

COMMERCIAL IN CONFIDENCE

Chapter 39 Financial measures Proceeds from the disposals of Protected Land

Financial measures

Chapter 39

Proceeds from the disposals of protected land

The table has four blocks, three of which are in a flexible format to allow the company to include information for each significant land disposal transaction.

The table covers all proceeds from the disposals of protected land, including those already subject to regulation through Condition K of the Licence. The net amounts, after the deduction of all offsetting costs, are considered against the criteria for a "Relevant Change of Circumstance", as defined in Condition B

The definitions for this chapter relate to column headings, and are given below.

Guidance

The description of the site recorded here should be the same as the Condition K notification record.

All figures should be in report year (cash) prices.

The thresholds for disclosure of individual sales (blocks B, C and D) is £100,000 .

The company should state in the commentary how many transactions make up both 'inter-company' and 'third party' totals, and should reconcile this to the total net proceeds per block 'A' summary of Table 39.

Example:

	<u>Inter-Company</u>		<u>Third Party</u>	
	Net Proceeds	Number	Net Proceeds	Number
Sales in excess of £100,000	£650,000	2	£400,000	3
Sales below £100,000	£323,000	13	£250,000	11
Total third party sales	£973,000	15	£650,000	14

Guidance to Auditors

The Auditor should confirm that:

- all land disposals are included in the table and the net proceeds are consistent with other tables in the regulatory accounts (principally disposal of fixed assets in the cash flow statement on table 28 and the profit/loss on disposal in table 23); and
- the gross proceeds are consistent with valuers' certificates for each transaction.

Table 39 column definitions

1	Description of site
Definition	Name or textual description which identifies the site against the record of Condition K notifications.
Primary Purpose	Checking compliance with statutory and Licence requirements.
Processing rule	Input
Responsibility	Regulatory Finance Team

2	Interest
Definition	The following codes should be used: FL Freehold LL Long leasehold (over 30 months) SL Short leasehold (30 months or less) O Other (please specify in accompanying narrative)
Primary Purpose	Checking compliance with statutory and Licence requirements.
Processing rule	Input
Responsibility	Regulatory Finance Team

3	Name of purchaser
Definition	Brief textual name of purchaser, to identify transfers to associated companies.
Primary Purpose	Checking compliance with statutory and Licence requirements.
Processing rule	Input
Responsibility	Regulatory Finance Team

4	Gross proceeds	£000	0dp
Definition	Gross proceeds from disposal, including clawback received in the current year		
Primary Purpose	Checking compliance with statutory and Licence requirements.		
Processing rule	Input		
Responsibility	Regulatory Finance Team		

5	Offsetting costs	£000	0dp
Definition	Costs of sale		
Primary Purpose	Checking compliance with statutory and Licence requirements.		
Processing rule	Input		
Responsibility	Regulatory Finance Team		

6	Net proceeds	£000	0dp
Definition	A simple arithmetical calculation of the gross proceeds, less offsetting costs. The total for the year equates to gross proceeds minus the total offsetting costs.		
Primary Purpose	Checking compliance with statutory and Licence requirements.		
Processing rule	Calculated: Column 4 minus column 5		
Responsibility	Regulatory Finance Team		

7	Clawback		
Definition	An indication as to whether the current transaction will be subject to future claw back.		
Primary Purpose	Checking compliance with statutory and Licence requirements.		
Processing rule	Input		
Responsibility	Regulatory Finance Team		

CHANGE CONTROL SHEET
CHAPTER 39

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