

COMPANY NO: 4297708

Kingsbridge Residential Limited

Report and Financial Statements

Year ended 31 March 2010



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Company Information

Directors

Chairman

A Leahy

Directors

R Allen (Resigned 31 March 2010)
C Buckley
J Czezowski
G Dibben
G Pryce
T Sullivan
P Taylor (Resigned 31 March 2010)
G Waite (Resigned 31 March 2010)
D Walden (Resigned 31 March 2010)
S Price (Appointed 1 April 2010)
A Siow (Appointed 1 April 2010)

Executive Officers

D Mercer Group Chief Executive
J Knevett Group Commercial Officer
J Allan Executive Director (Commercial South East)
K Bull Executive Director (Corporate Services)
A Evans Executive Director (Operations)
A Johnson Executive Director (Commercial London)
D Lynch Executive Director (Finance & Strategy)
D Tufts Executive Director (Treasury)
N Yeeles Executive Director (New Business)

Secretary

K Tromanhauser (Appointed 1 July 2009)
K Bull (Resigned 1 July 2009)

Registered office

Capital House
25 Chapel Street
Paddington
London
NW1 5WX

Auditors

BDO LLP
Chartered Accountants
Emerald House
East Street
Epsom
Surrey
KT17 1HS

Principal Solicitors

Devonshires Solicitors
30 Finsbury Circus
London
EC2M 7DT

Bankers

Barclays Bank Plc
Floor 28
1 Churchill Place
London
E14 5HP

Report of the Directors

The Directors present their report and the audited financial statements for the year ended 31 March 2010

Principal activity and Future Development

The principal activities are to develop and to sell or let residential properties

Result

The company made a loss for the year of £485k (2009 £1,259k loss). The underlying business produces revenue streams with the aim of covering the interest cost prior to disposal of the rental assets. We are undertaking a review of the individual investment properties and will be disposing of those not expected to generate a positive return.

Directors and Directors' Interests

The Directors who held office during the year are disclosed on page 1 and none of the Directors have interests in the shares of the Company.

Service contracts

Executive officers are employed by the ultimate parent undertaking, A2Dominion Housing Group Limited.

Statement of the directors' responsibilities for the report and financial statements

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, and
- 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.

Going concern

After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future, being a period of twelve months after the date on which the report and financial statements are signed. For this reason, it continues to adopt the going concern basis in the financial statements.

Kingsbridge Residential Limited
Year Ended 31 March 2010

Report of the Directors (continued)

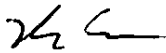
Auditors

A resolution to re-appoint BDO LLP will be proposed at the forthcoming annual general meeting

This report has been prepared in accordance with the special provisions for small companies under the Companies Act 2006

Approval

The Report of the Directors was approved on 8 September 2010 and signed on behalf of the Board by



K Tromanhauser
Secretary

Independent Auditor's Report to the Shareholders of Kingsbridge Residential Limited

We have audited the financial statements of Kingsbridge Residential Limited for the year ended 31 March 2010 which comprise the profit and loss account, the balance sheet, the statement of total recognised gains and losses 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 auditor's 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 statement of directors' responsibilities, 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 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.

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 31 March 2010 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.

Opinion on other matters 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.

Independent Auditor's Report to the Shareholders of Kingsbridge Residential Limited (continued)

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 prepare the financial statements and the directors' report in accordance with the small companies regime

BDO LLP

Philip Rego (senior statutory auditor)
For and on behalf of BDO LLP, statutory auditor
Epsom, Surrey
United Kingdom
Date *25 October 2010*

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127)

Kingsbridge Residential Limited
Year Ended 31 March 2010

Profit and Loss Account

For the year ended 31 March 2010

	Note	2010 £'000	2009 Restated £'000
Turnover:	1	874	551
Operating expenses		(445)	(1,317)
Operating profit/(loss):	2	<u>429</u>	<u>(766)</u>
Profit on disposal of property		-	19
Interest payable	3	(914)	(512)
Loss on ordinary activities before taxation		<u>(485)</u>	<u>(1,259)</u>
Tax on profit on ordinary activities	5	-	-
Loss on ordinary activities after taxation	10	<u>(485)</u>	<u>(1,259)</u>

All amounts relate to continuing activities

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

Statement of Total Recognised Gains and Losses

For the year ended 31 March 2010

	Note	2010 £ '000	2009 Restated £ '000
Loss for the financial year		(485)	(1,259)
Total recognised losses for the year		<u>(485)</u>	<u>(1,259)</u>
Prior year adjustment	10	(373)	
Total recognised losses since the last report		<u>(858)</u>	

Reconciliation of movements in Shareholders' Funds

For the year ended 31 March 2010

		2010 £ '000	2009 Restated £ '000
At 31 March 2009 as previously stated		(1,612)	
Prior year adjustment	10	(373)	
At 31 March 2009 restated		<u>(1,985)</u>	(726)
Total recognised losses for the year		(485)	(1,259)
Closing Shareholders' funds		<u>(2,470)</u>	<u>(1,985)</u>

Balance Sheet

Company no: 4297708

As at 31 March 2010

	Note	2010 £ '000	2009 £ '000
Tangible Fixed assets			
Housing Properties	6	17,054	16,084
Current assets			
Debtors	7	109	1,621
Cash at bank		104	133
		<u>213</u>	<u>1,754</u>
Creditors: Amounts falling due within one year	8	(19,686)	(19,772)
Net current liabilities		<u>(19,473)</u>	<u>(18,018)</u>
Net liabilities		<u>(2,419)</u>	<u>(1,934)</u>
Capital and reserves			
Called up share capital	9	51	51
Profit and loss account	10	(2,470)	(1,985)
		<u>(2,419)</u>	<u>(1,934)</u>

The financial statements have been prepared in accordance with the special provisions for small companies under the Companies Act 2006

The financial statements were approved and authorised for issue by the Board of Directors on 8 September 2010 and signed on its behalf by

A Leahy
Chairman



G Pryce
Director



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

Notes to the Financial Statements

1. Accounting Policies

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards and under the historic cost accounting cost convention

Turnover

Turnover comprises rental income and service charges receivable which are recognised on the basis of the period they are due and net proceeds from sale of property which is recognised on legal completion

Housing Properties

Housing properties are properties available for rent

Completed housing properties are stated at cost. This is a change in accounting policy from previous years when completed housing properties were stated at valuation based on Existing Use Value for social Housing (EUV-SH) and Market Value (MV) for non-social housing properties. A prior year adjustment has been made and is explained in more detail in Note 11

Depreciation of housing properties

Freehold land is not depreciated. Depreciation of buildings is charged so as to write down the net book value of housing properties to their estimated residual value, on a straight-line basis, over their estimated useful economic lives in the business, 75 years. Properties held on leases are amortised over the life of the lease or their estimated useful economic lives in the business, if shorter

Interest Payable

All interest payable is charged to the profit and loss account

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 at least 90% of the voting rights of the company are controlled within the group headed by A2 Dominion Housing Group Limited and the company is included in consolidated financial statements

2. Operating Profit/(Loss)

Is stated after charging

	2010 £'000	2009 £'000
Property Depreciation	131	1,197

3. Interest Payable

	2010 £ '000	2009 £ '000
Loans and bank overdrafts	-	71
Paid to other Group Entities	914	441
	<u>914</u>	<u>512</u>

Notes to the Financial Statements (continued)

4. Employees

The company has no employees as the business is managed by its parent A2Dominion Housing Group Limited, the employees of which perform the necessary functions on behalf of the company through service level agreements

5. Taxation

Taxation charge for the year:

	2010 £'000	2009 £'000
Current taxation		
Current tax on profits for the year	-	-
Adjustments in respect of prior years	-	-
Current taxation	-	-
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
Current tax reconciliation		

The current tax charge is lower than the standard rate of corporation tax in the UK A reconciliation is shown below

	2010 £'000	2009 £'000
Loss on ordinary activities before taxation	(485)	(1,259)
Theoretical tax at UK corporation tax rate 28% (2009 28%)	<u>-</u>	<u>-</u>
Effects of	(136)	(353)
-Expenses not deductible for tax purposes	-	-
-Chargeable gains	-	-
-Group relief claimed	136	353
	<u>-</u>	<u>-</u>
Actual current taxation charge	<u>-</u>	<u>-</u>

Notes to the Financial Statements (continued)

6. Tangible Fixed Assets

Housing properties	Non-Social Housing Properties held for letting £'000	Non-Social Housing Properties held for development £'000	Total housing properties held for letting £'000
Cost			
At 31 March 2009 as previously stated	15,528	929	16,457
Prior year adjustment	824	-	824
At 31 March 2009 restated	16,352	929	17,281
Transfers from other Group Entity	2,030	-	2,030
Disposals	-	(929)	(929)
At 31 March 2010	18,382	-	18,382
Depreciation and impairment			
At 31 March 2009 as previously stated	-	-	-
Prior year adjustment	1,197	-	1,197
At 31 March 2009 restated	1,197	-	1,197
Charged in year	131	-	131
At 31 March 2010	1,328	-	1,328
Net book value			
At 31 March 2010	17,054	-	17,054
At 31 March 2009	15,155	929	16,084
Housing properties book value, net of depreciation comprises:	2010 £'000	2009 £'000	
Freehold land and buildings	17,054	15,155	
Short leasehold land and buildings	-	929	
	17,054	16,084	

7. Debtors: amounts due for payment within one year

	2010 £ '000	2009 £ '000
Rent and service charge	131	30
Less bad debt provision	(65)	(13)
	66	17
Amounts due from Group undertakings	43	1,604
	109	1,621

Notes to the Financial Statements (continued)

8. Creditors: amounts falling due within one year

	2010 £ '000	2009 £ '000
Rent received in advance	38	30
Amounts due to group undertakings	19,635	19,405
Other creditors and accruals	13	337
	19,686	19,772

9. Share Capital

	2010 £	2009 £
Authorised		
100 Ordinary shares of £1 each	100	100
51,000 5% Non Redeemable Preference shares of £1 each	51,000	51,000
Called up, issued and fully paid		
10 Ordinary shares of £1 each	10	10
51,000 5% Non redeemable preference shares of £1 each	51,000	51,000
	51,010	51,010

10. Reserves

	Revaluation reserve	Profit & Loss Account	Total
	£'000	£ '000	£ '000
At 31 March 2009 as previously stated	373	(1,985)	(1,612)
Prior year adjustment	(373)	-	(373)
At 31 March 2009 restated	-	(1,985)	(1,985)
Loss for the year	-	(485)	(485)
Closing Shareholders' funds	-	(2,470)	(2,470)

Notes to the Financial Statements (continued)

11. Prior Year Adjustment

The prior period adjustment arises from a change in the basis of accounting for housing properties from valuation to cost. As a consequence the closing amount of housing properties at 31 March 2009 was restated with a corresponding adjustment to revaluation reserve. The impact is shown in notes 6 and 10.

The loss for the year ended March 2009 has been restated as follows:

	£ '000
As previously stated	(1,282)
Increase in surplus from sale of housing properties on previously revalued assets	23
As restated	(1,259)

13. Related Party Disclosure

All of the company's voting rights are controlled within the group headed by A2Dominion Housing Group Limited.

The company has taken advantage of the exemption contained in FRS 8 not to disclose details of transactions or balances with entities that form part of the group as these entities are 100% controlled by the Group.

14. Ultimate Holding Entity

The ultimate parent company and controlling entity is A2Dominion Housing Group Limited. The controlling entity is registered with the Tenant Services Authority (L4240) and is an Industrial and Provident Society (28985R). Copies of the consolidated financial statements are available from the head office of A2Dominion Housing Group Limited situated at Capital House, 25 Chapel Street, Paddington, London NW1 5WX.