

1993722

**REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2003
FOR
WHITEFORD PROPERTIES (PLYMOUTH) LIMITED**



WHITEFORD PROPERTIES (PLYMOUTH) LIMITED
CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2003

	Page
Company Information	1
Report of the Directors	2
Report of the Accountants	3
Statutory Profit and Loss Account	4
Balance Sheet	5
Notes to the Financial Statements	6-8
Detailed Profit and Loss Account	9

WHITEFORD PROPERTIES (PLYMOUTH) LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31ST MARCH 2003

DIRECTORS

Mrs. J.T. Kyriacou
Ms. N.L. Mackintosh

SECRETARY

Mr. A.T. Kyriacou

REGISTERED OFFICE

59 Citadel Road,
Plymouth,
Devon.
PL1 3AX

REGISTERED NUMBER

1993722 (England and Wales)

ACCOUNTANTS

Savvides & Co.,
Apollo House,
3 WHEELLEYS ROAD,
EDGBASTON,
BIRMINGHAM.
B15 2LD

WHITEFORD PROPERTIES (PLYMOUTH) LIMITED
REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31ST MARCH 2003

The directors present their report with the financial statements of the company for the year ended 31st March 2003.

PRINCIPAL ACTIVITY

On the 29th November 2002 the company bought the freehold and business of The Drake Hotel, 1-2 Windsor Villas, Lockyer Street, Plymouth. The principal activity of the company in the year under review was the running of the hotel and collecting rents from the other properties held.

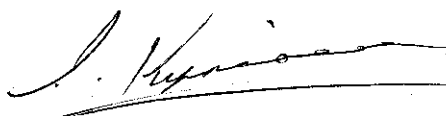
DIRECTORS

The beneficial interests of the directors holding office on the 31st March 2003 in the issued share capital of the company were as follows:-

	Ordinary Shares of £1 each	
	At 31.3.2003	At 1.4.2002
Mrs. J.T. Kyriacou	50	50
Ms. N.L. Mackintosh	50	50
	<u> </u>	<u> </u>

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Signed on behalf of the Board of Directors



Mr. A.T. Kyriacou
Company Secretary

Dated: 30th October 2003

WHITEFORD PROPERTIES (PLYMOUTH) LIMITED**REPORT OF THE ACCOUNTANTS TO THE DIRECTORS OF
WHITEFORD PROPERTIES (PLYMOUTH) LIMITED**

As described on the Balance Sheet you are responsible for the preparation of the accounts for the year ended 31st March 2003 set out on pages 4 to 8 and you consider that the company is exempt from an audit and a report under section 249A(3) of the Companies Act 1985.

In accordance with your instructions we have compiled these unaudited accounts in order to assist you to fulfil your statutory responsibilities from the accounting records and information and explanations supplied to us.



**Savvides & Co.,
Accountants,
Apollo House,
3 Wheelleys Road,
Edgbaston,
Birmingham.
B15 2LD**

30th October 2003

WHITEFORD PROPERTIES (PLYMOUTH) LIMITED
STATUTORY PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31ST MARCH 2003

	Notes	2003 £	2002 £
TURNOVER		45499	20187
Cost of sales		7924	-
		<hr/>	<hr/>
GROSS PROFIT		37575	20187
Claim for loss of profit		5500	-
Administrative expenses		(61114)	(6431)
		<hr/>	<hr/>
OPERATING (LOSS)/PROFIT	2	(18039)	13756
Other income	3	19292	44871
		<hr/>	<hr/>
Interest payable and similar charges		1253 (17487)	58627 (21378)
		<hr/>	<hr/>
(LOSS)/PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		(16234)	37249
Taxation	4	-	4428
		<hr/>	<hr/>
(LOSS)/PROFIT FOR THE FINANCIAL YEAR AFTER TAXATION		(16234)	41677
Proposed dividends		-	-
		<hr/>	<hr/>
(LOSS)/RETAINED PROFIT FOR THE FINANCIAL YEAR		(16234)	41677
RETAINED PROFITS/(DEFICIT) BROUGHT FORWARD		21648	(20029)
		<hr/>	<hr/>
RETAINED PROFITS CARRIED FORWARD		5414	21648
		<hr/> <hr/>	<hr/> <hr/>

CONTINUING OPERATIONS

There have been no discontinued activities in the current accounting year.

TOTAL RECOGNISED GAINS AND LOSSES

The company has no recognised gains or losses other than as disclosed above.

WHITEFORD PROPERTIES (PLYMOUTH) LIMITED
BALANCE SHEET
AS AT 31ST MARCH 2003

	Notes	2003 £	2002 £
FIXED ASSETS			
Intangible assets	5	100403	-
Tangible assets	6	<u>599620</u>	<u>175478</u>
		700023	175478
		<hr/>	<hr/>
CURRENT ASSETS			
Stock		1500	-
Debtors	7	31035	25515
Cash at bank		205	5
Cash in hand		1150	-
		<hr/>	<hr/>
		33890	25520
CREDITORS: Amounts falling due within one year	8	<u>(145837)</u>	<u>(51276)</u>
NET CURRENT LIABILITIES		(111947)	(25756)
		<hr/>	<hr/>
TOTAL ASSETS LESS CURRENT LIABILITIES		588076	149722
CREDITORS: Amounts falling due after more than one year	9	<u>(582562)</u>	<u>(127974)</u>
		5514	21748
		<hr/>	<hr/>
CAPITAL AND RESERVES			
Called up share capital	10	100	100
Profit and loss account		<u>5414</u>	<u>21648</u>
SHAREHOLDERS' FUNDS		5514	21748
		<hr/>	<hr/>

The directors acknowledges their responsibilities for ensuring that the company keep accounting records which comply with section 221 of the Companies Act 1985 and preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the year and of its loss for the financial year in accordance with the requirements of section 226 and which otherwise comply with the requirements of the Companies Act 1985, so far as applicable to the company.

The directors have confirmed that no notice has been deposited under section 249b(2) of the Companies Act 1985.

The directors have taken advantage of the Companies Act 1985 in not having these accounts audited under section 249A(1) (total exemption).

The directors in preparing the accounts have taken advantage of the special exemptions conferred by Part 1 of Schedule 8 to the Companies Act 1985 applicable to small companies and have done so on the grounds that in their opinion the company qualifies as a small company.

The financial statements were approved by the Board of Directors on the 30th October 2003 and signed on their behalf by:-



Mrs. N.L. Mackintosh

The notes form part of these financial statements

WHITEFORD PROPERTIES (PLYMOUTH) LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 2003

1. ACCOUNTING POLICIES

a. Basis of Accounting

The financial statements have been prepared under the Historical Cost Convention.

b. Turnover

Turnover represents sales of goods and services, excluding Valued Added Tax.

c. Depreciation

Depreciation of tangible fixed assets is calculated at rates in order to write off the cost of each asset less estimated residual value over its expected useful economic life. The rate used is:-

Plant and machinery etc. - 25% on reducing balance

d. Deferred taxation

Provision is made at current rates for taxation deferred in respect of all material timing differences except to the extent that, in the opinion of the directors, there is reasonable probability that the liability will not arise in the foreseeable future.

2. OPERATING PROFIT

	2003 £	2002 £
--	-----------	-----------

The operating profit is stated after charging:-

Depreciation – owned assets	6614	1347
	<u> </u>	<u> </u>
Directors emoluments and other benefits etc.	-	-
	<u> </u>	<u> </u>

3. OTHER INCOME

	2003 £	2002 £
--	-----------	-----------

Interest received	61	27
Profit from sale of property	-	44844
Rents receivable	19231	-
	<u> </u>	<u> </u>
	19292	44871
	<u> </u>	<u> </u>

4. TAXATION

	2003 £	2002 £
--	-----------	-----------

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

U.K. corporation tax	-	-
Adjustments in respect of prior periods	-	(4428)
	<u> </u>	<u> </u>
	-	(4428)
	<u> </u>	<u> </u>

WHITEFORD PROPERTIES (PLYMOUTH) LIMITED
NOTES TO THE ACCOUNTS (continued)
FOR THE YEAR ENDED 31ST MARCH 2003

5. INTANGIBLE ASSETS	Goodwill
	£
Cost	100403
	<hr/>
As at 31st March 2003	100403
	<hr/> <hr/>
Amortisation	
Charge for year	-
	<hr/>
As at 31st March 2003	-
	<hr/> <hr/>
Net Book Value	
At 31 st March 2003	100403
	<hr/> <hr/>
At 31 st March 2002	-
	<hr/> <hr/>

On the 29th November 2002, the company bought the goodwill of The Drake Hotel, 1-2 Windsor Villas, Lockyer Street, Plymouth for £80000 plus £20403 for the stamp duty and legal fees being capitalised.

6. TANGIBLE FIXED ASSETS	Land & Buildings	Alterations & Improvements	Plant & Machinery etc.	Totals
COST	£	£	£	£
At 1 st April 2002	171438	-	20148	191586
Additions	400000	8341	22415	430756
	<hr/>	<hr/>	<hr/>	<hr/>
As at 31st March 2003	571438	8341	42563	622342
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
DEPRECIATION				
At 1 st April 2002	-	-	16108	16108
Charge for year	-	-	6614	6614
	<hr/>	<hr/>	<hr/>	<hr/>
At 31st March 2003	-	-	22722	22722
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
NET BOOK VALUE				
As at 31 st March 2003	571438	8341	19841	599620
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
As at 31 st March 2002	171438	-	4040	175478
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

On the 29th November 2002, the company bought the freehold of The Drake Hotel, 1-2 Windsor Villas, Lockyer Street, Plymouth for £400000.

WHITEFORD PROPERTIES (PLYMOUTH) LIMITED
NOTES TO THE ACCOUNTS (continued)
FOR THE YEAR ENDED 31ST MARCH 2003

	2003	2002
	£	£
7. DEBTORS		
Tax recoverable	120	120
Other debtors	30915	25395
	<u>31035</u>	<u>25515</u>
	=====	=====

	2003	2002
	£	£
8. CREDITORS - Amounts falling due within one year:-		
Bank loans and overdrafts	76723	24594
Directors current accounts	22744	18709
Private loans	20000	-
Taxation	-	-
Creditors	22107	7973
Accrued expenses	3463	-
	<u>145837</u>	<u>51276</u>
	=====	=====

	2003	2002
	£	£
9. CREDITORS - Amounts falling due after more than one year:-		
Bank loans	61140	20340
Bank loan over 5 years	521422	107634
	<u>582562</u>	<u>127974</u>
	=====	=====

	2003	2002
	£	£
10. CALLED UP SHARE CAPITAL		
Authorised, allotted, issued and fully paid		
100 Ordinary shares of £1. each	100	100
	==	==

11. RELATED PARTY TRANSACTIONS

As at 31st March 2003 £23895 were owed by Swallow Enterprises (U.K.) Limited, an associated company. This amount is included under Other Debtors, Note 7 of the accounts.

12. GOING CONCERN

The accounts have been prepared on the basis that the company is a going concern and that the directors will continue to support the company.

WHITEFORD PROPERTIES (PLYMOUTH) LIMITED
DETAILED PROFIT & LOSS ACCOUNT
FOR THE YEAR ENDED 31ST MARCH 2003

	2003		2002	
	£	£	£	£
Turnover		45499		-
Cost of sales		7924		-
		<hr/>		<hr/>
GROSS PROFIT		37575		-
Add Claim for loss of profits		5500		-
		<hr/>		<hr/>
		43075		-
OTHER INCOME				
Profit on sale of property	-		44844	
Rents receivable	19231		20187	
Bank interest received	61		27	
	<hr/>	19292	<hr/>	65058
		<hr/>		<hr/>
		62367		65058
EXPENDITURE				
Salaries and employers NIC	16773		-	
Rent	7159		-	
Lighting and heating	2110		-	
Rates	2287		405	
Advertising	470		-	
Insurance	2721		1139	
Repairs and renewals	3458		-	
Staff pension	60		-	
Motor and travelling expenses	745		-	
Bad debts	308		-	
Telephones	989		-	
Printing, postage and stationery	225		-	
Subscriptions	270		-	
Cleaning, laundry and linen	3926		-	
Trade refuse	270		-	
Accounting fees	1200		999	
Legal and professional	2325		611	
Hire of equipment	131		-	
Sundry expenses	1680		33	
Penalties	1000		1897	
Bank charges	6393		2599	
Depreciation	6614		1347	
	<hr/>	61114	<hr/>	9030
		<hr/>		<hr/>
		1253		56028
FINANCE COSTS				
Bank interest		17487		18779
		<hr/>		<hr/>
NET (LOSS)/PROFIT BEFORE TAXATION		(16234)		37249
		<hr/>		<hr/>