PENDRAGON ORIENT LIMITED

REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2009

Registered Number 1994002

PENDRAGON ORIENT LIMITED

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PENDRAGON ORIENT LIMITED

DIRECTORS' REPORT

YEAR ENDED 31 DECEMBER 2009

The directors have pleasure in submitting their report and the audited financial statements of the Company for the year ended 31 December 2009

RESULTS AND DIVIDENDS

The results for the year are shown in the profit and loss account on page 4
The directors do not recommend the payment of a dividend (2008 £nil)

BUSINESS REVIEW

The Company is a wholly-owned subsidiary of Pendragon PLC and operates as part of the Stratstone division

The Company's principal activity is that of motor retailers and parts distributors There have not been any significant changes in the Company s principal activities in the year under review The Directors are not at the date of this report, aware of any likely major changes in the Company s activities in the next year

As shown in the Company s profit and loss account on page 4 turnover decreased by 6 7% from £45,660 000 in the prior year to £42 583 000 in the current year and the profit for the financial year was £155 000 compared to the prior year loss of £517 000
The main reason for the decrease in turnover was a fall in the number of new and used vehicles sold in the current year compared to the prior year The improvement in profitability was due to an increase in new and used profit per unit

Pendragon PLC manages its operations on a divisional basis For this reason the Company's directors believe that further key performance indicators for the Company are not necessary or appropriate for an understanding of the development performance or position of the business The performance of Stratstone division which includes the Company, is discussed in the 2009 financial statements of Pendragon PLC

The balance sheet on page 5 of the financial statements shows that the net assets of the Company have increased by £155 000 This was due to the profit of £155 000 in the year

One of the main risks facing the business is the year on year decline in new car registrations in the United Kingdom This risk is partly mitigated by the sale of used cars and aftersales services as well as new cars in the Company's car dealerships Other risks to the business include fluctuations in general economic conditions such as interest rate increases environmental concerns and legislation and the loss of key personnel These risks are significant to the group and are also detailed in the group financial statements

The Company is a member of a funded group wide pension scheme (Pendragon Pension Plan) providing benefits based on final pensionable pay which closed to future benefits from 30 September 2006 and employees were offered membership of a defined contribution scheme As the Company is unable to identify its share of the scheme assets and liabilities on a consistent and reasonable basis as permitted by FRS 17 Retirement benefits' the scheme has been accounted for in these financial statements as if the scheme was a defined contribution scheme At 31 December 2009 the scheme had a deficit on an FRS 17 basis of £40 207 000 (2008 £27 172 000)

Details of the number of employees and related costs can be found in note 5 to the financial statements
The Company participates in policies and practices to keep employees informed on matters relevant to them as employees through appropriate means such as employee meetings and newsletters

Pendragon Orient Limited recognises the importance of its environmental responsibilities monitors its impact on the environment and designs and implements policies to mitigate any adverse impact that might be caused by its activities The Company operates in accordance with Pendragon PLC policies, as noted in Pendragon PLC s annual report, which does not form part of this report Initiatives aimed at minimising the Company's impact on the environment include safe disposal of manufacturing waste recycling and reducing energy consumption

The ultimate parent company Pendragon PLC refinanced the Group s borrowings on 30 April 2009 They have successfully negotiated a new £530 million three year borrowing facility providing the Group with much improved headroom on covenants and extending its refinancing timescale The Group have also changed the maturity profile on their £110 million of loan notes to mature in April 2012

The directors are satisfied that the Company is well positioned to take advantage of future opportunities

DIRECTORS

The directors who held office during the year were as follows

T G Finn
D R Forsyth (resigned 10 December 2009)
T P Holden (appointed 11 December 2009)
M S Casha
H C Sykes
Pendragon Management Services Limited

EMPLOYMENT OF DISABLED PERSONS

The Company recognises its responsibilities in employing and training disabled persons If any employee becomes disabled it is standard practice in all but the most extreme circumstances to offer an alternative job and provide retraining where necessary

EMPLOYEE INVOLVEMENT

Regular contact and exchanges of information are maintained to keep employees informed of the progress of the business

PAYMENTS TO SUPPLIERS

The Company s policy in relation to all of its suppliers is to settle the terms of payment when agreeing the terms of the transaction and to ensure the suppliers are aware of those terms and abide by those terms (provided that it is satisfied that the supplier has provided the goods or services in accordance with the agreed terms and conditions) The Company does not follow any code or standard on payment practice

The number of days' purchases outstanding for payment by the Company at 31 December 2009 was 16 days (2008 14 days)

POLITICAL AND CHARITABLE DONATIONS

The Company made charitable donations of £517 during the year (2008 £489)

DISCLOSURE OF INFORMATION TO AUDITORS

The directors who held office at the date of approval of this directors report confirm that so far as they are each aware there is no relevant audit information of which the Company's auditors are unaware and each director has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the Company s auditors are aware of that information

On behalf of the Board

H C Sykes
Secretary

Loxley House
Little Oak Drive
Annesley
Nottinghamshire
NG15 0DR
14 April 2010

DIRECTORS RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the Directors Report and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice)

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period

In preparing these financial statements the directors are required to
- select suitable accounting policies and then apply them consistently
- make judgements and estimates that are reasonable and prudent
- state whether applicable UK accounting standards have been followed subject to any material departures disclosed and explained in the financial statements and
- 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 adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006 They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PENDRAGON ORIENT LIMITED

We have audited the financial statements of Pendragon Orient Limited for the year ended 31 December 2009 set out on pages 4 to 12 The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice)

This report is made solely to the company's members, as a body in accordance with Chapter 3 of Part 16 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 auditors' 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 explained more fully in the Directors' Responsibilities Statement set out on page 3 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 of the financial statements

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

Opinion on 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 December 2009 and of its profit for the year then ended
- have been properly prepared in accordance with UK 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

G Watts

G Watts (Senior Statutory Auditor)
for and on behalf of KPMG Audit Plc, Statutory Auditor
Chartered Accountants
One Snowhill
Snow Hill Queensway
Birmingham
B4 6GH

14 April 2010

PROFIT AND LOSS ACCOUNT

YEAR ENDED 31 DECEMBER 2009

Note		2009 £000	2008 £000
2	**TURNOVER**	42,583	45 660
3	Cost of sales	(36,875)	(41 009)
	GROSS PROFIT	5,708	4 651
3	Net operating expenses (includes £nil of non-recurring costs which were incurred on the closure of businesses (2008 £77 000))	(5,395)	(6 656)
4	**OPERATING PROFIT / (LOSS)**	313	(2,005)
	Profit on disposal of businesses		1 230
	PROFIT / (LOSS) ON ORDINARY ACTIVITIES BEFORE INTEREST	313	(775)
6	Interest payable	(75)	(379)
	PROFIT / (LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION	238	(1 154)
7	Taxation on profit / (loss) on ordinary activities	(83)	637
15	**PROFIT / (LOSS) FOR THE FINANCIAL YEAR**	155	(517)

There are no material differences between the profit / (loss) as shown in the profit and loss account above and their historical cost equivalents
All current year amounts relate to continuing operations
Movements in reserves are shown in note 15
The notes on pages 7 to 12 form part of these financial statements
There are no recognised gains and losses in either year other than the result for that year

BALANCE SHEET

AT 31 DECEMBER 2009

Note		2009 £000	2008 £000
	FIXED ASSETS		
8	Goodwill	-	-
9	Tangible assets	428	594
		428	594
	CURRENT ASSETS		
10	Stocks	2,480	2 295
11	Debtors	2,799	3 579
	Cash at bank and in hand	729	
		6,008	5 874
12	**CREDITORS** amounts falling due within one year	(2,890)	(3 077)
	NET CURRENT ASSETS	3,118	2 797
	NET ASSETS	3,546	3 391
	CAPITAL AND RESERVES		
14	Called up share capital	5,000	5 000
15	Profit and loss account	(1,454)	(1 609)
	SHAREHOLDERS' FUNDS	3,546	3,391

Approved by the Board of Directors on 14 April 2010 and signed on its behalf by

T P Holden
Director

Registered Company Number 1994002

The notes on pages 7 to 12 form part of these financial statements

RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS FUNDS

YEAR ENDED 31 DECEMBER 2009

	2009 £000	2008 £000
Profit / (loss) for the financial year	155	(517)
Issue of share capital	-	3 500
Net increase in shareholders funds	155	2 983
Opening shareholders' funds	3,391	408
Closing shareholders' funds	3,546	3 391

The notes on pages 7 to 12 form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2009

1 ACCOUNTING POLICIES

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements

(a) Accounting convention The financial statements have been prepared in accordance with applicable accounting standards using the historical cost convention The financial statements have been prepared on a going concern basis

The Company s business activities together with the factors likely to affect its future development and position, are set out in the Business Review section of the Directors Report on page 1

The Company is expected to continue to generate positive cash flows on its own account for the foreseeable future The Company participates in the Pendragon group s centralised treasury arrangements and so shares banking arrangements with its parent and fellow subsidiaries

The directors having assessed the responses of the directors of the Company s parent Pendragon Plc to their enquiries have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of the Pendragon group to continue as a going concern or its ability to continue with the current banking arrangements

On the basis of their assessment of the Company s financial position and of the enquines made of the directors of Pendragon Orient Limited the Company's directors have a reasonable expectation that the company will be able to continue in operational existence for the foreseeable future Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements

(b) Turnover Turnover from the sale of goods is recognised in the profit and loss account net of discounts when the significant risks and rewards of ownership have been transferred to the buyer In general this occurs when vehicles or parts have been supplied or when service has been completed Turnover from services rendered is recognised in the profit and loss account in proportion to the stage of completion of the transaction at the reporting date The stage of completion is assessed by surveys of work performed or by reference to time expended on services that are charged on labour rate basis

(c) Tangible fixed assets and depreciation Depreciation is provided to write off the cost less the estimated residual value of other tangible fixed assets by equal instalments over their estimated useful economic life as follows

Plant and equipment - 10 to 33% per annum
Motor vehicles - 20 to 25% per annum

(d) Stocks
(i) Motor vehicles and parts stocks are stated at the lower of cost and net realisable value
(ii) Consignment vehicles are new unregistered vehicles owned by the manufacturers mainly located at the Company s premises and insured by the Company New consignment vehicles in respect of which finance charges are levied are regarded as being effectively under the control of the Company and in accordance with FRS 5 are included within stocks on the balance sheet even though legal title has not yet passed to the Company The corresponding liability is included in creditors

Net realisable value is based on estimated selling price less further costs expected to be incurred to disposal Provision is made for obsolete slow moving or defective items where appropriate

(e) Taxation Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted by the balance sheet date

Deferred taxation Full provision is made for deferred taxation on all timing differences which have arisen but have not reversed reversed at the balance sheet date except as follows

(i) deferred tax is not recognised on the difference between book values and fair values of non-monetary assets arising on acquisitions unless there is a binding agreement to sell such an asset and the gain or loss expected to arise has been recognised and
(ii) deferred tax assets are recognised only to the extent that it is more likely than not that they will be recovered

Deferred tax is measured on a non discounted basis at the tax rates that are expected to apply in the periods in which the timing differences reverse based on tax rates and laws substantively enacted at the balance sheet date

(f) Cash flow statement Pendragon Orient Limited is a wholly owned subsidiary of Pendragon PLC The Company s results are included in the consolidated financial statements of Pendragon PLC which are publicly available the Company has relied upon the exemption in FRS 1 (revised) and has not included a cash flow statement as part of these financial statements

(g) The Company participates in a group wide defined contribution pension scheme The assets of the scheme are held separately from those of the Company in an independently administered fund The amount charged to the profit and loss account represents the contributions payable to the scheme in respect of the accounting period

The Company participates in a group wide pension scheme providing benefits based on final pensionable pay The assets of the scheme are held separately from those of the Company The Company is unable to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis and therefore, as required by FRS 17 'Retirement benefits accounts for the scheme as if it were a defined contribution scheme As a result the amount charged to the profit and loss account represents the contributions payable to the scheme in respect of the accounting period

(h) Leases Rentals under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease

(i) Related parties The amendment to FRS 8 Related Parties Disclosures has been adopted in the financial statements for the first time The amendment has the effect that only wholly-owned subsidiaries are exempt from disclosure of intra-group transactions

The Company has a related party relationship with Reg Vardy (VMC) Limited, which is a joint venture undertaking between Pendragon PLC and General Motors (UK) Limited During the year no amounts were received from or paid to related parties At the year end no amounts were due to or receivable from related parties

(j) Goodwill Goodwill represents the excess of the fair value of consideration given over the fair value of the identifiable net assets acquired

Goodwill arising on acquisitions is capitalised and amortised to nil by equal instalments over its estimated useful life

2 TURNOVER

All turnover arises in the United Kingdom from the Company's principal activities

3 TURNOVER COST OF SALES AND NET OPERATING EXPENSES

	2009 £000	2008 £000
Turnover	42,583	45 660
Cost of sales	(36,875)	(41 009)
Gross profit	5,708	4 651
Net operating expenses		
Distribution costs	(3,173)	(3 643)
Administrative expenses	(2,222)	(3 013)
	(5,395)	(6 656)
Operating profit / (loss)	313	(2 005)

All current year amounts relate to continuing operations

4 OPERATING PROFIT / (LOSS)

Operating profit / (loss) has been arrived at after charging

	2009 £000	2008 £000
Depreciation of tangible fixed assets - owned	149	256
Amortisation of goodwill	-	7
Impairment of goodwill		113
Audit of these financial statements	5	5
Non-recurring closed business costs		77
Operating lease charges - Land & Buildings	568	892

Amounts receivable by the Company s auditor in respect of services to the Company and its associates other than the audit of the Company s financial statements have not been disclosed as the information is required instead to be disclosed on a consolidated basis in the consolidated financial statements of the Company's parent Pendragon PLC

5 EMPLOYEES

The average number employed by the Company in the following areas was

	2009 Number	2008 Number
Sales	26	32
After sales	47	58
Administration	30	38
	103	128

Costs incurred in respect of these employees were

	2009 £000	2008 £000
Wages and salaries	2,833	3 089
Social security costs	282	300
Other pension costs	42	51
	3,157	3 440

No director of the Company received or waived any remuneration for services to the Company during the year (2008 £nil)

The directors are employed by Pendragon PLC and full details of their remuneration can be found in the Directors Remuneration Report section of that company's annual report Due to the large number of subsidiary undertakings of the Pendragon group it is impracticable to make any meaningful apportionments of the directors remuneration for the Company

6 NET INTEREST PAYABLE

	2009 £000	2008 £000
Interest payable on loans wholly repayable within five years		
Bank loans and overdrafts		30
Intra group interest payable	27	340
Stocking loans	56	9
Total interest payable	83	379
Interest receivable		
Bank interest receivable	(8)	-
	75	379

7 TAXATION

	2009 £000	2008 £000
UK corporation tax at the UK average statutory rate of 28% (2008 28 5%)		
Adjustments in respect of prior periods	572	35
Deferred taxation		
Current year deferred taxation	69	(104)
Adjustments in respect of prior periods	(558)	(33)
	83	(102)
Receipt for group relief		(535)
	83	(637)

Factors affecting the tax charge / (credit) for the period
The current tax charge / (credit) for the period is higher (2008 lower) than the standard rate of corporation tax in the UK ((28%) (2008 28 5%)) The differences are explained below

	2009 £000	2008 £000
Profit / (loss) on ordinary activities before tax	238	(1 154)
Tax on profit / (loss) at the UK average statutory rate of 28% (2008 28 5%)	67	(329)
Permanent differences		
Goodwill amortisation for which no tax relief is due	-	35
Difference between accounts profits and taxable profits on capital asset disposals	-	(351)
Other disallowables	2	4
Corporation tax rate change	-	2
Adjustments to tax charge / (credit) in respect of previous periods	572	35
Total permanent differences	574	(275)
Deferred tax movements taken to the profit and loss account		
Accelerated capital allowances	56	101
Other provisions	(125)	3
Total timing differences	(69)	104
Total current tax charge / (credit)	572	(500)
Aggregate tax charges / (credits) are analysed as		
Current tax	572	(500)
Deferred tax	(489)	(137)
	83	(637)

The standard rate of corporation tax changed from 30% to 28% with effect from 1 April 2008 Accordingly the Company's prior year tax credit was calculated using an average rate of 28 5%

8 GOODWILL

	Goodwill £000
Cost	
At 31 December 2008 and at 31 December 2009	135
Amortisation	
At 31 December 2008 and at 31 December 2009	135
Net book value	
At 31 December 2008 and at 31 December 2009	-

Goodwill on dealerships acquired is amortised over a period of twenty years

9 FIXED ASSETS - TANGIBLE ASSETS

	Plant & Equipment £000	Motor Vehicles £000	Total £000
Cost			
At 31 December 2008	725	259	984
Additions	30	319	349
Disposals	(100)	(396)	(496)
At 31 December 2009	655	182	837
Depreciation			
At 31 December 2008	348	42	390
Disposals	(59)	(71)	(130)
Charge for the year	99	50	149
At 31 December 2009	388	21	409
Net book value			
At 31 December 2009	267	161	428
At 31 December 2008	377	217	594

10 STOCKS

	2009 £000	2008 £000
New and used vehicles	2,265	2 159
Vehicle parts and other stocks	215	136
	2,480	2 295

During the year £263 000 credit was recognised as an expense in respect of the write down of stocks (2008 £322 000 expense)

Consignment vehicles exclude new vehicle stocks held by the manufacturers to the order of the Company which are not capable of bearing a finance charge, amounting to £1 003 000 (2008 £1 350 000)

Consignment stock is held by the Company though legal title remains with the supplier The balance of the consignment stock is subject to interest at commercial rates with an initial interest free period typically 30 days, being granted In most cases, if the stock remains unsold after a set period typically 180 days then the stock is invoiced to the Company These terms can be varied at any time and certain stock lines may be subject to different terms to others No deposits are paid in respect of consignment stock

11 DEBTORS

	2009 £000	2008 £000
Trade debtors	375	305
Amounts owed by group undertakings	1,560	2 403
Deferred taxation (see note 13)	558	80
UK corporation tax		530
Other debtors	151	65
Prepayments	155	196
	2,799	3 579

All amounts are due within one year with the exception of deferred tax

12 CREDITORS amounts falling due within one year

	2009 £000	2008 £000
Bank overdraft	-	48
Payments received on account	70	46
Trade creditors	1,736	1 626
UK corporation tax	5	-
Other taxation and social security	146	184
Accruals and deferred income	933	1 173
	2,890	3 077

13 DEFERRED TAX

The movement in the deferred taxation asset in the year is as follows

	Deferred Tax £000
At 31 December 2008	80
Transferred to group undertakings	(11)
Profit and loss account	489
At 31 December 2009	558

The amounts of deferred tax provided in the financial statements are as follows

	2009 £000	2008 £000
Fixed asset timing differences	76	31
Other timing differences	54	49
Losses	428	-
Fixed asset timing differences	558	80

The directors believe that the deferred tax asset recognised is recoverable as they expect taxable profits to arise in the foreseeable future

14 CALLED UP SHARE CAPITAL

	2009 £000	2008 £000
Allotted called up and fully paid		
5 000 000 (2008 5 000 000) ordinary shares of £1 each	5,000	5 000

15 RESERVES

	Profit and Loss Account £000
At 31 December 2008	(1,609)
Profit for the financial year	155
At 31 December 2009	(1,454)

16 OPERATING LEASE COMMITMENTS

Annual lease payments due in 2010 under operating leases of the Company according to the period in which the lease expires are as follows

Land and Buildings	2009 £000	2008 £000
Between 1 and 5 years	86	86
Over 5 years	298	482
	384	568

17 ULTIMATE PARENT COMPANY AND PARENT UNDERTAKING OF LARGER GROUP OF WHICH COMPANY IS A MEMBER

The Company s ultimate parent company and ultimate controlling party is Pendragon PLC which is incorporated in England and Wales The largest and smallest group in which the results of the Company are consolidated is that headed by Pendragon PLC Financial statements of Pendragon PLC for the year ended 31 December 2009 are available from the Company Secretary Pendragon PLC, Loxley House Little Oak Drive Annesley Nottinghamshire NG15 0DR

18 CONTINGENT LIABILITIES

The Company is party to multi-lateral cross guarantees in respect of the indebtedness of Pendragon PLC and its UK subsidiaries in favour of certain lenders to the Group

Pendragon PLC has granted security over some of the Company's assets not subject to any other arrangements mainly comprising property debtors and certain vehicle stocks Pendragon PLC has also granted security over assets in some of its other subsidiaries and if security over the total of all those assets had been granted at 31 December 2009 the Group balance sheet value of those assets would have been £305m

19 PENSIONS

The defined contribution pension scheme was closed at the end of April 2006 and replaced by an alternative defined contribution scheme (group stakeholder arrangement) There were no outstanding or prepaid contributions at either the beginning or end of the financial year

The Company is also a member of a funded group wide pension scheme (Pendragon Pension Plan) providing benefits based on final pensionable pay which closed to future benefits from 30 September 2006 and employees were offered membership of a defined contribution scheme As the Company is unable to identify its share of the scheme assets and liabilities on a consistent and reasonable basis as permitted by FRS 17 'Retirement benefits' the scheme has been accounted for in these financial statements as if the scheme was a defined contribution scheme At 31 December 2009 the scheme had a deficit on an FRS 17 basis of £40 207 000 (2008 £27 172 000)

The latest full actuarial valuation was carried out at 5 April 2006 and was updated for FRS 17 purposes to 31 December 2009 by a qualified independent actuary The defined benefit scheme was closed on 30 September 2006

The pension charge cost in respect of the group stakeholder arrangement for the year was £42 000 (2008 £51 000)