REPORT AND ACCOUNTS

31 MAY 2009

Registered No. 355272

THURSDAY

A09

25/02/2010 COMPANIES HOUSE 35

# REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

# **CONTENTS**

| Page   |  |
|--------|--|
| 1      | Directors' report                              |
| 2      | Statement of directors' responsibilities       |
| 3      | Auditors' report                               |
| 4      | Profit and loss account                        |
| 4      | Statement of total recognised gains and losses |
| 5      | Balance sheet                                  |
| 6 – 15 | Notes on accounts                              |

#### REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

#### **DIRECTORS' REPORT**

The directors present their report and the audited accounts for the year ended 31 May 2009

#### Principal activities

The principal activities of the company continued to be that of a football club

# Business review and future developments

The company has taken advantage of the small companies exemption and has not included a review

Further information is given in the chairman's statement which is separate to these financial statements

#### Results

The results for the year are shown in the profit and loss account on page 4

#### **Directors**

The directors of the company during the year were as follows:

G J Turner

J G Fennessy

HSA Brooks

G L J Smith

#### Auditors

Baker Tilly UK Audit LLP have agreed to offer themselves for re-appointment as auditors of the company.

### Statement as to disclosure of information to auditors

The directors who were in office on the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant audit information of which the auditors are unaware. Each of the directors have confirmed that they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditor

#### **Small Company Provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption

Edgar Street Athletic Ground Edgar Street Hereford HR4 9JU On behalf of the board

J G Fennessy Company Secretary

18 February 2010

#### REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

#### STATEMENT OF DIRECTORS' RESPONSIBILITIES

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

- a select suitable accounting policies and then apply them consistently,
- b make judgements and estimates that are reasonable and prudent,
- c prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the requirements of the Companies Act 2006. They are also responsible for safeguarding the assets and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

#### REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

# AUDITORS' REPORT – INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF HEREFORD UNITED FOOTBALL CLUB (1939) LIMITED

We have audited the financial statements on pages 4 to 15 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 sections 495 and 496 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 more fully explained in the Directors' Responsibilities Statement set out on page 2, 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

A description of the scope of an audit of financial statements is provided on the APB's website at www frc org uk/apb/scope/UKNP

#### Opinion on the 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 May 2009 and of its profit 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 matter 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

#### 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

Mark Bevan (Senior Statutory Auditor)

For and on behalf of BAKER TILLY UK AUDIT LLP, Statutory Auditor

Elgar House

Holmer Road

Hereford

HR4 9SF

Date 19 February 2010

#### REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

# PROFIT AND LOSS ACCOUNT

|   | Note | 2009<br>£   | 2008<br>£   |
|---|------|-------------|-------------|
| Turnover                                      | 2    | 2,023,657   | 2,386,228   |
| Cost of sales                                 |      | (1,866,658) | (1,882,052) |
|   |      |             |             |
| Gross profit                                  |      | 156,999     | 504,176     |
| Administrative expenses                       |      | (175,197)   | (183,108)   |
| Other operating income                        | 3    | 29,989      | 45,262      |
|   |      | <del></del> |             |
| Operating Profit                              |      | 11,791      | 366,330     |
| Investment income                             | 5    | 19,124      | 53,004      |
|   |      |             |             |
| Profit on ordinary activities before taxation |      | 30,915      | 419,334     |
| Taxation                                      | 7    | (4,016)     | (10,687)    |
|   |      | ***         |             |
| Retained Profit for the year                  | 18   | 26,899      | 408,647     |

None of the company's activities were acquired or discontinued during the above two financial years.

# STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES

The company has had no recognised gains and losses during this year and last year other than the profit for the financial year

# REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

Company Registration Number: 355272

#### **BALANCE SHEET**

|  | Note | £         | 2009<br>£ | £         | 2008<br>£   |
|--|------|-----------|-----------|-----------|-------------|
| Fixed assets                                   |      |           |           |           |             |
| Tangible assets                                | 9    |           | 231,522   |           | 263,493     |
| Investments                                    | 10   |           | 2         |           | 2           |
|  |      |           | 231,524   |           | 263,495     |
| Current assets                                 |      |           |           |           |             |
| Stocks   | 11   | 14,910    |           | 22,022    |             |
| Debtors  | 12   | 256,089   |           | 118,588   |             |
| Cash at bank and in hand                       |      | 729,313   |           | 929,891   |             |
|  |      |           |           |           |             |
| Constituent amounts fallows to                 |      | 1,000,312 |           | 1,070,501 |             |
| Creditors: amounts falling due within one year | 13   | (196,559) |           | (320,159) |             |
| within one year                                | 13   | (190,339) |           | (320,139) |             |
| •  |      |           |           |           |             |
| Net current assets                             |      |           | 803,753   |           | 750,342     |
| Total assets less current liabilities          |      |           | 1,035,277 |           | 1,013,837   |
| Creditors: amounts falling due after           |      |           |           |           |             |
| more than one year                             | 14   | (1        | ,195,140) |           | (1,200,599) |
|  |      |           | (159,863) |           | (186,762)   |
|  |      |           | ======    |           | ======      |
| Capital and reserves                           |      |           |           |           |             |
| Called up share capital                        | 17   |           | 10,000    |           | 10,000      |
| Profit and loss account                        | 18   |           | (169,863) |           | (196,762)   |
|  |      | -         |           |           | -           |
| Total equity shareholders' deficit             | 16   |           | (159,863) |           | (186,762)   |
|  |      | =         |           |           |             |

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime

The accounts on pages 4 to 15 were approved by the board of directors and authorised for issue on 18 February 2010 and signed on their behalf by

G J Turner Director

#### REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

#### **NOTES ON ACCOUNTS**

#### 1. Principal accounting policies

#### **Basis of accounting**

The accounts have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules

#### Turnover

Turnover is recognised at the fair value of the consideration received or receivable for the sale of goods and services or for the period of sponsorship relating to the account period in the ordinary nature of the business. Income received relating to future periods is deferred and recognised in the appropriate periods. Turnover is shown exclusive of value added tax

### Going concern

The accounts have been drawn up on the going concern basis. The company is operating within its current bank balances and the directors expect it to continue to be able to do so for the foreseeable future.

The company is however reliant on the support of its creditors and the lenders referred to in note 21 to the accounts.

If the going concern basis were not appropriate, adjustments would have to be made to reduce the value of assets to their recoverable amount, to provide for any further liabilities that might arise and to reclassify fixed assets as current assets and long term liabilities as current liabilities.

#### Depreciation

Depreciation of fixed assets is charged by equal annual instalments commencing with the year of acquisition at rates estimated to write off their cost less any residual value over their estimated useful lives which are as follows

Social club and shop - over the remaining period of the lease Improvements - over the remaining period of the lease

Fixtures, fittings, tools and equipment - between 10% straight line and 25% straight line

Motor vehicles - 25% straight line

The social club and shop and ground improvements are situated on land leased from Hereford City Council and accordingly the expected useful lives of those assets have been limited to the unexpired period of the respective leases.

#### Lease and hire purchase contracts

Tangible fixed assets acquired under finance leases and hire purchase contracts are capitalised at the estimated fair value at the date of inception of each lease or contract. The total finance charges are allocated over the period of the lease in such a way as to give a reasonably constant charge on the outstanding hability.

Rentals paid under operating leases are charged to income as incurred

#### Stocks

Stocks are valued at the lower of cost and net realisable value Net realisable value is based on estimated selling price less the estimated cost of disposal

#### REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

#### **NOTES ON ACCOUNTS (continued)**

#### 1. Principal accounting policies (continued)

#### Pension costs

The company operates defined contribution pension schemes. The assets of the schemes are held separately from those of the company The annual contributions payable are charged to the profit and loss account

#### Deferred income

Grants and donations received towards specific capital expenditure are credited to the deferred income account on a received basis. These are then released to the profit and loss account annually over the remaining expected useful life of the asset to which they relate in equal instalments (see note 15 to the accounts) The rates used are.

Relating to social club and shop

- 133%

Relating to ground improvements

2 5%, 4 0%, 10.0% or the remaining period of the lease

#### Revenue grants

Grants received in respect of expenditure charged to the profit and loss account during the year have been credited to the profit and loss account in the year the grant was received

#### Transfer fees

Transfer fees received and payable are taken into account on a basis effective from the date of a player's transfer.

# Cost of employment

All costs of employment, including wages and salaries, pension contributions, social security payments, bonuses and compensation for loss of office are charged to the profit and loss account as part of costs of sales as they are incurred rather than equally over the period of the contract to which they relate

#### **Donations**

All donations, other than those received for capital items, have been credited to the profit and loss account as part of other operating income as and when received

#### Cash flow statement

The company has taken advantage of the exemption from preparing a cash flow statement conferred by Financial Reporting Standard No 1

#### Consolidation

In the opinion of the director, the company and its subsidiary undertakings comprise a small group. The company has therefore taken advantage of the exemption provided by Section 248 of the Companies Acts 1985 to 2006 not to prepare group accounts. The financial statements present the results of the parent company only and do not show the results of the group

# REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

### **NOTES ON ACCOUNTS (continued)**

#### **Deferred Taxation**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantially enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis

# REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

# **NOTES ON ACCOUNTS (continued)**

# 2. TURNOVER

Turnover represents income received from third parties which fall within the company's ordinary activities, stated net of value added tax

# 3. **OPERATING PROFIT**

|    | Operating profit is stated after charging             | 2009<br>£         | 2008<br>£         |
|----|---|-------------------|-------------------|
|    | Staff costs (note 4)                                  | 1,279,023         | 1,264,661         |
|    | Auditors' remuneration                                | 4,691             | 4,200             |
|    | Depreciation of tangible fixed assets - owned assets  | 36,096            | 36,213            |
|    | and after crediting                                   |                   |                   |
|    | Other operating income                                |                   |                   |
|    | Donations received                                    |                   |                   |
|    | <ul><li>VP Club</li><li>Sundry</li></ul>              | 23,400<br>6,589   | 40,000<br>5,262   |
|    |   | 29,989            | 45,262            |
|    |   | <del></del>       | =                 |
| 4. | DIRECTORS AND EMPLOYEES                               | 2009<br>£         | 2008<br>£         |
|    | Staff costs including directors' emoluments           |                   |                   |
|    | Wages and salaries                                    | 1,118,456         | 1,126,363         |
|    | Social security costs Other pension costs             | 120,353<br>40,214 | 110,458<br>27,840 |
|    |   | 1,279,023         | 1,264,661         |
|    | Average number employed including executive directors | Number            | Number            |
|    | Players   | 21                | 23                |
|    | Administration  | 5                 | 5                 |
|    |   | 26                | 28                |
|    |   | ******            |                   |

#### REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

#### **NOTES ON ACCOUNTS (continued)**

#### 4. DIRECTORS AND EMPLOYEES (continued)

#### Pension

#### **Defined contribution schemes**

The company operates defined contribution schemes. The assets of the schemes are held separately from those of the company in independently administered funds. The pension costs charge represents contributions payable by the company to the funds and amounted to £40,214 (2008 . £27,840). There is £20,000 contributions payable at the year end (2008 Nil) included within creditors

|    |   | 2009<br>No. | 2008<br>No. |
|----|---|-------------|-------------|
|    | Number of qualifying directors  | 1           | 1           |
|    | Directors Emoluments  | <del></del> | <del></del> |
|    | The directors' aggregate emoluments in respect of qualifying services v | vere.       |             |
|    |   | £           | £           |
|    | Aggregate Emoluments  | 132,541     | 91,210      |
|    | Contributions to money purchase pensions                                | 10,214      | 25,214      |
|    |   | <del></del> |             |
| 5. | INVESTMENT INCOME   |             |             |
|    | Interest received   | 19,124      | 53,004      |
|    |   | <del></del> |             |
| 6. | INTEREST PAYABLE  |             |             |
|    | Bank loans and overdraft  | -           | -           |
|    |   |             |             |

#### 7. TAXATION

A current tax charge of £4,016 (2008: £10,687) for UK corporation tax arises on the results for the year.

Subject to agreement with HM Revenue and Customs the company has trading losses of £2,779,000 (2008. £2,783,000) which results in a potential deferred tax asset of £584,000 (2008: £584,000) using a tax rate of 21% The company also has a deferred tax asset of £3,600 (2008 £3,500) from depreciation exceeding capital allowances. The total deferred tax asset of £587,600 (2008 £587,500) has not been recognised as the directors cannot be reasonably certain that it will be utilised in the near future.

# REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

|    |  |   | 2009<br>£   | 2008<br>£        |
|----|--|---|---|------------------|
| 8. | TRANSFER AND LOAN FEES                           | to an angular of two notes                        |   | _                |
|    | Included in the accounts are the following amoun | ts in respect of transfe                          | r iees.   |                  |
|    | Turnover – transfer fees receivable              |   | 131,587   | 269,139<br>      |
|    | Cost of sales – transfer and loan fees payable   |   | 262,146<br>   | 118,989          |
| 9. | TANGIBLE FIXED ASSETS                            |   |   |                  |
|    |  | Short<br>leasehold<br>ground<br>improvements<br>£ | Fixtures,<br>fittings,<br>tools and<br>equipment<br>£ | Total<br>£       |
|    | Cost   | (1/, 20/  | 007.027   | 004.000          |
|    | 31 May 2008<br>Additions                         | 616,396<br>4,125                                  | 207,837   | 824,233<br>4,125 |
|    | At 31 May 2009                                   | 620,521   | 207,837   | 828,358          |
|    | Depreciation                                     |   |   |                  |
|    | 31 May 2008                                      | 393 352   | 167,388   | 560,740          |
|    | Charge for year                                  | 24,206  | 11,890  | 36,096           |
|    | 31 May 2009                                      | 417,558   | 179,278   | 596,836          |
|    |  |   |   |                  |
|    | Net book amount<br>31 May 2009                   | 202,963   | 28,559  | 231,522          |
|    | 31 May 2008                                      | 223,044   | 40,449  | 263,493          |
|    |  |   |   | <del></del>      |
|    | Future capital commitments                       |   | 2009<br>£   | 2008<br>£        |
|    |  |   | Nil   | Nıl              |

#### REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

#### **NOTES ON ACCOUNTS (continued)**

# 9. TANGIBLE FIXED ASSETS (continued)

The company leases certain land and buildings on two short leases (less than fifty years) The annual rental on these leases were £9,700 (2008 £9,700). The company pays all insurance, maintenance and repairs on these properties

#### 10. FIXED ASSET INVESTMENTS

The company owns 100% of the issued share capital of Hereford United Football Club (1982) Limited, a company registered in England and Wales Retained capital and profits for the year were

|                                     | 2009<br>£ | 2008<br>£ |
|-------------------------------------|-----------|-----------|
| Aggregate capital and reserves      | (63,749)  | (56,757)  |
| Retained (loss)/profit for the year | (6,992)   | 401       |

Under the provision of the Companies Act 2006 the company is exempt from preparing consolidated accounts as a small group and has not done so, therefore the accounts show information about the company as an individual entity

#### 11. **STOCK**

|                                 | 2009<br>£       | 2008<br>£       |
|---------------------------------|-----------------|-----------------|
| Football equipment<br>Club shop | 2,550<br>12,360 | 2,550<br>19,472 |
|                                 | 14,910          | 22,022          |
|                                 |                 |                 |

# REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

# NOTES ON ACCOUNTS (continued)

# 12. DEBTORS

|     | Amounts falling within one year                    |                  |                  |
|-----|--|------------------|------------------|
|     |  | 2009             | 2008             |
|     |  | £                | £                |
|     | Trade debtors                                      | 111,940          | 54,225           |
|     | Amounts due from subsidiary undertaking            | 62,046           | 56,046           |
|     | Other debtors, prepayments and accrued income      | 82,103           | 8,317            |
|     |  | 256,089          | 118,588          |
|     |  |                  |                  |
| 13. | CREDITORS  |                  |                  |
|     | Amounts falling due within one year                |                  |                  |
|     |  | 2009<br>£        | 2008<br>£        |
|     |  |                  |                  |
|     | Loan – Football League                             | 24,850           | 57.010           |
|     | Trade creditors                                    | 41,714           | 57,018           |
|     | Other taxation and social security Other creditors | 19,191<br>10,494 | 31,054<br>67,651 |
|     | Accruals and deferred income                       | 76,294           | 132,083          |
|     | Former directors' loan accounts                    | 20,000           | 20,000           |
|     | Corporation tax liability                          | 4,016            | 12,353           |
|     | Corporation ax natimity                            |                  |                  |
|     |  | 196,559          | 320,159          |
|     |  | <del></del>      |                  |
| 14. | CREDITORS  |                  |                  |
|     | Amounts falling due after more than one year       | 2009             | 2008             |
|     |  | £                | £                |
|     | Loan – Edgar Street Properties Ltd (note 21)       | 550,000          | 550,000          |
|     | Loan – Edgar Street Properties Ltd (note 21)       | 519,500          | 519,500          |
|     | Loan - Football League                             | 50,600           | -                |
|     | Deferred income (note 15)                          | 75,040           | 86,099           |
|     | Deferred Income                                    | -                | 45,000           |
|     |  |                  |                  |
|     |  | 1,195,140        | 1,200,599        |

# REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

# NOTES ON ACCOUNTS (continued)

# 15. DEFERRED INCOME

# Deferred income relating to capital expenditure

|     |  |                     |        | 2009<br>£           | 2008<br>£            |
|-----|--|---------------------|--------|---------------------|----------------------|
|     | 1 June 2008 Release to profit and loss account                     |                     |        | 97,158<br>(11,059)  | 108,217<br>(11,059)  |
|     |  |                     |        | 86,099              | 97,158               |
|     | Current obligations  |                     |        | (11,059)            | (11,059)             |
|     | 31 May 2009 amounts falling due after more than one year (note 14) |                     |        | 75,040              | 86,099               |
| 16. | RECONCILIATION OF SHAREHOLDERS' I                                  | DEFICIT             |        | 2009                | 2008                 |
|     |  |                     |        | £                   | £                    |
|     | Profit for the financial year Opening shareholders' deficit        |                     |        | 26,899<br>(186,762) | 408,647<br>(595,409) |
|     |  |                     |        | (159,863)           | (186,762)            |
| 17. | CALLED UP SHARE CAPITAL  |                     | 2009   |                     | 2008                 |
|     |  | Number of<br>Shares | £      | Number of shares    | £                    |
|     | Authorised<br>Ordinary shares of 25p each                          | 40,000              | 10,000 | 40,000              | 10,000               |
|     | Allotted called up and fully paid<br>Ordinary shares of 25p each   | 40,000              | 10,000 | 40,000              | 10,000               |
| 18. | PROFIT AND LOSS ACCOUNT  |                     |        |                     | £                    |
|     | 1 June 2008  |                     |        |                     | (196,762)            |
|     | Profit for the year  |                     |        |                     | 26,899               |
|     | 31 May 2009  |                     |        |                     | (169,863)            |

#### REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 MAY 2009

#### **NOTES ON ACCOUNTS (continued)**

#### 19. COMMITMENTS UNDER OPERATING LEASES

Financial commitments under non-cancellable operating leases will result in the following payments falling due in the year to 31 May 2010

|  | Land and Buildin |           |
|--|------------------|-----------|
|  | 2009<br>£        | 2008<br>£ |
| Operating leases which expire after more than five years | 9,700            | 9,700     |
|  |                  |           |

#### 20. RELATED PARTY DISCLOSURES

Balances at the year end owed by the company to shareholders amounted to

 £

 P S Hill
 10,000

 M B Roberts
 10,000

There has been no movement on these loans during the year Other related party transactions are referred to in note 21.

#### 21. GOING CONCERN

In May 1997 Bristol Stadiums Ltd advanced a loan of £500,000 on which interest accrued

In May 1998 a further £500,000 by Formsole (a company owned 50% by Bristol Stadiums Ltd and 50% by Chelverton) was advanced This loan was interest free.

Formsole now known as Edgar Street Properties Ltd is wholly owned now by Richardson Developments No further interest is being accrued on the first loan

Hereford City Council owns the freehold of the ground, Richardson Developments have been assigned the leases, Hereford United Football Club (1939) Limited and Hereford United Football Club (1982) Limited have mirrored under leases and pay rent directly to Richardson Developments.

Hereford United Football Club (1939) Limited and Hereford United Football Club (1982) Limited are responsible for repair and renewal of the ground and its facilities

Hereford United Football Club (1939) Limited and Hereford United Football Club (1982) Limited have negotiated a Joint Venture Agreement with Richardson Developments to redevelop the ground incorporating Commercial and Spectator facilities. The repayment of the two loans and accrued interest is incorporated in the Joint Venture Agreement. The loans are due to be repaid out of the proceeds gained from the Joint Venture going ahead in the future.

In view of the current economical climate there are no immediate plans for work to commence on the commercial development, therefore the loans are repayable after more than 1 year

Bristol Stadiums and Chelverton have no further interest in the loans or the Ground.