

2582221

Company Number: 2582221

Newland Homes Limited
Abbreviated Financial Statements
for the year ended 31st December 2000



Registered Office

Grange Court
36 Bowling Road
Chipping Sodbury
Bristol
BS37 6EP

Directors

Mr D. Foreman
Mr J. McCreadie
Mr JD Drew

Secretary

Mr D. Foreman

Auditors

Morris Owen
Morris Owen House
43-45 Devizes Road
Swindon
Wiltshire
SN1 4BG

Bankers

National Westminster Bank Plc
73a Commercial Road
Swindon
Wiltshire
SN1 5NX

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Directors' Report

for the year ended 31st December 2000

The directors submit their report together with the audited financial statements for the year ended 31st December 2000.

Directors' Statement

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit for that year. In preparing those financial statements the directors are required to:

Select suitable accounting policies and then apply them consistently;

Make judgements and estimates that are reasonable and prudent;

State whether applicable 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 proper accounting records which disclose, with reasonable accuracy at any time, the financial position of the company and to enable them to ensure the financial statements comply with the Companies Act 1985. 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.

Results and Dividends

The profit on the ordinary activities of the company before taxation amounted to £1,316,604. After deducting taxation, the profit of £939,574 has been transferred to reserves.

The directors do not recommend a dividend.

Principal Activity and Business Review

The principal activity of the company continued to be that of property development.

The directors are satisfied with the results for the year.

European Monetary Union (Euro) Issues

The directors have considered the impact of European and monetary union and believe its impact is not significant. However the directors will continue to review and monitor the position.

Directors and their Interests

The directors who served during the year and their beneficial interests in the share capital of the company were as follows:

	Ordinary shares of £1 each	
	2000	1999
	No.	No.
Mr D. Foreman	500	500
Mr J. McCreadie	500	500
Mr JD Drew	-	-

Auditors

The Auditors, Morris Owen Chartered Accountants, have indicated that they are willing to be reappointed at the forthcoming Annual General Meeting.

By Order of the Board:

A handwritten signature in black ink, appearing to read 'D Foreman', with a stylized flourish at the end.

Mr D. Foreman, Secretary

17th July 2001

Auditors' Report to Newland Homes Limited under Section 247B of the Companies Act 1985

We have examined the abbreviated accounts set out on pages 4 to 15, together with the financial statements of the company for the year ended 31st December 2000 prepared under section 226 of the Companies Act 1985.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 246A of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with section 246A(3) of the Act to the registrar of companies and whether the accounts to be delivered are properly prepared in accordance with that provision and to report our opinion to you.

Basis of opinion

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 246A(3) of the Companies Act 1985, and the abbreviated accounts on pages 4 to 15 are properly prepared in accordance with that provision.



Morris Owen
Chartered Accountants
and Registered auditors

23/7/01

Morris Owen House
43-45 Devizes Road
Swindon
Wiltshire
SN1 4BG

Newland Homes Limited

Abbreviated Profit and Loss Account

for the year ended 31st December 2000

	Notes	2000 £	1999 £
Gross profit		2,203,174	2,353,957
Administrative expenses		(832,696)	(875,339)
Other operating income	3	10,945	16,191
Operating profit	4	1,381,423	1,494,809
Interest receivable	5	127	4,512
Interest payable	6	(64,946)	(45,740)
Profit on ordinary activities before Taxation		1,316,604	1,453,581
Tax on profit on ordinary activities	9	(377,030)	(435,488)
Profit on ordinary activities after Taxation		939,574	1,018,093
Retained profit brought forward		2,148,191	1,130,098
Retained profit carried forward		3,087,765	2,148,191

All amounts relate to continuing activities.

There have been no recognised gains or losses, other than the results for the financial year, and all profits or losses have been accounted for on an historical cost basis.

Newland Homes Limited

Abbreviated Balance Sheet

as at 31st December 2000

	Notes	2000 £	2000 £	1999 £	1999 £
Fixed Assets					
Tangible fixed assets	10		662,426		409,144
Current Assets					
Stock	11	2,019,083		2,602,921	
Debtors: amounts due within one year	12	1,662,353		650,958	
Debtors: amounts due after one year	12	100,000		40,500	
Cash at bank and in-hand		764,403		66,775	
		4,545,839		3,361,154	
Creditors:					
Amounts falling due within one year	13	(1,638,863)		(1,344,614)	
Net Current Assets			2,906,976		2,016,540
Total Assets Less Current Liabilities			3,569,402		2,425,684
Creditors:					
Amounts falling due after more than one year	14		(480,637)		(276,493)
Net Assets			3,088,765		2,149,191
Capital and Reserves					
Share capital	18		1,000		1,000
Profit and loss account			3,087,765		2,148,191
Equity Shareholders' Funds	19		3,088,765		2,149,191

The financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to medium sized companies.

These accounts were approved by the board on 17th July 2001 and signed on its behalf by:



Mr D. Foreman



Mr J. McCreadie

Directors

Newland Homes Limited

Cash Flow Statement

for the year ended 31st December 2000

	Notes	2000 £	1999 £
Cash Flow from Operating Activities	20	1,235,896	1,231,042
Returns on Investments and Servicing of Finance	21	(64,819)	(41,228)
Taxation		(437,808)	(122,023)
Capital Expenditure and Financial Investment	21	(39,396)	4,221
Cash inflow before use of liquid resources and financing		693,873	1,072,012
Financing	21	3,755	(1,018,020)
Increase in Cash in the year	22	697,628	53,992
Reconciliation of Net Cash Flow to movement in Net Debt			
Increase in Cash in the year		697,628	53,992
Cash inflow/outflow from increase/decrease in debt and lease financing	22	(3,755)	1,018,020
Change in net debt resulting from cashflows		693,873	1,072,012
New finance leases	22	(341,677)	(130,563)
Movement in Net Debt in the period		352,196	941,449
Net Debt at 1st January 2000		(314,830)	(1,256,279)
Net Debt at 31st December 2000	22	37,366	(314,830)

Notes to the Abbreviated Financial Statements

for the year ended 31st December 2000

1 Principal Accounting Policies*Accounting Convention*

The financial statements have been prepared under the historical cost convention.

Turnover

Turnover is the total amount receivable by the company for goods supplied and services provided, excluding VAT and trade discounts.

Depreciation

Depreciation is calculated to write down the cost, less estimated residual value, of all tangible fixed assets, other than freehold land, over their expected useful lives. The rates generally applicable are:

Freehold buildings	4% straight line
Freehold property improvements	4% straight line
Plant and machinery	15% Reducing Balance
Motor vehicles	33 1/3% Reducing Balance
Furniture and equipment	15% Reducing Balance
Leasehold property improvements	25% straight line

Stocks

Stocks are stated at the lower of cost and net realisable value. Cost is computed on a first in first out basis. Net realisable value is based on estimated selling price less the estimated cost of disposal.

Contribution to Pension Funds

The pension costs charged against profits represent the amount of the contributions payable to the scheme in respect of the accounting period.

Leased Assets

Assets held under finance leases and hire purchase contracts are capitalised in the balance sheet and depreciated over their expected useful lives. The interest element of leasing payments represents a constant proportion of the capital balance outstanding and is charged to the profit and loss account over the period of the lease.

All other leases are regarded as operating leases and the payments made under them are charged to the profit and loss account on a straight-line basis over the lease term.

2 Turnover

The turnover and operating profit for the year was derived from the company's principal activity and was carried out wholly in the UK.

Notes to the Abbreviated Financial Statements

for the year ended 31st December 2000

3	Other Operating Income	2000	1999
		£	£
	Rental income	10,945	6,175
	Profit on sale of fixed assets	-	10,016
		<u>10,945</u>	<u>16,191</u>
4	Operating Profit		
	The operating profit is stated after charging or crediting:		
		2000	1999
		£	£
	Operating lease rentals - plant and machinery	184,044	122,734
	Other operating lease rentals	4,382	3,777
	Amounts payable to the auditors in respect of audit services	8,879	6,800
	Depreciation - owned assets	12,691	21,225
	Depreciation - assets held under hire purchase or finance lease contracts	107,944	56,250
	Loss/(Profit) on disposal of fixed assets	7,156	(10,016)
		<u></u>	<u></u>
5	Interest Receivable	2000	1999
		£	£
	Bank interest received	127	4,512
		<u></u>	<u></u>
6	Interest Payable	2000	1999
		£	£
	Bank loans and overdrafts	6,663	5,859
	Hire purchase and finance lease interest	24,045	17,169
	Interest payable on loans from directors	34,238	22,712
		<u>64,946</u>	<u>45,740</u>

Notes to the Abbreviated Financial Statements

for the year ended 31st December 2000

7 Directors and Employees

Staff costs during the year were as follows:

	2000 £	1999 £
Wages and salaries	1,130,438	972,107
Social security costs	112,581	106,614
Other pension costs	128,590	128,590
	<u>1,371,609</u>	<u>1,207,311</u>

The average monthly number of employees, including directors, during the year was as follows:

	2000 Number	1999 Number
Administration	5	6
Production	30	24
	<u>35</u>	<u>30</u>

Remuneration in respect of directors was as follows:

	2000 £	1999 £
Aggregate amount of emoluments paid in respect of qualifying services	201,784	351,650
Aggregate value of company contributions to money purchase pension schemes	128,590	103,340
	<u>330,374</u>	<u>454,990</u>

Other directors disclosures in respect of qualifying services:

	2000 Number	1999 Number
The number of directors to whom retirement benefits are accruing under money purchase pension schemes	2	2

Highest paid director disclosures in respect of qualifying services:

	2000 £	1999 £
Aggregate emoluments	72,926	155,000
Aggregate value of company contributions to money purchase pension schemes	64,295	51,670

8 Pensions - Defined Contribution Scheme

The company operates a defined contribution pension scheme for the benefit of the directors and certain employees. The assets of the scheme are administered by trustees in a fund independent from those of the company.

Notes to the Abbreviated Financial Statements

for the year ended 31st December 2000

9	Tax on Profit on Ordinary Activities	2000 £	1999 £
	Based on the profit for the year:		
	U.K. Corporation tax	377,030	437,208
	Prior year adjustments - corporation tax	-	(1,720)
		<u>377,030</u>	<u>435,488</u>

UK corporation tax has been charged at a marginal rate, approximately 30% (1999: 30%).

10	Tangible Fixed Assets	Freehold land and buildings	Freehold property improve- ments	Plant and machinery	Motor vehicles	Furniture and equipment	Leasehold property improve- ments	Total
	Cost	£	£	£	£	£	£	£
	At 1st January 2000	78,845	7,732	167,488	217,774	37,083	21,518	530,440
	Additions	-	-	220,304	167,250	11,619	-	399,173
	Disposals	-	-	(30,850)	(11,250)	-	-	(42,100)
	At 31st December 2000	<u>78,845</u>	<u>7,732</u>	<u>356,942</u>	<u>373,774</u>	<u>48,702</u>	<u>21,518</u>	<u>887,513</u>
	Depreciation							
	At 1st January 2000	3,154	361	38,483	60,572	12,543	6,183	121,296
	Charged for the year	1,577	-	38,174	76,333	4,551	-	120,635
	Eliminated on disposal	-	-	(9,523)	(7,321)	-	-	(16,844)
	At 31st December 2000	<u>4,731</u>	<u>361</u>	<u>67,134</u>	<u>129,584</u>	<u>17,094</u>	<u>6,183</u>	<u>225,087</u>
	Net Book Value							
	Owned assets	74,114	7,371	28,342	20,218	31,608	15,335	176,988
	Leased assets	-	-	261,466	223,972	-	-	485,438
	At 31st December 2000	<u>74,114</u>	<u>7,371</u>	<u>289,808</u>	<u>244,190</u>	<u>31,608</u>	<u>15,335</u>	<u>662,426</u>
	Owned assets	75,691	7,371	1,213	2,363	22,393	15,335	124,366
	Leased assets	-	-	127,792	154,839	2,147	-	284,778
	At 31st December 1999	<u>75,691</u>	<u>7,371</u>	<u>129,005</u>	<u>157,202</u>	<u>24,540</u>	<u>15,335</u>	<u>409,144</u>

Analysis of Freehold land and buildings	Land £	Buildings £	Total £
Cost	<u>39,423</u>	<u>39,422</u>	<u>78,845</u>

11	Stocks	2000 £	1999 £
	Work in progress	<u>2,019,083</u>	<u>2,602,921</u>

Notes to the Abbreviated Financial Statements

for the year ended 31st December 2000

12	Debtors	2000 £	1999 £
	Trade debtors	1,309,841	399,101
	Other debtors	444,924	284,670
	Prepayments and accrued income	7,588	7,687
		<u>1,762,353</u>	<u>691,458</u>
	Included in the above are amounts falling due after more than one year as follows:		
	Other debtors	100,000	40,500
		<u>100,000</u>	<u>40,500</u>
13	Creditors: Amounts falling due within one year	2000 £	1999 £
	Other loans	55,000	-
	Bank loans and overdrafts	9,720	6,800
	Net obligations under hire purchase and finance lease contracts	181,680	98,312
	Payments received on account	141,929	10,216
	Trade creditors	421,773	299,558
	Corporation tax	376,430	437,208
	Other taxes and social security	45,551	140,561
	Directors' loan account	98,273	101,507
	Other creditors	11,490	-
	Accruals and deferred income	297,017	250,452
		<u>1,638,863</u>	<u>1,344,614</u>

The bank holds the following assets as security :

Fixed and floating charge over all the Company's assets
 Legal Mortgage over 84 and 86 Holly Lodge Road, St George and land and buildings on the North Side of Holly Lodge Road, St George, Bristol.
 Legal Mortgage over land at Home Ground Bromley Farm, Downend, Bristol.
 Legal Mortgage over land at Roughmoor Village Centre, Swindon.
 Legal Mortgage over land at Plummers Hill, Paulton, Bristol.
 Legal Mortgage over land at Memorial Road, Hanham, Bristol.
 Legal Mortgage over 8 Lansdown Place, Cheltenham.
 Legal Mortgage over land at Bridge Street, Bradford on Avon.
 Legal Mortgage over land at Skew Bridge, Wootton Bassett.
 Legal Mortgage over at Whetherby Court, Downend, Bristol.
 Legal Mortgage over Britannia House and Cottage Plummers Hill, Paulton.

Obligations under hire purchase and finance lease contracts are secured on the assets concerned.

Notes to the Abbreviated Financial Statements

for the year ended 31st December 2000

14	Creditors: Amounts falling due after more than one year	2000	1999
		£	£
	Other loans	241,000	106,000
	Bank loans	53,915	63,815
	Net obligations under hire purchase and finance lease contracts	185,722	106,678
		<u>480,637</u>	<u>276,493</u>
	 Bank loans repayable by instalments are as follows:-	2000	1999
		£	£
	In one year or less	9,720	6,800
		<u>9,720</u>	<u>6,800</u>
	 Total bank loans repayable after more than five years	53,915	63,815
	Total bank loan repayments	<u>63,635</u>	<u>70,615</u>
	 Other loans not repayable by instalments, repayable as follows:-		
	In more than one year but not more than two years	51,000	-
	In more than two years but not more than five years	190,000	106,000
		<u>241,000</u>	<u>106,000</u>
	 In one year or less, or on demand	55,000	-
	Total other loan repayments	<u>296,000</u>	<u>106,000</u>

A loan for £15,000 is repayable on 2nd January 2001, a loan for £40,000 is repayable on 16th February 2001, a loan for £51,000 is repayable on 8th January 2002 and a loan for £190,000 repayable on 14th March 2005. The interest on all four loans is 3% above the base lending rate of Coutts & Co at the date that the advance was made and is reviewable annually on the anniversary date of the advance.

Obligations under hire purchase and finance lease contracts are secured on the assets concerned.

15	Obligations Under Hire Purchase and Finance Lease	2000	1999
		£	£
	Obligations under finance leases and hire purchase contracts are analysed as follows:		
	Within one year	181,680	98,312
	Between one and two years	135,856	54,426
	Between two and five years	49,866	52,252
		<u>367,402</u>	<u>204,990</u>

Obligations under finance leases and hire purchase contracts are secured on the assets concerned.

Notes to the Abbreviated Financial Statements

for the year ended 31st December 2000

16 Operating Lease Commitments

Financial commitments under non-cancellable operating leases will result in the following payments falling due in the next financial year:

	2000 Land and buildings £	2000 Other £	1999 Land and buildings £	1999 Other £
Expiring:				
Within one year	-	-	-	3,777
Within two to five years	22,000	1,621	15,000	-
After five years	-	-	-	-
	<u>22,000</u>	<u>1,621</u>	<u>15,000</u>	<u>3,777</u>

17 Deferred Taxation

Deferred taxation provided and unprovided for in the financial statements is set out below. The amount unprovided represents a contingent liability at the Balance Sheet date and is calculated using a tax rate of 29% (1999:30%).

	Amount Provided		Amount Unprovided	
	2000 £	1999 £	2000 £	1999 £
Accelerated capital allowances	-	-	26,113	50,869
	<u>-</u>	<u>-</u>	<u>26,113</u>	<u>50,869</u>

18 Share Capital

Authorised

100,000 Ordinary shares of £1 each (1999: 100,000)

2000 £	1999 £
100,000	100,000
<u>100,000</u>	<u>100,000</u>

Allotted, called up and fully paid

1,000 Ordinary shares of £1 each (1999: 1,000)

2000 £	1999 £
1,000	1,000
<u>1,000</u>	<u>1,000</u>

19 Reconciliation of the Movement in Shareholders' Funds

Profit for the financial year

2000 £	1999 £
939,574	1,018,093

Increase in shareholders' funds

939,574	1,018,093
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Opening shareholders' funds

2,149,191	1,131,098
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Closing shareholders' funds

<u>3,088,765</u>	<u>2,149,191</u>
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Notes to the Abbreviated Financial Statements

for the year ended 31st December 2000

20 Reconciliation of Operating Profit to Operating Cash Flows

	2000	1999
	£	£
Operating profit	1,381,423	1,494,809
Depreciation charges	120,635	77,475
Loss/(Profit) on disposal of fixed assets	7,156	(10,016)
Decrease/(Increase) in stocks	583,838	(633,026)
(Increase)/Decrease in debtors	(1,070,895)	153,446
Increase in creditors	213,739	148,354
Net Cash Inflow from Operating Activities	1,235,896	1,231,042

21 Analysis of Cash Flows for Headings Netted in the Cash Flow Statement

Returns on Investments and Servicing of Finance	2000	1999
	£	£
Interest received	127	4,512
Interest paid	(40,901)	(28,571)
Interest element of finance lease rental payments	(24,045)	(17,169)
Net Cash (Outflow) for Returns on Investments and Servicing of Finance	(64,819)	(41,228)

Capital Expenditure and Financial Investment	2000	1999
	£	£
Purchase of tangible fixed assets	(57,496)	(34,849)
Proceeds from the sale of fixed assets	18,100	39,070
Net Cash (Outflow)/Inflow for Capital Expenditure and Financial Investment	(39,396)	4,221

Financing	2000	1999
	£	£
Debt due within a year: increase in short-term borrowings	2,509,946	1,072,445
Debt due within a year: repayments made	(2,507,026)	(2,043,021)
Debt due beyond a year: loan advanced	190,000	63,815
Debt due beyond a year: repayments made	(9,900)	-
Capital elements of finance lease rental payments	(179,265)	(111,259)
Net Cash Inflow/(Outflow) from Financing	3,755	(1,018,020)

Notes to the Abbreviated Financial Statements

for the year ended 31st December 2000

22 Analysis of Changes in Net Debt

	At 1st January 2000	Cash flows	Other non-cash changes	At 31st December 2000
	£	£	£	£
Cash in hand and at bank	66,775	697,628	-	764,403
Debt due within one year	(6,800)	(2,920)	(55,000)	(64,720)
Debt due after one year	(169,815)	(180,100)	55,000	(294,915)
Finance leases	(204,990)	179,265	(341,677)	(367,402)
Total	(314,830)	693,873	(341,677)	37,366

23 Major Non-Cash Transactions

During the year the company entered into finance lease arrangements in respect of assets with a total capital value at the inception of the leases of £341,677.

24 Related party transactions

The following transactions occurred during the year with Newland Homes Executive Pension Trust, the beneficiaries of which are the directors and shareholders of Newland Homes Limited: -

	2000	1999
Pension trust expenses	£1,925	£ 1,860
Loan interest	£22,238	£10,712
Rent	£18,267	£15,000
Pension loan advance	£190,000	-

At the year end the following balances existed :-

Pension loan	£296,000	£106,000
Loan interest accrual	£14,319	£9,052
Pension trust expenses accrual	£1,350	£1,350

The above transactions were carried out at fair values.

25 Ultimate Controlling Party

The ultimate controlling party of Newland Homes Limited is considered to be Mr D. Foreman and Mr J. McCreadie, directors and majority shareholders.