXED ASSETS

	Plant and machinery etc. £
COST	
At 1 January 2001 and 31 December 2001	<u>23,258</u>
DEPRECIATION	
At 1 January 2001	5,846
Charge for the year	<u>4,353</u>
At 31 December 2001	<u>10,199</u>
NET BOOK VALUE	
At 31 December 2001	<u>13,059</u>
At 31 December 2000	<u>17,412</u>

Hire purchase agreements

Included within the net book value of £13,059 is £11,981 (2000 - £15,975) relating to assets held under hire purchase agreements. The depreciation charged to the accounts in the year in respect of such assets amounted to £3,994 (2000 - £5,325).

4. DEBTORS

	2001 £	2000 £
Amounts owed by group undertakings	4,257	-
Other debtors	<u>5,745</u>	<u>3,588</u>
	<u>10,002</u>	<u>3,588</u>

5. CREDITORS: Amounts falling due within one year

	2001 £	2000 £
Bank loans and overdrafts	128	-
Trade creditors	3,570	3,431
Amounts owed to group undertakings	1,652	4,078
Other taxation and social security	5,449	3,793
Hire purchase agreements	3,953	3,023
Other creditors	<u>14,985</u>	<u>19,619</u>
	<u>29,737</u>	<u>33,944</u>

6. CREDITORS: Amounts falling due after more than one year

	2001 £	2000 £
Hire purchase agreements	<u>10,035</u>	<u>13,988</u>

GRANTS RESIDENTIAL LETTINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2001

7. COMMITMENTS UNDER OPERATING LEASES

At 31 December 2001 the company had aggregate annual commitments under non-cancellable operating leases as set out below.

	2001 £	2000 £
Operating leases which expire: Within 2 to 5 years	<u>6,666</u>	<u>6,666</u>

8. RELATED PARTY TRANSACTIONS

The company was controlled throughout the year by N. Jones, W. Hutton and I. Rees, up to the date of his resignation on 13 July 2001, by virtue of the fact that they are the company's directors and controlled 83% of the company's ordinary share capital between them.

During the year payments were made by Grants Residential Limited, the holding company, on behalf of Grants Residential Lettings Limited of £29,874 (2000 - £63,996). Grants Residential Lettings Limited also made payments on behalf of Grants Residential Limited of £14,934 (2000 - £62,171). At the year end, Grants Residential Lettings Limited owed Grants Residential Limited £1,652 (2000 - £1,241).

Also during the year, Grants Residential Lettings Limited made payments on behalf of Grants Residential (Addlestone) Limited, another subsidiary of Grants Residential Limited, of £4,698 (2000 - nil). At the year end, Grants Residential (Addlestone) Limited owed Grants Residential Lettings Limited £3,657 (2000 - nil).

Grants Residential Lettings Limited also made a payment of £600 on behalf of Subject To Planning Limited. This company is 60% owned by N. Jones, a director of Grants Residential Lettings Limited. This was still outstanding at the year end.

9. SHARE CAPITAL

Authorised share capital:

	2001 £	2000 £
100 Ordinary shares of £1.00 each	<u>100</u>	<u>100</u>
Allotted, called up and fully paid:		
	2001 £	2000 £
Ordinary share capital	<u>100</u>	<u>100</u>

10. PROFIT AND LOSS ACCOUNT

	Year to 31 Dec 01 £	Period from 1 Oct 99 to 31 Dec 00 £
Balance brought forward	(26,890)	(6,369)
Retained profit/(loss) for the financial year	<u>10,100</u>	<u>(20,521)</u>
Balance carried forward	<u>(16,790)</u>	<u>(26,890)</u>

11. ULTIMATE PARENT COMPANY

The directors consider the ultimate parent undertaking to be Grants Residential Limited, a company which is registered in England.