

REPORT TO	DATE OF MEETING
Cabinet	7 th September 2011

Report template revised June 2008



SUBJECT	PORTFOLIO	AUTHOR	ITEM
Non-Domestic Rates application for Hardship Relief from the Orvia Property Ltd	Finance & Resources	Michael Fisher	4

SUMMARY AND LINK TO CORPORATE PRIORITIES

This report is in respect of an application from the Orvia Property Ltd (Formally known as Business Venture Group) for the transfer of hardship relief for properties previously occupied by South Ribble Office Developments.

The Business Venture Group has recently undertaken a change of name as part of a re-branding exercise; this has had no impact to the stated aims and objectives of the organisation.

The previous decisions of the council regarding applications for hardship relief named the recipient of the relief as South Ribble Office Developments. Liability for the properties subject to this request have been transferred into Orvia Property Ltd at the request of the company. As previous council decisions named South Ribble Office Developments as the recipient of the relief this relief ceased when the liability in the name of South Ribble Office Developments ended.

Appendix 1 contains details of Orvia Property Ltd Hardship relief Application.

RECOMMENDATIONS

That Cabinet:

1. Consider and determine Orvia Property Ltd's application for relief from Business Rates on the grounds of Hardship.

DETAILED CONSIDERATIONS

1 Hardship Relief

2.1 Introduction

The council has powers under Section 49 of the Local Government Finance Act to remit all or part of a rate payer's liability to Business Rates on the grounds of Hardship. When taking such a decision the council must take into account the following considerations:

- a) The Ratepayer would sustain Hardship if the Authority did not grant the relief; and
- b) It would be reasonable to do so, having regard to the interests of South Ribble Borough Council's Council Tax payers

2.2 Application

South Ribble Borough Council has received an application from Orvia Property Ltd (Formerly known as Business Venture Group) to transfer the current Hardship Relief allowance for South Ribble Office Developments for the life of the 2010 Rating List to the properties occupied by Orvia Property Ltd, namely:

- Centurion House, Ground Floor Office 18
- Centurion House, Ground Floor Offices 41 – 44
- 2, Worden Lane, Leyland
- 2 – 6, Sandy Lane, Leyland
- Northbrook Barn, Leyland

The council has previously awarded relief to South Ribble Office Developments on these properties

2.3 Orvia Property Ltd

Orvia Property Ltd is the new trading name of The Business Venture Group, The organisation undertook a re-branding exercise in March 2011. There were no other changes to the company. The company's registration and stated objectives still remain the same. The only impact with regard to this change was to the rate liability which was transferred at the company's request from South Ribble Office Developments to Orvia Property Ltd.

The main points of the application are listed in the following paragraphs. A letter requesting the transfer of Hardship relief together with the full details of the previous application can be found at Appendix 1.

2.4 Background

Several years ago this Group of companies were classed as a charity for rate relief purposes until two court decisions in other areas decided that business development activity even by a non-profit making organisation was not charitable. The council has used Hardship Relief since then to solve the major financial impact that the withdrawal of charitable relief would otherwise have caused. The decision to grant Hardship Relief was in respect of liabilities up to the 31st March 2015 in respect of the five named properties below. Prior to 2010/11 the council had previously awarded 50% Hardship relief to hereditaments where liability fell upon The Business Venture Group and its subsidiaries including South Ribble Business Venture and South Ribble Office Developments.

The effect of not allowing Hardship would be to increase the operating costs of the Orvia Property Ltd by approximately £ 15,000 per annum.

2.5 Main Considerations of the Application

- The Application is limited to premises listed in this application which are occupied by Orvia Property Ltd and seeks to extend their entitlement to hardship relief back to the level of support received in the financial year 2010/11
- This application is limited to the properties listed below due to the fact other properties under control of Orvia Property Ltd are occupied by established businesses and not start up companies. Therefore not suitable for this type of relief.
- Cabinet approved awards of hardship relief of 50% in February 2010 and August 2010 in respect of the following properties occupied by South Ribble Office Developments:
 1. South Ribble Office Developments, 2 Worden Lane, Leyland
 2. South Ribble Office Developments, Northbrook Barn, Leyland
 3. South Ribble Office Developments, 2 – 6 Sandy Lane, Leyland
 4. South Ribble Office Developments, Centurion House, Ground Floor Office 18
 5. South Ribble Office Developments, Centurion House, Ground Floor Offices 41 – 44

- Previous awards of Hardship relief applied to all Rate liabilities of South Ribble Office Developments.
- The previous application attached in appendix 1 claimed the relief sought, supported 38 businesses, employing 122 people.
- Projections previously provided showed that the Orvia Property Ltd was likely to make a loss in both 2010/11 and 2011/12. This is due to the difficult economic climate and a reduction in income with reversion of some of the properties being managed to their owners

WIDER IMPLICATIONS

In the preparation of this report, consideration has been given to the impact of its proposals in all the areas listed below, and the table shows any implications in respect of each of these. The risk assessment which has been carried out forms part of the background papers to the report.

FINANCIAL	<p>The cost to the council of Hardship rate relief is as follows</p> <ul style="list-style-type: none"> • 25% of the cost of hardship relief is met by the council. • 75% of the cost of hardship relief is met by central government <p>If the application is allowed, the council's contribution to the additional cost of this hardship rate relief application is estimated at £ 3,775 for 2011/12 with the Government contributing an additional £ 11,325. This amount is within the council's existing budget as relief had previously been awarded for these properties.</p> <p>This means that the total assistance being provided Under S49 Hardship Relief would be £ 30,900, of which South Ribble Borough Council contribution would be £ 7,725</p>
LEGAL	<p>The powers to grant these reliefs are contained in the Local Government Act 1988 and various statutory instruments under that Act.</p> <p>As with the exercise of any discretionary powers by a public body, the Council is required to act in a reasonable way. The Council could be subject to a successful judicial review challenge if it made a perverse, unreasonable decision in this instance.</p>
RISK	<p>One risk of the policy is the risk of challenge by judicial review if the policy failed the "Wednesbury Principles" test referred to under Legal Implications. This risk is mitigated by ensuring that the policy is not perverse or unreasonable and setting out with the policy how exceptional cases will be handled.</p>

OTHER (see below)

<i>Asset Management</i>	<i>Corporate Plans and Policies</i>	<i>Crime and Disorder</i>	<i>Efficiency Savings/Value for Money</i>
<i>Equality, Diversity and Community Cohesion</i>	<i>Freedom of Information/ Data Protection</i>	<i>Health and Safety</i>	<i>Health Inequalities</i>
<i>Human Rights Act 1998</i>	<i>Implementing Electronic Government</i>	<i>Staffing, Training and Development</i>	<i>Sustainability</i>

BACKGROUND DOCUMENTS

Cabinet Report 25th August 2010, Non-Domestic Rates application for Hardship Relief

Cabinet Report 10th February 2010, Non-Domestic Rate Relief Policy
and application for Hardship Relief from South Ribble Business Venture
Discretionary and Hardship Rate Relief Policy
Local Government Finance Act 1988 and ancillary statutory instruments
Local Government and Rating Act 1997
Local Government Act 2003 and ancillary statutory instruments
The Rating (Former Agricultural Premises and Rural Shops) Act 2001
Various ODPM consultation papers August 2004

Your best friend in business™

orvia



Mr M Fisher
Revenues Services Manager
South Ribble Borough Council
West Paddock
Leyland
PR25 1DH

Orvia Property Limited
Centurion House
Leyland Business Park
Centurion Way
Leyland PR25 3GR

Tel 01772 42 22 42
Fax 01772 62 34 46
Email ask@orvia.co.uk

www.orvia.co.uk

15th August 2011

Dear Michael

S49 Hardship Relief – South Ribble Office Developments Limited – Change of name

Further to my letter to you in respect of the above (dated 26th May 2011) and your subsequent conversations with Cecil Edey and myself I enclose the latest set of available accounts as requested. I can re-affirm that South Ribble Office Developments Limited changed its name to Orvia Property Limited with effect from 22nd March 2011. This name change was purely a re-branding exercise and all other details such as company registration, address, telephone contact number and stated objectives remain the same as those of South Ribble Office Developments.

The properties to which this application relates are all properties occupied by Orvia Property Limited and South Ribble Development Company as approved by South Ribble Borough Council's Cabinet meeting on 25th August 2010. The specific properties which were referred to individually are :-

- Centurion House Ground Floor office 18
- Centurion House offices 41 -44
- 2 Worden Lane, Leyland
- Northbrook Barn, Leyland
- 2-6 Sandy Lane, Leyland

The name change does not affect the Edward Street, Walton-le-Dale premises which remains in the name of South Ribble Development Company.

If you need any further clarification in support of our application please let me know. In the present economic climate, the removal of the S49 Hardship Relief status will not only cause actual hardship to the organisation but, more importantly, will have a negative impact on small business growth and development within South Ribble as any subsequent increase will have to be passed on to our tenants which could force some of our tenants out of business.

Kind regards,

A handwritten signature in black ink, appearing to read 'Ann Djordjevic', written in a cursive style.

Ann Djordjevic
Director Corporate & Property Services

**REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2010
FOR
SOUTH RIBBLE OFFICE DEVELOPMENTS LTD**

SOUTH RIBBLE OFFICE DEVELOPMENTS LTD

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for the year ended 31 March 2010**

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SOUTH RIBBLE OFFICE DEVELOPMENTS LTD

COMPANY INFORMATION
for the year ended 31 March 2010

DIRECTORS: J E Breakell
A E Harrison
Mrs J Kerrigan
P G Hall
R Atkinson
D S King
M Ainscough
Mrs J M De-Rose

SECRETARY: Ms A J Shepherd

REGISTERED OFFICE: Centurion House
Centurion Way
Farington
Leyland
Lancashire
PR25 3GR

REGISTERED NUMBER: 2675944 (England and Wales)

ACCOUNTANTS: Martindale Kingham
Kingham House
161 College Street
St Helens
Merseyside
WA10 1TY

SOUTH RIBBLE OFFICE DEVELOPMENTS LTD

**REPORT OF THE DIRECTORS
for the year ended 31 March 2010**

The directors present their report with the financial statements of the company for the year ended 31 March 2010.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of the provision of attractive and affordable office space within the borough of South Ribble.

The target market for this type of accommodation is new business start-ups within the Central Lancashire area, who are seeking their first business premises.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 April 2009 to the date of this report.

J E Breakell
A E Harrison
Mrs J Kerrigan
P G Hall
R Atkinson
D S King
M Ainscough
Mrs J M De-Rose

Mr A E Harrison retired as a director on 31 July 2010 and was replaced by Mr C Edey.

Mr M Ainscough resigned as a director on 12 May 2010.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:

Director

29 September 2010

SOUTH RIBBLE OFFICE DEVELOPMENTS LTD

PROFIT AND LOSS ACCOUNT
for the year ended 31 March 2010

	Notes	31.3.10 £	31.3.09 £
TURNOVER		590,566	645,914
Administrative expenses		550,891	609,483
OPERATING PROFIT	2	39,675	36,431
Interest receivable and similar income		1,498	13,661
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		41,173	50,092
Tax on profit on ordinary activities	3	8,655	8,493
PROFIT FOR THE FINANCIAL YEAR AFTER TAXATION		<u>32,518</u>	<u>41,599</u>

The notes form part of these financial statements

SOUTH RIBBLE OFFICE DEVELOPMENTS LTD

BALANCE SHEET
31 March 2010

	Notes	31.3.10 £	£	31.3.09 £	£
FIXED ASSETS					
Tangible assets	4		26,028		29,734
CURRENT ASSETS					
Debtors	5	35,101		5,692	-
Cash at bank and in hand		399,403		386,127	
		<u>434,504</u>		<u>391,819</u>	
CREDITORS					
Amounts falling due within one year	6	109,778		103,320	
NET CURRENT ASSETS			<u>324,726</u>		<u>288,499</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			350,754		318,233
PROVISIONS FOR LIABILITIES	7		168		168
NET ASSETS			<u><u>350,586</u></u>		<u><u>318,065</u></u>
CAPITAL AND RESERVES					
Called up share capital	8		1,100		1,100
Profit and loss account	9		349,486		316,965
SHAREHOLDERS' FUNDS			<u><u>350,586</u></u>		<u><u>318,065</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2010.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2010 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements were approved by the Board of Directors on 29 September 2010 and were signed on its behalf by:

Director

The notes form part of these financial statements

SOUTH RIBBLE OFFICE DEVELOPMENTS LTD

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2010**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Turnover

Turnover represents net invoiced sales of services, excluding value added tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Improvements to property	- Straight line over the period of lease
Fixtures and fittings	- 25% on reducing balance

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

2. OPERATING PROFIT

The operating profit is stated after charging:

	31.3.10	31.3.09
	£	£
Depreciation - owned assets	3,706	3,938
	<u> </u>	<u> </u>
Directors' remuneration and other benefits etc	-	-
	<u> </u>	<u> </u>

3. TAXATION

Analysis of the tax charge

The tax charge on the profit on ordinary activities for the year was as follows:

	31.3.10	31.3.09
	£	£
Current tax:		
UK corporation tax	8,655	8,466
Deferred tax	-	27
	<u> </u>	<u> </u>
Tax on profit on ordinary activities	8,655	8,493
	<u> </u>	<u> </u>

SOUTH RIBBLE OFFICE DEVELOPMENTS LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2010

4. TANGIBLE FIXED ASSETS

	Improvements to property £	Fixtures and fittings £	Totals £
COST			
At 1 April 2009 and 31 March 2010	44,033	41,009	85,042
DEPRECIATION			
At 1 April 2009	19,178	36,130	55,308
Charge for year	2,486	1,220	3,706
At 31 March 2010	21,664	37,350	59,014
NET BOOK VALUE			
At 31 March 2010	22,369	3,659	26,028
At 31 March 2009	24,855	4,879	29,734

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.10	31.3.09
	£	£
Trade debtors	34,583	3,797
Other debtors	518	1,895
	<u>35,101</u>	<u>5,692</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.10	31.3.09
	£	£
Trade creditors	31,834	6,828
Taxation and social security	17,708	8,466
Other creditors	60,236	88,026
	<u>109,778</u>	<u>103,320</u>

7. PROVISIONS FOR LIABILITIES

	31.3.10	31.3.09
	£	£
Deferred tax	168	168
	<u>168</u>	<u>168</u>
		Deferred tax
Balance at 1 April 2009		£ 168
Balance at 31 March 2010		<u>168</u>

SOUTH RIBBLE OFFICE DEVELOPMENTS LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2010

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:		Nominal	31.3.10	31.3.09
Number:	Class:	value:	£	£
1,100	Ordinary	£1	<u>1,100</u>	<u>1,100</u>

9. RESERVES

	Profit and loss account £
At 1 April 2009	316,968
Profit for the year	<u>32,518</u>
At 31 March 2010	<u><u>349,486</u></u>

10. RELATED PARTY TRANSACTIONS

The company is a member of the Business Venture Group and its ultimate controlling party is Business Venture Group Limited which owns 1,098 of the 1,100 issued shares.

During the year :

- a) Services to the value of £19,139 (2009 £8,590) were provided to South Ribble Business Venture Limited.
- b) Services to the value of £15,885 (2009 £20,250) were provided by and services to the value of £33,340 (2009 £Nil) were provided to Lancashire Property Management Limited.
- c) Services to the value of £118,333 (2009 £125,756) were provided by Business Venture Group Limited
- d) Services to the value of £Nil (2009 £3,941) were provided from South Ribble Development Company Ltd.
- e) Services to the value of £56,567 (2009 £Nil) were provided by Ainscough Properties Limited, a company in which Mr M Ainscough, a director of South Ribble Office Developments Limited, has a significant interest.

At the balance sheet date:

- a) An amount of £72 (2009 £Nil) was owed to Business Venture Group.
- b) An amount of £20,107 (2009 £Nil) was owed to Ainscough Properties Limited.
- c) An Amount of £35,250 (2009 £Nil) was owed by Lancashire Property Management Limited.

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
SOUTH RIBBLE OFFICE DEVELOPMENTS LTD**

In accordance with our terms of engagement and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company for the year ended 31 March 2010 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the accounting records and information and explanations you have given to us.

This report is made to the company's Board of Directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this 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 Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in England & Wales and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet as at 31 March 2010 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Martindale Kingham
Kingham House
161 College Street
St Helens
Merseyside
WA10 1TY

29 September 2010

SOUTH RIBBLE OFFICE DEVELOPMENTS LTD

**PROFIT AND LOSS ACCOUNT
for the year ended 31 March 2010**

	31.3.10	£	31.3.09	£
Turnover				
Rents receivable	516,746		555,443	
Services and misc. income	73,820		23,707	
Water heat and light	-		13,337	
Service charges	-		53,427	
	-----	590,566	-----	645,914
Other income				
Deposit account interest	88		3,084	
Money market interest	1,410		10,577	
	-----	1,498	-----	13,661
		592,064		659,575
Expenditure				
Rent	250,366		280,819	
Rates	34,600		12,697	
Insurance	1,953		1,811	
Heat, light and water	74,481		84,267	
Repairs to property	-		29,150	
Site service charge	-		21,150	
Hire of plant and machinery	1,922		1,866	
Telephone	773		1,135	
Post and stationery	9,866		9,720	
Advertising	2,458		2,028	
Management charges	118,333		125,756	
Repairs and renewals	23,624		565	
Cleaning	20,544		20,139	
Sundry expenses	7,030		7,386	
Legal fees	1,004		786	
Irrecoverable input tax	-		3,907	
Bad debts	-		2,349	
	-----	546,954	-----	605,531
		45,110		54,044
Finance costs				
Bank charges		231		14
		44,879		54,030
Depreciation				
Improvements to property	2,486		2,486	
Plant and machinery	-		1,452	
Fixtures and fittings	1,220		-	
	-----	3,706	-----	3,938
NET PROFIT		41,173		50,092

This page does not form part of the statutory financial statements



**REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2010
FOR
SOUTH RIBBLE DEVELOPMENT COMPANY LTD**

SOUTH RIBBLE DEVELOPMENT COMPANY LTD

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SOUTH RIBBLE DEVELOPMENT COMPANY LTD

COMPANY INFORMATION
for the year ended 31 March 2010

DIRECTORS:

J E Breakell
A E Harrison
P G Hall
Mrs J Kerrigan
R Atkinson
D S King
M Ainscough
Mrs J M De-Rose

SECRETARY:

Ms A J Shepherd

REGISTERED OFFICE:

Centurion House
Leyland Business Park
Centurion Way
Leyland
Lancashire
PR25 3GR

REGISTERED NUMBER:

02208321 (England and Wales)

ACCOUNTANTS:

Martindale Kingham
Kingham House
161 College Street
St Helens
Merseyside
WA10 1TY

SOUTH RIBBLE DEVELOPMENT COMPANY LTD

**REPORT OF THE DIRECTORS
for the year ended 31 March 2010**

The directors present their report with the financial statements of the company for the year ended 31 March 2010.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of the provision of affordable workspace accommodation targeted at new business start-ups.

These units typically ranging from 20sq m to 100sq m are based at our Enterprise Park located in Walton-le-Dale.

The company made a loss on trading activity during the year, the loss being covered by funds provided by the Group Company.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 April 2009 to the date of this report.

J E Breakell
A E Harrison
P G Hall
Mrs J Kerrigan
R Atkinson
D S King
M Ainscough
Mrs J M De-Rose

Mr A E Harrison retired as a director on 31 July 2010 and was replaced by Mr C Edey.

Mr M Ainscough resigned as a director on 12 May 2010.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:

Director

29 September 2010

SOUTH RIBBLE DEVELOPMENT COMPANY LTD

PROFIT AND LOSS ACCOUNT
for the year ended 31 March 2010

	Notes	31.3.10 £	31.3.09 £
TURNOVER		143,012	159,526
Administrative expenses		<u>143,070</u>	<u>163,142</u>
OPERATING LOSS	2	(58)	(3,616)
Interest receivable and similar income		<u>6</u>	<u>107</u>
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(52)	(3,509)
Tax on loss on ordinary activities	3	<u>-</u>	<u>77</u>
LOSS FOR THE FINANCIAL YEAR AFTER TAXATION		<u>(52)</u>	<u>(3,586)</u>

The notes form part of these financial statements

SOUTH RIBBLE DEVELOPMENT COMPANY LTD

BALANCE SHEET
31 March 2010

	Notes	31.3.10 £	£	31.3.09 £	£
FIXED ASSETS					
Tangible assets	4		152		202
CURRENT ASSETS					
Debtors	5	10,755		14,656	
Cash at bank		<u>9,634</u>		<u>6,976</u>	
		20,389		21,632	
CREDITORS					
Amounts falling due within one year	6	<u>23,596</u>		<u>24,837</u>	
NET CURRENT LIABILITIES			<u>(3,207)</u>		<u>(3,205)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>(3,055)</u>		<u>(3,003)</u>
CAPITAL AND RESERVES					
Called up share capital	7		10,100		10,100
Profit and loss account	8		<u>(13,155)</u>		<u>(13,103)</u>
SHAREHOLDERS' FUNDS			<u>(3,055)</u>		<u>(3,003)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2010.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2010 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements were approved by the Board of Directors on 29 September 2010 and were signed on its behalf by:

Director

The notes form part of these financial statements

SOUTH RIBBLE DEVELOPMENT COMPANY LTD

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2010**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Turnover

Turnover represents net invoiced sales of services, excluding value added tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Improvements to property	- 25% on reducing balance
Plant and machinery	- 25% on reducing balance
Fixtures and fittings	- 25% on reducing balance
Motor vehicles	- 25% on reducing balance
Computer equipment	- 25% on reducing balance

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

2. OPERATING LOSS

The operating loss is stated after charging:

	31.3.10	31.3.09
	£	£
Depreciation - owned assets	50	68
	<u> </u>	<u> </u>
Directors' remuneration and other benefits etc	-	-
	<u> </u>	<u> </u>

3. TAXATION

Analysis of the tax charge

The tax charge on the loss on ordinary activities for the year was as follows:

	31.3.10	31.3.09
	£	£
Current tax:		
UK corporation tax	-	77
	<u> </u>	<u> </u>
Tax on loss on ordinary activities	-	77
	<u> </u>	<u> </u>

SOUTH RIBBLE DEVELOPMENT COMPANY LTD

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2010

4. TANGIBLE FIXED ASSETS

	Improvements to property £	Plant and machinery £	Fixtures and fittings £
COST			
At 1 April 2009 and 31 March 2010	51,643	2,050	2,068
DEPRECIATION			
At 1 April 2009	51,643	1,949	2,004
Charge for year	-	25	16
At 31 March 2010	51,643	1,974	2,020
NET BOOK VALUE			
At 31 March 2010	-	76	48
At 31 March 2009	-	101	64
	Motor vehicles £	Computer equipment £	Totals £
COST			
At 1 April 2009 and 31 March 2010	900	26,625	83,286
DEPRECIATION			
At 1 April 2009	900	26,588	83,084
Charge for year	-	9	50
At 31 March 2010	900	26,597	83,134
NET BOOK VALUE			
At 31 March 2010	-	28	152
At 31 March 2009	-	37	202

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.10	31.3.09
	£	£
Trade debtors	2,715	6,616
Other debtors	8,040	8,040
	<u>10,755</u>	<u>14,656</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.10	31.3.09
	£	£
Trade creditors	12,266	8,839
Taxation and social security	892	3,636
Other creditors	10,438	12,362
	<u>23,596</u>	<u>24,837</u>

SOUTH RIBBLE DEVELOPMENT COMPANY LTD

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2010**

7. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	31.3.10	31.3.09
10,100	Ordinary	1	£ 10,100	£ 10,100
			<u> </u>	<u> </u>

8. RESERVES

	Profit and loss account £
At 1 April 2009	(13,103)
Deficit for the year	(52)
	<u> </u>
At 31 March 2010	<u>(13,155)</u>

9. RELATED PARTY TRANSACTIONS

The company is a member of the Business Venture Group and its ultimate controlling party is Business Venture Group Limited which owns 10,098 of the 10,100 issued shares.

During the year:

a) Management charges of £19,327 (2009 £37,189) were payable to the holding company.

b) Services to the value of £nil (2009 £3,941) were provided to South Ribble Office Developments Limited.

At the Balance Sheet date:

a) An amount of £13,641 (2009 £7,830) was owed to Business Venture Group Limited.

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
SOUTH RIBBLE DEVELOPMENT COMPANY LTD**

In accordance with our terms of engagement and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company for the year ended 31 March 2010 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the accounting records and information and explanations you have given to us.

This report is made to the company's Board of Directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this 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 Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in England & Wales and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet as at 31 March 2010 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Martindale Kingham
Kingham House
161 College Street
St Helens
Merseyside
WA10 1TY

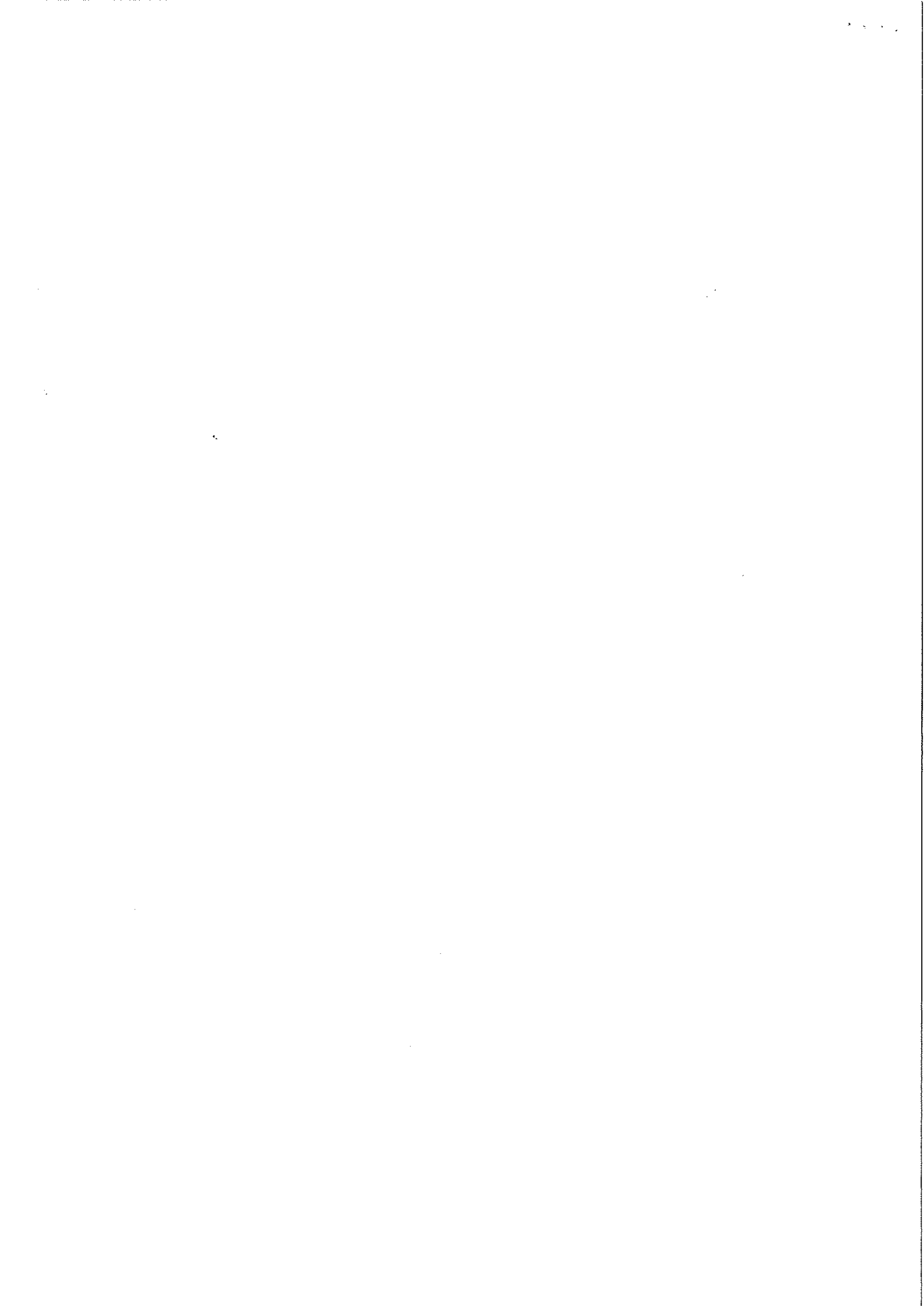
29 September 2010

SOUTH RIBBLE DEVELOPMENT COMPANY LTD

**PROFIT AND LOSS ACCOUNT
for the year ended 31 March 2010**

	31.3.10	£	31.3.09	£
Turnover				
Rent received	120,310		134,610	
Service charges	13,807		15,807	
Electricity	8,852		9,084	
Office services and postage	43		25	
	143,012		159,526	
Other income				
Bank interest receivable		6		107
		143,018		159,633
Expenditure				
Staff welfare	-		184	
Rent	72,500		75,000	
Rates	15,156		14,438	
Heat, light & water	19,065		22,132	
Insurance	3,488		3,574	
Motor expenses	605		561	
Telephone	692		938	
Repairs and Renewals	5,882		6,411	
Stationery and postage	4		80	
Cleaning	1,598		1,243	
Advertising	1,876		1,327	
Management charges	19,327		37,189	
Sundry expenses	84		(3)	
Bad debts	2,743		-	
	143,020		163,074	
		(2)		(3,441)
Depreciation				
Plant and machinery	25		34	
Fixtures and fittings	16		22	
Computer equipment	9		12	
	50		68	
NET LOSS		(52)		(3,509)

This page does not form part of the statutory financial statements



Registered Office:

Centurion House
Leyland Business Park
Centurion Way
Farington
Leyland PR25 3GR

Tel: 01772 422242
Fax: 01772 623446
e-mail: info@bvg.org.uk
website: www.bvg.org.uk



Registered in England no. 4180478

Please reply to

- South Ribble Business Venture Ltd
Registered in England No. 1942223
- South Ribble Office Developments Ltd
Registered in England No. 2675944
- South Ribble Development Company Ltd
Registered in England No. 2208321
- Lancashire Property Management Ltd
Registered in England No. 4082858

Mr M Fisher
South Ribble Borough Council
Civic Centre
West Paddock
Leyland
PR25 1DH

12th July 2010

Dear Michael

Re: Rate Relief – South Ribble Office Developments Ltd

Further to our ongoing discussions and meeting of the 12th May 2010, in respect of S49 Relief following my application of the 18th January 2010.

We are now seeking to simplify the process, and would ask that you submit a request to the relevant committee for the grant of S49 Hardship Relief against all properties under the control of South Ribble Office Developments Ltd.

As you are aware relief has already been granted against account numbers: 703735211- 702035616 – 706592756, the additional two properties are Centurion House, used as the offices of Business Venture Group Ltd and 2-6 Sandy Lane now leased to a range of small businesses following the vacation by our ex MP David Borrow.

Yours sincerely

Tony Harrison
Group Chief Executive

c.c. C. Nicholson - SROD



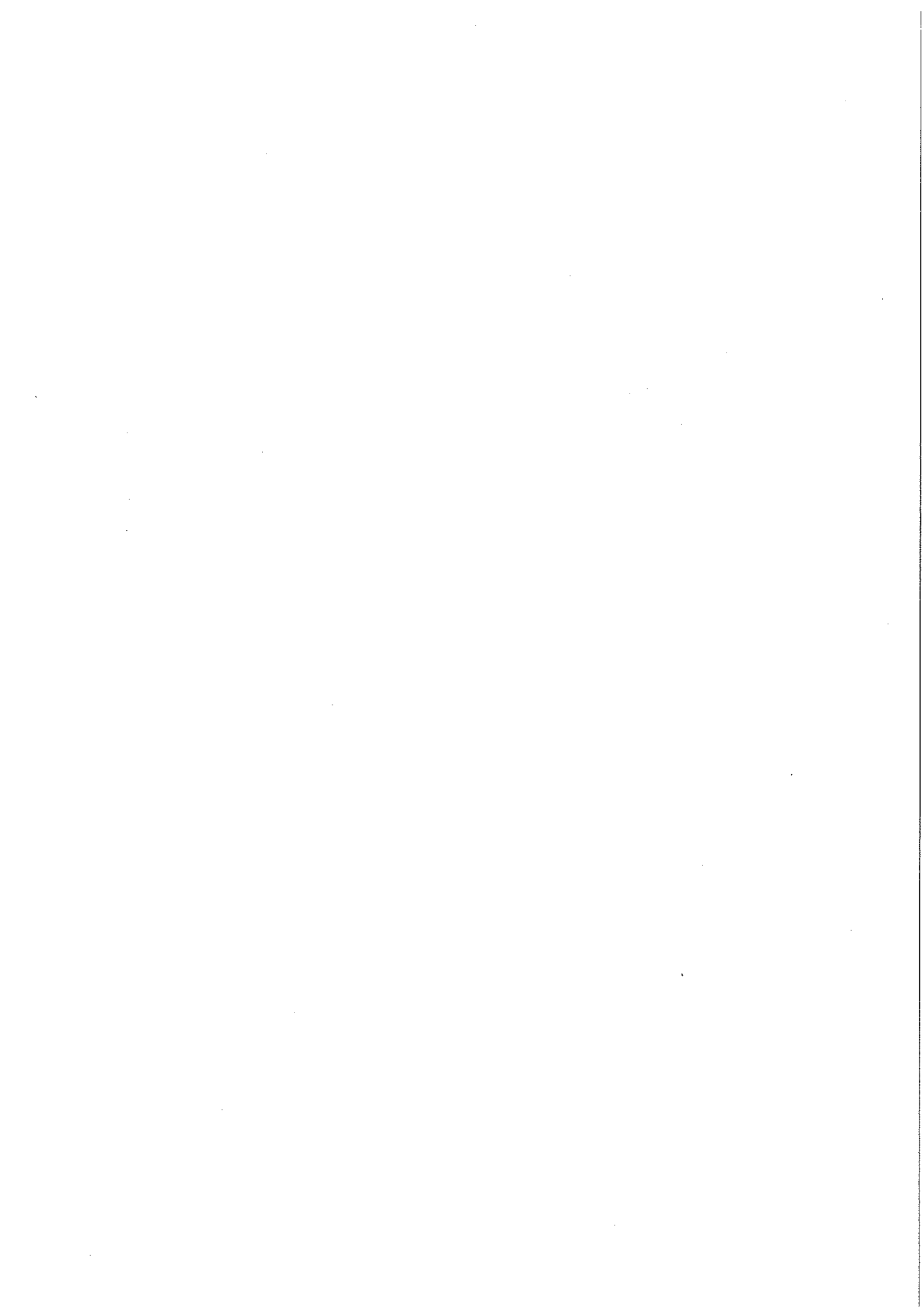
INVESTORS IN PEOPLE | North West

Business Venture Group Ltd. is a member of the National Association of Enterprise Agencies and is supported by:



Ainscough Properties Ltd • Apollo Energy Ltd • Barclays Bank plc • Campbells Caravans
Central Lancashire Business Club • Enterprise plc • Goldseal Tradellne • HSBC Bank plc
Haines Watts (Lancashire) LLP • The Lee Rigby Partnership • Martindale Kingham • Progress Housing Group Ltd
South Ribble Borough Council • St Catherine's Hospice





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- Lancashire Property Management Ltd
Registered In England No. 4982858

Mr M Fisher
South Ribble Borough Council
Civic Centre
West Paddock
Leyland
PR25 1DH

18th January 2010

Dear Michael

Re: s49(s) Hardship Relief -- LGFA 1988

Further to our recent telephone conversation in respect of BVG re-applying for s49 Hardship Relief on the following three properties:

Account Ref	Property Location
703735211	2 Worden Lane
702035616	Northbrook Barn
706592756	Edward Street, Walton-le-Dale

We would ask that the Council continues to grant BVG 50% Hardship Relief having regard to the following mitigating factors:

- ODPM guidance Chapter 7 Hardship, sub clause 7.2 (v), employment prospects will be worsened in the Borough as any removal of Hardship Relief will have a direct impact on BVG tenants. Given the current economic climate, any increase in rates would have to be passed on to our tenants in the form of a rent increase, which could force some of our tenants out of business.
- Clause 7.2 (viii), we can demonstrate a loss of business due to the downturn in occupancy levels as evidenced by the enclosed spreadsheet (Appendix 1).

In addition we would argue that all of our properties are operated on a 'not for profit' basis in line with our status as a Social Enterprise Company registered with the government Business, Innovation & Skills directorate (BIS).

Cont'd



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HWCA Ltd • The Lee Rugby Partnership • Martindale Kingham • Progress Housing Group Ltd
South Ribble Borough Council • St Catherine's Hospice



2

18th January 2010

Mr M Fisher

History

Business Venture Group Ltd was formed in 2001 as the overarching company bringing together the activities of South Ribble Business Venture Ltd, delivering business support services, South Ribble Office Developments Ltd, providing managed office space at 2 Worden Lane, Northbrook Barn and our administration offices at Centurion House on Leyland Business Park. South Ribble Development Company Ltd provides managed workspace at Edward Street, Walton-le-Dale.

Over the past 20 years our properties have been awarded s49, initially at 100% then slowly the figure, over time, was reduced to 50%.

As part of the Group we trade as Lancashire Property Management Ltd, a company created in 2003 to manage Leyland Business Park on behalf of Ainscough Properties Ltd. Lancashire Property Management Ltd will cease trading on the 31st March 2010, as Ainscough Properties will take back control of the site. This will result in a loss of income to BVG of £30,000 which is the current management fee paid by Ainscoughs.

Our financial situation was further damaged as a result of the Valuation Office decision in June 2007 to individually assess each office/workspace unit on Leyland Business Park, hitherto we had been subject to a single assessment. The net impact meant we had to pay the Council two lump sums of £36,466.76 and £9,224.50 as per our letter dated 1st October 2007.

In addition because the VO backdated the assessment we had an ongoing liability of £67,117.50 to SRBC which we are paying monthly, the final payment is due in November 2011, your letter dated 17th October 2007, ref number JSG/705385414 and 706643956 refers.

The debt came about because, in good faith, we had based our rents on an 'all inclusive' basis, and so could not recover the costs from our tenants, plus the issue of backdating the valuations caused us further difficulties.

Current Position

In making this application we would ask that the Council take into account the following points:

- All funding from SRBC to deliver our business support service ended on the 31st March 2009, in anticipation of the new NWDA funded contract starting in April.

The new funded contract did not start until September 2009, BVG have self funded all our business support staff in South Ribble from April to September in order to maintain a service to South Ribble residents.

- South Ribble Office Developments Ltd manages both 2 Worden Lane and Northbrook Barn, both properties have seen a reduction in occupancy throughout 2009, as evidenced by the attached spreadsheet, Appendix 1. In particular Northbrook Barn has been the subject of several discussions with Jean Hunter, as the Council owns the property.

Financials

- As requested we have enclosed at Appendix 2 & 3 audited accounts for the two trading companies for the year ended 31st March 2009.

Cont'd

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18th January 2010

Mr M Fisher

- Also attached at Appendix 4 & 5 are the year to date operating P & L's from both companies, from which you will see both are forecast to make a loss over this year.
- Whilst not part of this application, we also submit for completeness the current P & L for our business support operation (SRBV) which again shows a loss year to date, Appendix 6. It is hoped the business support division will recover as the new Intensive Start-up Programme (ISUS) now starts to roll out.
- We currently hold reserves of £404,000 which represents 10 weeks operating costs, good practice within the charitable/social enterprise market is to hold a minimum of 26 weeks operating costs in reserve.

Projections 2009/2010

- Attached at Appendix 7, 8 & 9 are spreadsheets detailing our anticipated budgets for 2 Worden Lane, Northbrook Barn and South Ribble Enterprise Park based at Edward Street, Walton-le-Dale.
- All occupancy levels are forecast on current market trends, and our best estimate going forward.
- Within the budgets business rates have been calculated using the new VO figures and assuming continuation of s49 relief.
- Given the current economic climate, the BVG Board is considering as to whether the tenants can absorb a notional increase of say 2% effective from April 2010 or maintain rents at existing levels, either way collectively all three properties will produce a trading loss for the year.
- The three premises we are seeking s49 relief on house 38 companies who between them employ 122 local people.
- In addition the sites which we manage not covered by s49 relief house a further 41 companies employing 219 local people.
- The potential loss of s49 relief, and the need to recover any additional costs, coupled with the potential loss of tenants, will have a knock on effect across our wider property portfolio.

Financial Risk to SRBC

We have studied the revised VO figures following revaluation and estimate for these three properties, without s49 relief, our liability will be £43,985 in rates payable. Continuation of s49 relief would benefit our small business tenants in the sum of circa £22,000, whilst we estimate the cost to South Ribble ratepayers would mean a subsidy of £5,500.

Summary

We trust the information provided will be sufficient to demonstrate to Members that removal of s49 relief would not only cause hardship to BVG, but more importantly would have a negative impact on small business growth and development within South Ribble.

Cont'd

4

18th January 2010

Mr M Fisher

If you require any further information, please do not hesitate to give me a call.

We trust that the services we provide on behalf of the Council justifies the subsidy we are re-applying for in the sum of circa £5,500.

Yours sincerely

Tony Harrison

Tony Harrison
Group Chief Executive

Enc

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- Lancashire Property Management Ltd
Registered in England No 4982858

Mr J Gregory
Head of Revenues & Office Support
South Ribble Borough Council
Civic Centre
West Paddock
Leyland
PR25 1DH

1st October 2007

Dear Jack

Business Rates

Thank you for your time on Friday 28th September 2007. As always I appreciate your input as we try to resolve the issues brought about by the actions of the Valuation Office.

We have now discharged all of the outstanding monies owed by our tenants resulting from the split assessment, with the exception of Baxi Potterton Ltd.

To clear their account for the years 2005/06 and 2006/07 we need to carry out the following actions:

- Please accept this letter as written authority to transfer a sum of £67,117.50 from the SROD account 705285414, and credit the transfer to Baxi's account 706643956.
- We will make an additional payment in favour of Baxi in the sum of £9,224.50 within the next 28 days.
- The balance outstanding should then be £21,983.00 We have written to Baxi asking them to make payment in that amount, which we will then pass on to your goodseives.

Once these actions have been completed, the Baxi account for 2005/06 and 2006/07 should be clear.

The downside of this action leaves SROD with a debt to the council of £67,117.50 which you kindly agreed we could pay over a period of time.

Having reviewed our cash flow, and bearing in mind we have already paid a lump sum of £36,466.76 plus the additional £9,224.50 we have agreed to pay in the next 28 days, we propose a payment plan as follows to discharge the debt:

Cont'd



INVESTOR IN PEOPLE



Certificate Number 1448

South Ribble Business Ventures Ltd is a member of the National Association of Enterprise Agencies and its supported by:
Ainscough Properties Ltd • Apollo Energy Ltd • Barclays Bank plc • Brown & Lonsdale • Campbells Caravans
Chorley & South Ribble Business Club • Enterprise plc • Farington Property Services • Goldseal Trousers • HSBC Bank plc
The Lee Rigby Partnership • Leyland Trucks • Progress Housing Group Ltd • Ravenscroft Group
South Ribble Borough Council • St Catherine's Hospice



2

1st October 2007

Mr J Gregory

November 2007 – March 2008	£1,000 per month
April 2008 – March 2009	£1,250 per month
April 2009 – October 2011	£1,500 per month
November 2011	£617.50 final payment

We trust you will find the above schedule acceptable, however it comes with a health warning -- if the VO extends the split assessment and back dates the figures we would need to review our payment profile accordingly.

Once again thank you for your help and understanding as we try to manage our way out of this financial nightmare.

Yours sincerely . .

Tony Harrison

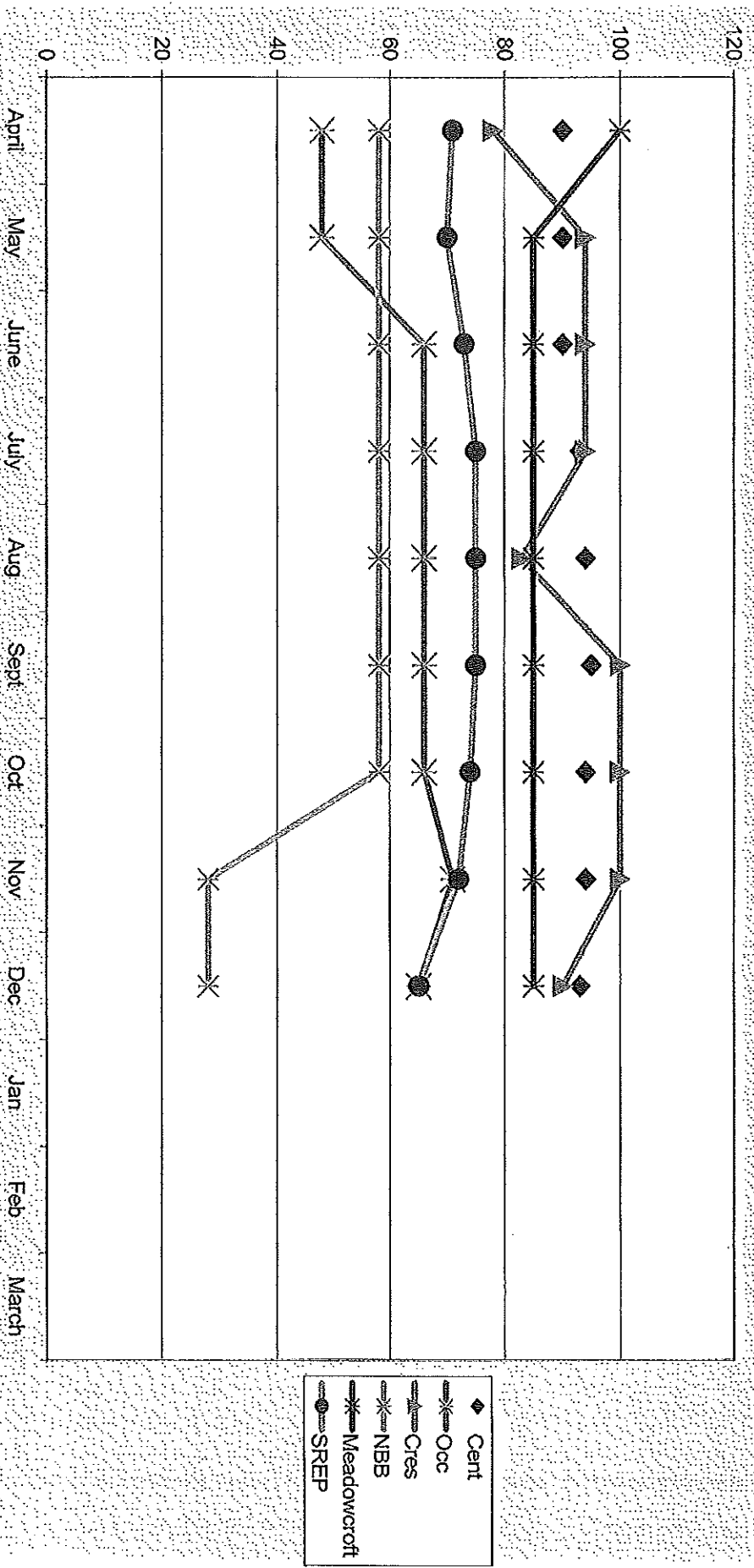
Tony Harrison
Group Chief Executive

c c Clr Mrs M Smith
D Borrow MP

	Cent	Cres	NBB	Occ	Meadowcroft	SREP			Overall Occ Rate
April	90	78	58	48	100	71			74
May	90	94	58	48	85	70			74
June	90	94	58	66	85	73			78
July	93	94	58	66	85	75			79
Aug	94	83	58	66	85	75			77
Sept	95	100	58	66	85	75			80
Oct	94	100	58	66	85	74			80
Nov	94	100	28	71	85	72			75
Dec	93	90	28	65	85	65			71
Jan									0
Feb									0
March									0
Avg	93	93	51	62	87	72			76

Appendix(1)

Occupancy Levels (%)
1st April 2009 to 31st March 2010



Appendix (1)

SOUTH RIBBLE OFFICE DEVELOPMENTS LTD

BALANCE SHEET
31 March 2009

	Notes	31.3.09	31.3.08
		£	£
FIXED ASSETS			
Tangible assets	4	29,734	33,147
CURRENT ASSETS			
Debtors	5	5,692	12,424
Cash at bank and in hand		<u>386,127</u>	<u>360,918</u>
		391,819	373,342
CREDITORS			
Amounts falling due within one year	6	<u>103,320</u>	<u>129,880</u>
NET CURRENT ASSETS		<u>288,499</u>	<u>243,462</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		318,233	276,609
PROVISIONS FOR LIABILITIES	7	<u>168</u>	<u>140</u>
NET ASSETS		<u>318,065</u>	<u>276,469</u>
CAPITAL AND RESERVES			
Called up share capital	8	1,100	1,100
Profit and loss account	9	<u>316,965</u>	<u>275,369</u>
SHAREHOLDERS' FUNDS		<u>318,065</u>	<u>276,469</u>

The company is entitled to exemption from audit under Section 249A(1) of the Companies Act 1985 for the year ended 31 March 2009.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2009 in accordance with Section 249B(2) of the Companies Act 1985.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Section 221 of the Companies Act 1985 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Section 226 and which otherwise comply with the requirements of the Companies Act 1985 relating to financial statements, so far as applicable to the company.

The notes form part of these financial statements

SOUTH RIBBLE OFFICE DEVELOPMENTS LTD

**PROFIT AND LOSS ACCOUNT
for the year ended 31 March 2009**

	Notes	31.3.09 £	31.3.08 £
TURNOVER		645,914 ✓	752,038
Administrative expenses		<u>609,483</u> →	<u>822,220</u>
OPERATING PROFIT/(LOSS)	2	36,431	(70,182)
Interest receivable and similar income		<u>13,661</u> ✓	<u>14,453</u>
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		50,092	(55,729)
Tax on profit/(loss) on ordinary activities	3	<u>8,493</u>	<u>(8,804)</u>
PROFIT/(LOSS) FOR THE FINANCIAL YEAR AFTER TAXATION		<u>41,599</u>	<u>(46,925)</u>

The notes form part of these financial statements

SOUTH RIBBLE OFFICE DEVELOPMENTS LTD

PROFIT AND LOSS ACCOUNT
for the year ended 31 March 2009

	31.3.09	£	31.3.08	£
Turnover				
Rents receivable	555,443		602,306	
Services and misc. income	90,471		21,732	
Water heat and light	-		45,371	
Service charges	-		56,982	
Rates	<u>-</u>		<u>25,647</u>	
		645,914		752,038
Other income				
Deposit account interest	3,084		4,942	
Money market interest	10,577		9,497	
Corporation tax interest	<u>-</u>		<u>14</u>	
		<u>13,661</u>		<u>14,453</u>
		659,575		766,491
Expenditure				
Rent	281,969		308,330	
Rates	32,697		177,524	
Insurance	1,811		1,771	
Heat, light and water	84,267		103,173	
Repairs to property	-		29,152	
Site service charge	-		21,600	
Hire of plant and machinery	1,866		2,280	
Telephone	1,135		1,179	
Post and stationery	9,720		9,351	
Advertising	2,028		-	
Management charges	125,756		130,116	
Repairs and renewals	29,715		930	
Cleaning	20,139		19,467	
Sundry expenses	7,386		6,108	
Legal fees	786		1,287	
Irrecoverable input tax	3,907		5,524	
Bad debts	<u>2,349</u>		<u>-</u>	
		<u>605,531</u>		<u>817,792</u>
		54,044		(51,301)
Finance costs				
Bank charges		<u>14</u>		<u>38</u>
		54,030		(51,339)
Depreciation				
Improvements to property	2,486		2,486	
Plant and machinery	1,452		-	
Fixtures and fittings	<u>-</u>		<u>1,904</u>	
		<u>3,938</u>		<u>4,390</u>
NET PROFIT/(LOSS)		<u>50,092</u>		<u>(55,729)</u>

This page does not form part of the statutory financial statements

SOUTH RIBBLE OFFICE DEVELOPMENTS LTD

**NOTES WHOLLY REPLACED
AND/OR ACCOUNTING POLICIES TOTALLY IGNORED
AND/OR ACCOUNTING POLICIES WITH TEXT REPLACED
BY USER'S CHOICE ON CLIENT SCREEN ENTRIES
for the year ended 31 March 2009**

No notes have been replaced completely by user entries.

The following standard accounting policy has been IGNORED as a result of user choice DESPITE THE EXISTENCE OF RELEVANT ACCOUNTING ENTRIES.

When considering this, remember that the Financial Reporting Standard for Smaller Entities has been applied to the financial statements.

HIRE PURCHASE AND LEASING COMMITMENTS

None of the standard accounting policies have been replaced.

PLEASE CHECK THAT THIS CHOICE IS CORRECT - all changes that would automatically be made to notes generated by IRIS as a result of posting amendments etc WILL NOT BE AMENDED where REPLACEMENT notes have been selected.

SOUTH RIBBLE DEVELOPMENT COMPANY LTD

BALANCE SHEET
31 March 2009

	Notes	31.3.09 £	£	31.3.08 £	£
FIXED ASSETS					
Tangible assets	4		202		270
CURRENT ASSETS					
Debtors	5	14,656		13,080	
Cash at bank		<u>6,976</u>		<u>8,216</u>	
		21,632		21,296	
CREDITORS					
Amounts falling due within one year	6	<u>24,837</u>		<u>20,984</u>	
NET CURRENT (LIABILITIES)/ASSETS			<u>(3,205)</u>		<u>312</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>(3,003)</u>		<u>582</u>
CAPITAL AND RESERVES					
Called up share capital	7		10,100		10,100
Profit and loss account	8		<u>(13,103)</u>		<u>(9,518)</u>
SHAREHOLDERS' FUNDS			<u>(3,003)</u>		<u>582</u>

The company is entitled to exemption from audit under Section 249A(1) of the Companies Act 1985 for the year ended 31 March 2009.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2009 in accordance with Section 249B(2) of the Companies Act 1985.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Section 221 of the Companies Act 1985 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Section 226 and which otherwise comply with the requirements of the Companies Act 1985 relating to financial statements, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective January 2007).

The financial statements were approved by the Board of Directors on and were signed on its behalf by:

.....
Director

The notes form part of these financial statements

SOUTH RIBBLE DEVELOPMENT COMPANY LTD

PROFIT AND LOSS ACCOUNT
for the year ended 31 March 2009

	Notes	31.3.09 £	31.3.08 £
TURNOVER		159,526	155,004
Administrative expenses		<u>163,142</u>	<u>152,573</u>
OPERATING (LOSS)/PROFIT	2	(3,616)	2,431
Interest receivable and similar income		<u>107</u>	<u>242</u>
(LOSS)/PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		(3,509)	2,673
Tax on (loss)/profit on ordinary activities	3	<u>77</u>	<u>401</u>
(LOSS)/PROFIT FOR THE FINANCIAL YEAR AFTER TAXATION		<u>(3,586)</u>	<u>2,272</u>

The notes form part of these financial statements

SOUTH RIBBLE DEVELOPMENT COMPANY LTD

PROFIT AND LOSS ACCOUNT
for the year ended 31 March 2009

	31.3.09	£	31.3.08	£
Turnover				
Rent received	134,610		131,121	
Service charges	15,807		13,086	
Electricity	9,084		10,735	
Office services and postage	<u>25</u>		<u>62</u>	
		159,526		155,004
Other income				
Bank interest receivable		<u>107</u>		<u>242</u>
		159,633		155,246
Expenditure				
Staff welfare	184		21	
Rent	75,000		75,000	
Rates	14,438		13,875	
Heat, light & water	22,132		16,116	
Insurance	3,574		3,258	
Property repairs	-		5,590	
Motor expenses	561		677	
Telephone	938		563	
Repairs and Renewals	6,411		2,029	
Stationery and postage	80		90	
Cleaning	1,243		895	
Advertising	1,327		3,314	
Management charges	37,189		30,264	
Sundry expenses	<u>(3)</u>		<u>663</u>	
		<u>163,074</u>		<u>152,355</u>
		(3,441)		2,891
Finance costs				
Bank charges		<u>-</u>		<u>8</u>
		(3,441)		2,883
Depreciation				
Plant and machinery	34		45	
Fixtures and fittings	22		29	
Motor vehicles	-		120	
Computer equipment	<u>12</u>		<u>16</u>	
		<u>68</u>		<u>210</u>
NET (LOSS)/PROFIT		<u>(3,509)</u>		<u>2,673</u>

This page does not form part of the statutory financial statements

Date: 15/01/2010
Time: 10:06:03

South Ribble Office Developments Ltd
Profit and Loss

Page: 1

From: Month 9, December 2009
To: Month 9, December 2009

Chart of Accounts:

Default Chart of Accounts

	<u>Period</u>	<u>Year to Date</u>
Income		
Rent	42,884.51	392,682.42
Faxes, Letters etc	55.64	684.76
Postage	861.33	6,916.27
Electricity	511.34	4,012.62
Miscellaneous Income	1,270.00	1,273.75
Bank Interest	21.32	69.46
Money Market Interest	111.90	1,215.59
Meeting Room Hire	615.00	5,130.00
Service Charge	4,266.11	38,652.42
	50,597.15	450,637.29
Overheads		
Rent	24,360.33	219,543.03
Rates Business	3,180.00	42,575.59
Property Insurance - NBB	36.89	332.01
Heat and Light	4,644.10	51,971.77
Security & Alarms	0.00	175.35
General Maintenance Buildings	400.94	15,809.17
General Insurance	0.00	1,509.87
Planned Maintenance	239.14	8,404.83
General Cleaning	1,771.57	15,625.01
Professional Fees	0.00	265.00
Stamp Duty/Court/bank Fees	59.76	569.49
Telephone & Fax	155.73	606.01
Computer & ISDN Maint	0.00	125.00
Advertising	41.41	1,664.33
Printing & Stationery	7.63	456.77
Office Equip Hire/Maint	0.00	1,436.53
Kitchen & Toiletries	293.68	4,546.71
Postage	803.00	6,946.02
Misc. Expenditure	0.00	275.00
Bank Charges	26.00	157.67
Refuse Collection	114.60	1,031.58
Water Rates	0.00	4,543.20
Group Management Charge	9,861.05	88,749.45
Service Charge	1,750.00	15,750.00
	47,745.83	483,069.39
Net Profit/(Loss):	2,851.32	(32,432.10)

Appendix (4)

Date: 15/01/2010
Time: 10:06:27

South Ribble Office Developments Ltd
Balance Sheet

Page: 1

From: Month 9, December 2009
To: Month 9, December 2009

Chart of Account: Default Chart of Accounts

	<u>Period</u>	<u>Year to Date</u>	
Fixed Assets			
Tenants Improvements	0.00	24,854.98	
Office Equipment	0.00	646.67	
New Fixtures & Fittings	0.00	4,232.96	
		0.00	29,734.61
Current Assets			
Trade Debtors	(192.39)	776.40	
Pre-payments	0.00	841.82	
Bank Current Account	(37,905.36)	55,583.33	
Tenants Deposit Account	(1,217.56)	29,228.38	
Rates Account	111.90	259,435.77	
Petty Cash	1.27	36.12	
Group balances	0.00	0.01	
Vat	2,847.48	1,261.21	
		(36,354.66)	347,163.04
Current Liabilities			
Trade Creditors	(83.56)	7,146.47	
Tenants Deposit Account	(1,217.56)	29,228.38	
Accruals	0.00	61,345.50	
Corporation Tax	(8,465.52)	0.00	
176 Towngate - Rent Income	(458.33)	0.00	
Deferred Tax	0.00	491.80	
Meadowcroft - Rent Payable	1,385.33	0.00	
NBB - Rent & Insurance Payable	(3,573.78)	0.00	
176 Towngate - Rent Payable	(466.67)	0.00	
Oocleshaw House - Rent Payable	600.00	1,472.00	
Centurion Site - Rent/Service Charge Payable	(26,533.33)	0.03	
Unit M First Floor - Rent Payable	(392.56)	(8,422.56)	
		(39,205.98)	91,261.62
Current Assets less Current Liabilities:		2,851.32	255,901.42
Total Assets less Current Liabilities:		2,851.32	285,636.03
Capital & Reserves			
Called Up Share Capital	0.00	1,100.00	
Profit & Loss B/Fwd	0.00	316,968.13	
P&L Account	2,851.32	(32,432.10)	
		2,851.32	285,636.03

Date: 15/01/2010
Time: 09:20:49

SOUTH RIBBLE DEVELOPMENT CO. LTD

Page: 1

Profit and Loss

From: Month 9, December 2009
To: Month 9, December 2009

Chart of Accounts:

Default Chart of Accounts

	<u>Period</u>	<u>Year to Date</u>
Sales		
Rent Received	9,354.08	92,860.58
Faxes/Letters & copies	5.00	33.44
Postage	0.00	0.27
Electricity	726.37	6,364.72
Communal Electricity	159.37	1,144.10
Bank Interest	1.65	4.93
Service Charge	929.38	9,237.84
	11,175.85	109,645.88
Purchases		
	0.00	0.00
Overheads		
Rent	6,250.00	56,250.00
Rates - Busines	1,516.00	13,640.25
Property Insurance	0.00	3,488.26
Electricity	0.00	8,175.69
Gas	0.00	3,156.12
Security Alarms	0.00	816.22
General Maintenance - Building	(95.85)	2,479.18
Stamp Duty/Court/Bank Fees	85.00	85.00
Telephone & fax	0.00	342.23
Advertising	0.00	969.20
Printing & Stationery	0.00	3.50
Kitchen & Toiletries	14.48	579.34
Depreciation	0.00	79.38
Bad Debts	0.00	778.08
Refuse Collection	74.87	738.74
Computer Maintenance/ISDN Line	65.97	197.91
Vehicle Costs	69.59	460.69
Rates - Water	220.04	1,670.21
Group Management	3,610.62	32,495.58
	11,810.72	126,405.58
Net Profit/(Loss):	(634.87)	(16,759.70)

Appendix (5)

Date: 11/01/2010
Time: 14:43:56

South Ribble Business Venture Ltd

Page: 1

Profit and Loss

From: Month 9, December 2009
To: Month 9, December 2009

Chart of Accounts: Current month & cumulative

	<u>Period</u>	<u>Year to Date</u>	
Sales			
Sponsorship - Private	0.00	8,200.00	
Miscellaneous Income	0.00	1,000.00	
Bank Interest	0.76	1.06	
Money Market Interest	10.03	631.91	
Shop Front Improvement Scheme	0.00	100.00	
Rosebud - LCDL	0.00	26,500.00	
Business Start-up Programme	0.00	13,008.00	
Business Skills Workshops	0.00	14,745.00	
Barclays 'Lets Talk' Programme	452.17	2,505.95	
		462.96	66,691.92
Overheads			
Rent & Rates - SRBV Offices	1,129.42	9,571.11	
Group Management Charge	7,138.35	64,245.15	
Business Skills Workshops	0.00	9,134.94	
Events	236.30	276.95	
Staff Training/Lunches	0.00	1,345.34	
Advice Sessions - Accommodation Costs	490.80	5,060.02	
Barclays 'Lets Talk' Programme	0.00	1,445.60	
Telephone & Fax	350.05	1,622.52	
Computer Maintenance	0.00	59.99	
Advertising	0.00	2,898.88	
Printing & Stationery	0.00	606.44	
Photocopies/Laminating	32.43	2,584.21	
Postage	108.81	1,522.68	
Bank Charges	10.00	90.00	
Travel Expenses	195.50	2,515.31	
Subscriptions	0.00	872.20	
Miscellaneous Expenditure	0.00	839.28	
Depreciation	1.84	16.06	
		9,693.50	104,706.68
Net Profit/(Loss):		(9,230.54)	(38,014.76)

Appendix (6)

Nominal Code	Description	Act to Jan 2010	Forecast Mar 2010	Budget 2010/11 60% Occ 0% Inc	Budget 2010/11 60% Occ 2% Inc	Budget 2010/11 60% Occ 3% Inc	Comments
INCOME							
4200	Rent	£ 16,205	£ 19,387	£ 18,413	£ 18,781	£ 18,965	Avg occ yr to date 62%
4201	Fax						
4204	Photocopies						
4205	Meeting Room Hire						
4207	Office Services						
4210	Bus Rates Bldg 'K'						
4208	Postage						
4220	Stamp/Court/Bank						
4308	Water						
4309	Gas						
4310	Electricity						
4311	Service Chgs	£ 1,521	£ 1,939	£ 1,841	£ 1,878	£ 1,897	
4330	Misc Income						
4800	Bank Interest						
4810	Money Mkt Int						
TOTAL		£ 16,726	£ 21,326	£ 20,254	£ 20,659	£ 20,862	
EXPENDITURE							
6000	Rent	£ 6,300	£ 7,050	£ 7,050	£ 7,050	£ 7,050	Dev Agreement
6005	Service Charge						
6010	Business Rates	£ 1,921	£ 2,134	£ 2,232	£ 2,232	£ 2,232	2010 Valuation
6011	Water Rates	£ 618	£ 575	£ 604	£ 604	£ 604	5% Inc
6030	Property Ins - NBB			£ -	£ -	£ -	
6040	Electricity	£ 2,180	£ 4,500	£ 4,550	£ 4,950	£ 4,950	10% Inc
6050	Gas/Oil	£ 47	£ 70	£ 77	£ 77	£ 77	10% Inc
6060	Security/Alarms						
6070	Gen Bldg Maint	£ 1,448	£ 2,000	£ 2,000	£ 2,000	£ 2,000	
	Planned Bldg Maint						
6080	Comb Propty Ins						
7001	Group Management						
7130	Staff Training						
7300	General Cleaning	£ 980	£ 1,250	£ 1,313	£ 1,313	£ 1,313	5% Inc
7320	Refuse Collection						
7400	Legal/Prof Fees	£ 265	£ 265				
7420	Stamp Duty						
7650	Telephone / Fax						
7670	Advertising						
7680	Printing/Stationery						
7690	Office Equipment						
7810	Kitchen / Toilet	£ 339	£ 480	£ 504	£ 504	£ 504	5% Inc
7920	Stamps						
7940	Bank Charges						
7960	Travel / Subsistence						
7980	Misc Expenditure						
8000	Depreciation						
8100	Bad Debt Write Off						
TOTAL		£ 13,999	£ 18,324	£ 18,729	£ 18,729	£ 18,729	
NET PROFIT/LOSS		£ 2,726	£ 3,002	£ 1,525	£ 1,930	£ 2,133	

Nominal Code	Description	Act to Jan 2010	Forecast Mar 2010	Budget 2010/11 30% Occ 0% Inc	Budget 2010/11 60% Occ 0% Inc	Budget 2010/11 70% Occ 0% Inc	Budget 2010/11 30% Occ 2% Inc	Budget 2010/11 60% Occ 2% Inc	Budget 2010/11 70% Occ 2% Inc	
INCOME										
4200	Rent	£ 23,766	£ 26,607	£ 17,492	£ 29,153	£ 40,814	£ 17,842	£ 29,736	£ 41,630	Avg occ yr to date 61%
4201	Fax									
4204	Photocopies									
4206	Meeting Room Hire									
4207	Office Services									
4210	Bus Rates Bldg 'K'									
4208	Postage									
4220	Stamp/Court/Bank									
4308	Water									
4309	Gas									
4310	Electricity									
4311	Service Chgs	£ 2,377	£ 2,661	£ 1,749	£ 2,916	£ 4,092	£ 1,784	£ 2,974	£ 4,163	
4330	Misc Income									
4800	Bank Interest									
4810	Money Mkt Int									
TOTAL		£ 26,142	£ 29,167	£ 19,241	£ 32,069	£ 44,896	£ 19,626	£ 32,710	£ 46,794	
EXPENDITURE										
6000	Rent	£ 17,600	£ 21,000	£ 21,000	£ 21,000	£ 21,000	£ 21,000	£ 21,000	£ 21,000	
6006	Service Charge									
6010	Business Rates	£ 3,711	£ 4,123	£ 4,649	£ 4,649	£ 4,649	£ 4,649	£ 4,649	£ 4,649	2010 Valuation Inc trans rel
6011	Water Rates	£ 695	£ 764	£ 792	£ 792	£ 792	£ 792	£ 792	£ 792	5% Inc
6030	Property Ins - NBB	£ 389	£ 442	£ 486	£ 486	£ 486	£ 486	£ 486	£ 486	10% Inc
6040	Electricity	£ 2,816	£ 6,000	£ 6,600	£ 6,600	£ 6,600	£ 6,600	£ 6,600	£ 6,600	10% Inc
6050	Gas/Oil									
6060	Security Alarms	£ 176	£ 176		£ -	£ -		£ -	£ -	
6070	Gen Bldg Maint	£ 1,063	£ 1,200	£ 5,000	£ 5,000	£ 5,000	£ 5,000	£ 6,000	£ 6,000	
	Planned Bldg Maint									
6080	Comb Propty Ins									
7001	Group Management									
7130	Staff Training									
7300	General Cleaning	£ 1,165	£ 1,410	£ 1,481	£ 1,481	£ 1,481	£ 1,481	£ 1,481	£ 1,481	5% Inc
7320	Refuse Collection	£ 673	£ 673	£ 630	£ 630	£ 630	£ 630	£ 630	£ 630	10% Inc
7400	Legal/Prof Fees									
7420	Stamp Duty									
7680	Telephone / Fax	£ 166	£ 206	£ 210	£ 210	£ 210	£ 210	£ 210	£ 210	
7670	Advertising									
7680	Printing/Stationery									
7690	Office Equipment									
7910	Kitchen / Toilet	£ 489	£ 700	£ 736	£ 736	£ 736	£ 736	£ 736	£ 736	5% Inc
7920	Stamps									
7940	Bank Charges									
7960	Travel / Subsistence									
7980	Misc Expenditure									
8000	Depreciation									
8100	Bad Debt Write Off									
TOTAL		£ 28,691	£ 36,584	£ 41,583	£ 41,583	£ 41,583	£ 41,583	£ 41,583	£ 41,583	
NET PROFIT/LOSS		-£ 2,649	-£ 7,426	-£ 22,342	-£ 9,516	£ 3,313	-£ 21,967	-£ 8,873	£ 4,211	

SRDC

14.1.10

Nominal Code	Description	Act to Jan 2010	Forecast Mar 2010	Budget 2010/11 70% Occ 0% Inc	Budget 2010/11 70% Occ 2% Inc	Budget 2010/11 70% Occ 3% Inc	Comments
INCOME							
4200	Rent	£ 101,169	£ 117,766	£ 118,429	£ 120,797	£ 121,982	Avg occ 09/10 72% current 63%
4201	Fax	£ 38	£ 40	£ 20	£ 20	£ 20	
4204	Photocopies	£ 1	£ 2	£ 5	£ 5	£ 5	
4205	Meeting Room Hire						
4207	Office Services						
4210	Bus Rates Bldg 'K'						
4208	Postage	£ 1	£ 2	£			
4220	Stamp/Court/Bank						
4308	Water						
4309	Gas						
4310/4312	Electricity/Comm Etc	£ 8,476	£ 10,143	£ 12,000	£ 12,000	£ 12,000	
4311	Service Chgs	£ 10,062	£ 11,709	£ 11,843	£ 12,079	£ 12,198	
4330	Misc Income						
4800	Bank Interest	£ 5	£ 10	£ 100	£ 100	£ 100	
4810	Money Mkt Int						
TOTAL		£ 119,739	£ 139,661	£ 142,396	£ 145,002	£ 146,305	
EXPENDITURE							
6000	Rent	£ 62,500	£ 76,000	£ 76,000	£ 76,000	£ 76,000	Fixed
6005	Service Charge						
6010	Business Rates	£ 13,640	£ 16,166	£ 16,111	£ 16,111	£ 16,111	2010 Valuation
6011	Water Rates	£ 1,890	£ 2,600	£ 2,625	£ 2,625	£ 2,625	5% Inc
6030	Property Ins	£ 3,488	£ 3,488	£ 3,837	£ 3,837	£ 3,837	10% Inc
6040	Electricity	£ 8,176	£ 11,000	£ 12,100	£ 12,100	£ 12,100	
6050	Gas/Oil	£ 3,156	£ 5,800	£ 6,380	£ 6,380	£ 6,380	
6060	Security/Alarms	£ 818	£ 1,200	£ 1,260	£ 1,260	£ 1,260	5% Inc
6070	Gen Bldg Maint	£ 2,479	£ 6,000	£ 5,500	£ 5,500	£ 5,500	10% Inc
	Planned Bldg Maint						
6080	Comb Propy Ins						
7004	Group Management	£ 36,106	£ 43,327	£ 36,827	£ 36,827	£ 36,827	Salary reduction B Dixon
7140	Staff Clothing			£ 100	£ 100	£ 100	
7300	General Cleaning						
7320	Refuse Collection	£ 739	£ 1,035	£ 1,200	£ 1,200	£ 1,200	
7400	Legal/Prof Fees						
7420	Stamp/Cr/Bank Fees	£ 85	£ 300	£ 100	£ 100	£ 100	
7650/7660	Telephone / Fax	£ 628	£ 692	£ 800	£ 800	£ 800	
7670	Advertising	£ 989	£ 1,500	£ 1,250	£ 1,250	£ 1,250	
7680	Printing/Stationery	£ 4	£ 20	£ 115	£ 115	£ 115	
7690	Office Equipment						
7910	Kitchen / Toilet	£ 579	£ 700	£ 735	£ 735	£ 735	5% Inc
7920	Stamps		£ 10	£ 10	£ 10	£ 10	
7940	Bank Charges			£ 20	£ 20	£ 20	
7965	Vehicle Costs	£ 461	£ 750	£ 1,000	£ 1,000	£ 1,000	
7980	Misc Expenditure						
8000	Depreciation	£ 79	£ 100	£ 160	£ 160	£ 160	
8100	Bad Debt Write Off	£ 778	£ 4,000	£ 500	£ 500	£ 500	
TOTAL		£ 139,672	£ 171,679	£ 164,430	£ 164,430	£ 164,430	
NET PROFIT/LOSS		-£16,833	-£31,918	-£22,033	-£19,428	-£18,126	

appendix (9)