

MANCHESTER CORN EXCHANGE ESTATES LIMITED

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DIRECTORS REPORT and FINANCIAL STATEMENTS

25th DECEMBER, 1981

NEVILLE RUSSELL
Chartered Accountants
30, Artillery Lane,
Bishopsgate,
LONDON, E1 7LT.



MANCHESTER CORN EXCHANGE ESTATES LIMITED

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MANCHESTER CORN EXCHANGE ESTATES LIMITED

COMPANY INFORMATION

DIRECTORS: J. F. C. Dugdale (Chairman)
M. J. Barber
R. M. Boyland
M. L. Judelson
S. J. Mosley
D. A. Newton
X. A. Pullen

SECRETARY: R. M. Boyland

REGISTERED OFFICE: 30, Artillery Lane,
Bishopsgate,
London, E1 7LT.

MANAGING AGENTS: MARTIN BARBER & COMPANY
1 - 5, Bath Street,
London, EC1V 9QQ.

AUDITORS: NEVILLE RUSSELL
30, Artillery Lane,
Bishopsgate,
London, E1 7LT.

MANCHESTER CORN EXCHANGE ESTATES LIMITED

REPORT OF THE DIRECTORS

The directors present their report and financial statements for the year ended 25th December, 1981.

PRINCIPAL ACTIVITY

During the year ended 25th December, 1981 the principal activities of the company continued to be that of property management and investment.

FIXED ASSETS

The directors are of the opinion that the value of land and buildings is in excess of the amount stated in the balance sheet.

RESULTS

The results of the year and the state of affairs of the company are set out in the attached financial statements. No dividend is proposed.

DIRECTORS

The directors of the company during the year, and their interests in the 25p ordinary shares in the company were as follows:-

	<u>25th December, 1981</u>	<u>25th December, 1980</u>
J. F. C. Dugdale	40	40
M. J. Barber	60	60
R. M. Boyland	10	10
M. L. Judelson	15	15
S. J. Mosley	40	40
D. A. Newton	40	40
X. A. Pullen	15	15

Mr. J. F. C. Dugdale and Mr. S. J. Mosley have an indirect material interest in Dugdale Security Holdings Limited which holds 120 Ordinary Shares in the company.


DONATIONS

During the year the company made a charitable donation of £200.

AUDITORS

The auditors, Neville Russell, Chartered Accountants, have signified their willingness to continue in office and their reappointment as auditors will be proposed at the forthcoming Annual General Meeting.

BY ORDER OF THE BOARD


Secretary

30, Artillery Lane,
Bishopsgate,
LONDON, E1 7LT.

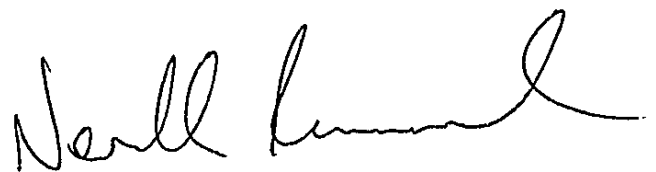
9th February, 1982

REPORT OF THE AUDITORS TO THE MEMBERS OF

MANCHESTER CORN EXCHANGE ESTATES LIMITED

We have audited the financial statements on pages 4 to 9 in accordance with approved Auditing Standards.

In our opinion the financial statements, which have been prepared under the historical cost convention, give a true and fair view of the state of the company's affairs at 25th December, 1981 and of the results and source and application of funds for the year then ended and comply with the Companies Acts 1948 to 1981.



Chartered Accountants

30, Artillery Lane,
Bishopsgate,
LONDON, E1 7LT.

9th February, 1982

MANCHESTER CORN EXCHANGE ESTATES LIMITED

PROFIT and LOSS ACCOUNT
for the year ended 25th DECEMBER, 1981

	<u>Notes</u>	<u>1981</u> £	<u>1980</u> £
LOSS BEFORE TAXATION	2	(16,490)	(125,506)
TAXATION	3	23,039	-
PROFIT (LOSS) AFTER TAXATION AND BEFORE EXTRAORDINARY ITEM		6,549	(125,506)
EXTRAORDINARY ITEM	4	57,026	-
RETAINED PROFIT (DEFICIT) FOR THE YEAR	7	£63,575	£(125,506)

The attached notes form an integral part of these financial statements

MANCHESTER CORN EXCHANGE ESTATES LIMITED

BALANCE SHEET 25th DECEMBER, 1981

	<u>Notes</u>	<u>1981</u>		<u>1980</u>	
		£	£	£	£
FIXED ASSETS	5		718,808		722,201
CURRENT ASSETS					
Debtors		22,399		27,439	
Bank and cash balances		<u>4,768</u>		<u>459</u>	
			<u>27,167</u>		<u>27,898</u>
			745,975		750,099
CURRENT LIABILITIES					
Taxation		1,400		-	
Creditors		<u>40,749</u>		<u>47,940</u>	
			<u>42,149</u>		<u>47,940</u>
			<u>£703,826</u>		<u>£702,159</u>
Financed by:-					
SHAREHOLDERS' FUNDS					
Share capital	6		100		100
Reserves	7		<u>(125,616)</u>		<u>(189,191)</u>
			(125,516)		(189,091)
LOANS			<u>829,342</u>		<u>891,250</u>
			<u>£703,826</u>		<u>£702,159</u>

Approved by the board of directors
on 9th February, 1982

)
) Directors

The attached notes form an integral part of these financial statements

MANCHESTER CORN EXCHANGE ESTATES LIMITED

STATEMENT of SOURCE and APPLICATION of FUNDS
for the year ended 25th DECEMBER, 1981

	£	<u>1981</u>	£	£	<u>1980</u>	£
SOURCE OF FUNDS						
Loss before taxation and extraordinary items			(16,490)			(125,506)
Extraordinary item before taxation		<u>81,465</u>			<u>-</u>	
			64,975			(125,506)
Adjustments for items not involving the movement of funds:-						
Depreciation	3,393				2,575	
Interest accrued	<u>57,453</u>				<u>71,350</u>	
			<u>60,846</u>			<u>73,925</u>
			125,821			(51,581)
Loans received	-				49,361	
Sale of fixed assets	<u>-</u>				<u>2,300</u>	
			<u>-</u>			<u>51,661</u>
			125,821			80
APPLICATION OF FUNDS						
Purchase of fixed assets		-			10,125	
Loans repaid		<u>119,361</u>			<u>-</u>	
			<u>119,361</u>			<u>10,125</u>
			£6,460			£(10,045)
MOVEMENT IN WORKING CAPITAL						
Increase/(decrease)						
Stocks		-			(3,343)	
Debtors		(5,040)			7,346	
Creditors		<u>7,191</u>			<u>(6,420)</u>	
			2,151			(2,417)
Movement in net liquid funds:-						
Bank and cash balances			<u>4,309</u>			<u>(7,628)</u>
			£6,460			£(10,045)

NOTES ON THE FINANCIAL STATEMENTS
for the year ended 25th DECEMBER, 1981

1. ACCOUNTING POLICIES

(a) Rent

Rental Income is rent receivable for the accounting period.

(b) Depreciation

Depreciation is calculated to write off the cost of fixed assets, except freehold and long leasehold properties, on a straight line basis over their estimated useful lives.

Freehold and long leasehold properties are held as investment properties by the company and no depreciation charge has been made as in the opinion of the directors the market value is in excess of the original cost.

(c) Basis of preparation

The accounts have been prepared on the going concern basis as in the opinion of the directors the carrying value of the net assets on a cessation basis would not be significantly different to the values shown in these financial statements.

2. LOSS BEFORE TAXATION

	<u>1981</u> £	<u>1980</u> £
The loss for the year before taxation is stated after crediting:-		
Net rents from property	188,830	138,776
Interest receivable	2,499	-
	<u>191,329</u>	<u>138,776</u>
after charging:-		
Depreciation	3,393	2,575
Auditors' remuneration	3,930	4,873
Repairs	26,862	79,681
Interest:		
Bank loan	75,332	89,281
Other loan wholly repayable within 5 years	72,453	71,350
	<u>147,785</u>	<u>160,631</u>

None of the directors received any remuneration during the year (1980 - Nil).

3. TAXATION

The company is a close company within the terms of the Income and Corporation Taxes Act 1970.

Accrued charges of some £167,000 are available to set against future profits. The current years tax recovery is after taking credit at 52% for some £30,000 of losses and charges accounted for in previous years.

MANCHESTER CORN EXCHANGE ESTATES LIMITED

NOTES ON THE FINANCIAL STATEMENTS
for the year ended 25th DECEMBER, 1981
(continued)

4. EXTRAORDINARY ITEM

During the year fire damaged a freehold building owned by the company which necessitated the demolition of one of the three floors.

In the opinion of the directors the cost included in the balance sheet represents the land value only and consequently no adjustment has been made to reduce the original cost of the asset.

The extraordinary item relates to the receipt of the insurance proceeds, after deduction of the costs of the demolition of the part destroyed and other sundry items; net of the estimated related corporation tax liability of £24,439.

5. FIXED ASSETS

	<u>Freehold Property</u> £	<u>Long Leasehold Property</u> £	<u>Fixtures and Fittings</u> £	<u>Motor Vehicles</u> £	<u>Total</u> £
Cost					
25th December, 1980	670,898	39,387	9,736	5,784	725,805
Additions at cost	-	-	-	-	-
Disposals at cost	-	-	-	-	-
25th December, 1981	<u>670,898</u>	<u>39,387</u>	<u>9,736</u>	<u>5,784</u>	<u>725,805</u>
Depreciation					
26th December, 1980	-	-	2,158	1,446	3,604
Depreciation on disposals	-	-	-	-	-
Charge for year	-	-	<u>1,947</u>	<u>1,446</u>	<u>3,393</u>
25th December, 1981	<u>-</u>	<u>-</u>	<u>4,105</u>	<u>2,892</u>	<u>6,997</u>
Net book value					
25th December, 1981	<u>£670,898</u>	<u>£39,387</u>	<u>£5,631</u>	<u>£2,892</u>	<u>£718,808</u>
25th December, 1980	<u>£670,898</u>	<u>£39,387</u>	<u>£7,578</u>	<u>£4,338</u>	<u>£722,201</u>
Depreciation rates	-	-	20%	25%	-

6. SHARE CAPITAL

	<u>1981</u> £	<u>1980</u> £
Authorised, issued and fully paid	<u>100</u>	<u>100</u>

MANCHESTER CORN EXCHANGE ESTATES LIMITED

NOTES ON THE FINANCIAL STATEMENTS
for the year ended 25th DECEMBER, 1981
(continued)

7. RESERVES	<u>1981</u> £	<u>1980</u> £
Balance at 25th December, 1980	(189,191)	(63,685)
Profit/(loss) for the year	<u>63,575</u>	<u>(125,506)</u>
	<u>£(125,616)</u>	<u>£(189,191)</u>
8. LOANS		
Repayable within five years		
Unsecured loan from Dugdale Security Holdings Limited repayable on demand	210,000	329,361
Add: Interest accrued to date	<u>169,442</u>	<u>111,989</u>
	379,442	441,350
Secured bank loan repayable at twelve months notice	<u>449,900</u>	<u>449,900</u>
	<u>£829,342</u>	<u>£891,250</u>

9. INTERESTS INVOLVING DIRECTORS

Mr. M. J. Barber has a material interest in an agreement which subsisted during the year whereby his business Martin Barber & Company act as managing agents to the company's properties.

The fee paid amounted to £23,464 (1980 - £20,811).

Messrs J. F. C. Dugdale and S. J. Mosley have an indirect material interest in Dugdale Security Holdings Limited who has made a loan to the company on which interest of £72,453 (1980 - £71,350) has been charged.