

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2002**  
**FOR**  
**HARVINGTON PROPERTIES LIMITED**  
**AND SUBSIDIARY UNDERTAKINGS**



**HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS**

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for the Year Ended 30 September 2002**

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**HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS**

**COMPANY INFORMATION**  
**for the Year Ended 30 September 2002**

**DIRECTORS:**

I P Fitter ACA  
R I Harrington  
S L Massey  
I K Ganney

**SECRETARY:**

I P Fitter ACA

**REGISTERED OFFICE:**

417 Finchley Road  
Hampstead  
London  
NW3 6HJ

**REGISTERED NUMBER:**

2069071 (England and Wales)

**AUDITORS:**

Stern & Company  
Chartered Accountants  
& Registered Auditors  
12-15 Hanger Green  
London  
W5 3AY

## HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

### REPORT OF THE DIRECTORS for the Year Ended 30 September 2002

The directors present their report with the financial statements of the company and the group for the year ended 30 September 2002.

#### PRINCIPAL ACTIVITIES

The principal activities of the group in the year under review were those of property development and investment.

#### REVIEW OF BUSINESS

The results for the year and financial position of the company and the group are as shown in the annexed financial statements.

#### DIVIDENDS

No interim dividends were paid during the year ended 30 September 2002.

The directors recommend final dividends per share as follows:

Ordinary £1 shares	£12
A Ordinary £1 shares	NIL
B Ordinary £1 shares	NIL
C Ordinary £1 shares	NIL

The total distribution of dividends for the year ended 30 September 2002 will be £20,004.

#### DIRECTORS

The directors during the year under review were:

I P Fitter ACA  
R I Harrington  
S L Massey  
I K Ganney

The beneficial interests of the directors holding office on 30 September 2002 in the issued share capital of the company were as follows:

	30.9.02	1.10.01
<b>Ordinary £1 shares</b>		
I P Fitter ACA	1,667	1,667
R I Harrington	-	-
S L Massey	-	-
I K Ganney	-	-
<b>A Ordinary £1 shares</b>		
I P Fitter ACA	5,000	5,000
R I Harrington	-	-
S L Massey	-	-
I K Ganney	-	-
<b>B Ordinary £1 shares</b>		
I P Fitter ACA	-	-
R I Harrington	4,250	4,250
S L Massey	-	-
I K Ganney	750	750

## HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

### REPORT OF THE DIRECTORS for the Year Ended 30 September 2002

#### C Ordinary £1 shares

I P Fitter ACA	-	-
R I Harrington	-	-
S L Massey	4,250	4,250
I K Ganney	750	750

#### 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 the group and of the profit or loss of the group for that period. In preparing those financial statements, the directors are required to

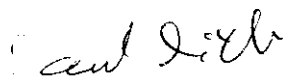
- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and the group and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### AUDITORS

The auditors, Stern & Company, will be proposed for re-appointment in accordance with Section 385 of the Companies Act 1985.

#### ON BEHALF OF THE BOARD:



.....  
I P Fitter ACA - SECRETARY

Dated: 29 April 2003

## HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

### REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF HARVINGTON PROPERTIES LIMITED AND SUBSID

We have audited the financial statements of Harvington Properties Limited and Subsid for the year ended 30 September 2002 on pages five to nineteen. These financial statements have been prepared under the historical cost convention (as modified by the revaluation of certain fixed assets) and the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. 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 described on page three the company's directors are responsible for the preparation of financial statements in accordance with applicable law and United Kingdom Accounting Standards.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you if, in our opinion, the Report of the Directors is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the Report of the Directors and consider the implications for our report if we become aware of any apparent misstatements within it.

#### Basis of audit opinion

We conducted our audit in accordance with United Kingdom Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

#### Opinion

In our opinion the financial statements give a true and fair view of the state of affairs of the company and the group as at 30 September 2002 and of the profit of the group for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

*Stern & Company*

Stern & Company  
Chartered Accountants  
& Registered Auditors  
12-15 Hanger Green  
London  
W5 3AY

Dated: 30 APRIL 2003.

# HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

## CONSOLIDATED PROFIT AND LOSS ACCOUNT for the Year Ended 30 September 2002

		2002	2001
	Notes	£	£
<b>TURNOVER</b>		<b>751,924</b>	2,010,356
Cost of sales		<u>166,522</u>	<u>1,525,379</u>
<b>GROSS PROFIT</b>		<b>585,402</b>	484,977
Administrative expenses		<u>252,624</u>	<u>173,323</u>
		<b>332,778</b>	311,654
Other operating income		<u>384,917</u>	<u>312,460</u>
<b>OPERATING PROFIT</b>	3	<b>717,695</b>	624,114
Interest receivable and similar income		<u>40,990</u>	<u>113,502</u>
		<b>758,685</b>	737,616
Interest payable and similar charges	4	<u>37,500</u>	<u>37,500</u>
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		<b>721,185</b>	700,116
Tax on profit on ordinary activities	5	<u>34,873</u>	<u>50,861</u>
<b>PROFIT FOR THE FINANCIAL YEAR AFTER TAXATION</b>		<b>686,312</b>	649,255
Dividends	7	<u>20,004</u>	<u>135,027</u>
<b>RETAINED PROFIT FOR THE YEAR FOR THE GROUP</b>		<u><b>£666,308</b></u>	<u><b>£514,228</b></u>

### CONTINUING OPERATIONS

None of the group's activities were acquired or discontinued during the current and previous years.

### TOTAL RECOGNISED GAINS AND LOSSES

The group has no recognised gains or losses other than the profits for the current and previous years.

The notes form part of these financial statements

# HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

## CONSOLIDATED BALANCE SHEET 30 September 2002

		2002		2001	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	8		529,221		533,670
Investments	9		<u>2,747,717</u>		<u>2,849,199</u>
			<b>3,276,938</b>		<b>3,382,869</b>
<b>CURRENT ASSETS</b>					
Stocks	10	3,517,471		3,647,030	
Debtors	11	178,245		137,736	
Cash at bank		<u>1,694,303</u>		<u>856,895</u>	
		<b>5,390,019</b>		<b>4,641,661</b>	
<b>CREDITORS</b>					
Amounts falling due within one year	12	<u>237,082</u>		<u>260,170</u>	
<b>NET CURRENT ASSETS</b>			<b>5,152,937</b>		<b>4,381,491</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>8,429,875</b>		<b>7,764,360</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	13		<u>2,448,295</u>		<u>2,449,088</u>
			<b><u>£5,981,580</u></b>		<b><u>£5,315,272</u></b>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	15		16,667		16,667
Share premium	16		220,594		220,594
Revaluation reserve	16		725,970		773,260
Profit and loss account	16		<u>5,018,349</u>		<u>4,304,751</u>
<b>SHAREHOLDERS' FUNDS</b>	19		<b><u>£5,981,580</u></b>		<b><u>£5,315,272</u></b>

ON BEHALF OF THE BOARD:

*R. Harrington*  
Mr R I Harrington - DIRECTOR

Approved by the Board on 29 April 2003

The notes form part of these financial statements



# HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

## COMPANY BALANCE SHEET 30 September 2002

		2002		2001	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	8		529,221		533,670
Investments	9		<u>2,747,962</u>		<u>2,849,444</u>
			<b>3,277,183</b>		<b>3,383,114</b>
<b>CURRENT ASSETS</b>					
Stocks	10	3,279,148		3,432,840	
Debtors	11	158,620		137,233	
Cash at bank		<u>404,964</u>		<u>204,720</u>	
		<b>3,842,732</b>		<b>3,774,793</b>	
<b>CREDITORS</b>					
Amounts falling due within one year	12	<u>2,098,197</u>		<u>2,209,666</u>	
<b>NET CURRENT ASSETS</b>			<u><b>1,744,535</b></u>		<u><b>1,565,127</b></u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>5,021,718</b>		<b>4,948,241</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	13		<u><b>2,448,295</b></u>		<u><b>2,449,088</b></u>
			<u><b>£2,573,423</b></u>		<u><b>£2,499,153</b></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	15		16,667		16,667
Share premium	16		220,594		220,594
Revaluation reserve	16		725,970		773,260
Profit and loss account	16		<u>1,610,192</u>		<u>1,488,632</u>
<b>SHAREHOLDERS' FUNDS</b>	19		<u><b>£2,573,423</b></u>		<u><b>£2,499,153</b></u>

### ON BEHALF OF THE BOARD:

*R. Harrington*  
 .....  
 Mr R I Harrington - DIRECTOR

Approved by the Board on 29 April 2003

The notes form part of these financial statements

**HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS**
**CASH FLOW STATEMENT  
for the Year Ended 30 September 2002**

		<u>2002</u>		<u>2001</u>	
	Notes	£	£	£	£
<b>Net cash inflow/(outflow) from operating activities</b>	1		<b>744,851</b>		<b>(1,366,058)</b>
<b>Returns on investments and servicing of finance</b>	2		<b>3,490</b>		<b>76,002</b>
<b>Taxation</b>			<b>(50,148)</b>		<b>(34,705)</b>
<b>Capital expenditure and financial investment</b>	2		<b>159,219</b>		<b>(1,298,526)</b>
<b>Equity dividends paid</b>			<b>(20,004)</b>		<b>(135,027)</b>
			<b>837,408</b>		<b>(2,758,314)</b>
<b>Financing</b>	2		<b>-</b>		<b>1,950,000</b>
<b>Increase/(Decrease) in cash in the period</b>			<b><u>£837,408</u></b>		<b><u>£(808,314)</u></b>
<b>Reconciliation of net cash flow to movement in net debt</b>	3				
Increase/(Decrease) in cash in the period		<b>837,408</b>		<b>(808,314)</b>	
Cash inflow from increase in debt		<b>-</b>		<b>(1,950,000)</b>	
Change in net debt resulting from cash flows			<b><u>837,408</u></b>		<b><u>(2,758,314)</u></b>
<b>Movement in net debt in the period</b>			<b>837,408</b>		<b>(2,758,314)</b>
<b>Net (debt)/funds at 1 October</b>			<b><u>(1,093,105)</u></b>		<b><u>1,665,209</u></b>
<b>Net debt at 30 September</b>			<b><u>£(255,697)</u></b>		<b><u>£(1,093,105)</u></b>

The notes form part of these financial statements

**HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS**

**NOTES TO THE CASH FLOW STATEMENT  
for the Year Ended 30 September 2002**

**1. RECONCILIATION OF OPERATING PROFIT TO NET CASH INFLOW/(OUTFLOW) FROM OPERATING ACTIVITIES**

	<b>2002</b>	<b>2001</b>
	<b>£</b>	<b>£</b>
Operating profit	717,695	624,114
Depreciation charges	9,044	8,865
Profit on disposal of fixed assets	(62,332)	(122,359)
(Decrease)/Increase in stocks	129,559	(1,965,279)
Increase in debtors	(40,509)	(66,243)
(Decrease)/Increase in creditors	<u>(8,606)</u>	<u>154,844</u>
<b>Net cash inflow/(outflow) from operating activities</b>	<b><u>744,851</u></b>	<b><u>(1,366,058)</u></b>

**2. ANALYSIS OF CASH FLOWS FOR HEADINGS NETTED IN THE CASH FLOW STATEMENT**

	<b>2002</b>	<b>2001</b>
	<b>£</b>	<b>£</b>
<b>Returns on investments and servicing of finance</b>		
Interest received	40,990	113,502
Interest paid	<u>(37,500)</u>	<u>(37,500)</u>
<b>Net cash inflow for returns on investments and servicing of finance</b>	<b><u>3,490</u></b>	<b><u>76,002</u></b>
<b>Capital expenditure and financial investment</b>		
Purchase of tangible fixed assets	(4,595)	(5,110)
Purchase of fixed asset investments	(20,711)	(1,535,620)
Sale of fixed asset investments	184,525	317,869
Revaluation gain realised	<u>-</u>	<u>(75,665)</u>
<b>Net cash inflow/(outflow) for capital expenditure and financial investment</b>	<b><u>159,219</u></b>	<b><u>(1,298,526)</u></b>
<b>Financing</b>		
New loans in year	<u>-</u>	<u>1,950,000</u>
<b>Net cash inflow from financing</b>	<b><u>-</u></b>	<b><u>1,950,000</u></b>

The notes form part of these financial statements

**HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS**

**NOTES TO THE CASH FLOW STATEMENT  
for the Year Ended 30 September 2002**

**3. ANALYSIS OF CHANGES IN NET DEBT**

	At 1.10.01 £	Cash flow £	At 30.9.02 £
Net cash:			
Cash at bank	<u>856,895</u>	<u>837,408</u>	<u>1,694,303</u>
	<u>856,895</u>	<u>837,408</u>	<u>1,694,303</u>
Debt:			
Debts falling due after one year	<u>(1,950,000)</u>	<u>-</u>	<u>(1,950,000)</u>
	<u>(1,950,000)</u>	<u>-</u>	<u>(1,950,000)</u>
Total	<u>(1,093,105)</u>	<u>837,408</u>	<u>(255,697)</u>

The notes form part of these financial statements

## HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

### NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 30 September 2002

#### 1. ACCOUNTING POLICIES

##### Accounting convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

##### Turnover

Turnover represents net invoiced sales of goods, 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.

Freehold property	- 1% on cost
Fixtures and fittings	- 15% on reducing balance
Motor vehicles	- 25% on cost
Computer equipment	- 33% on cost

##### Stocks

Work in progress is valued at the lower of cost and net realisable value.

Cost includes all direct expenditure and an appropriate proportion of fixed and variable overheads.

##### 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 as incurred.

#### 2. STAFF COSTS

	2002 £	2001 £
Wages and salaries	122,124	174,600
Social security costs	<u>14,325</u>	<u>20,688</u>
	<u>136,449</u>	<u>195,288</u>

The average monthly number of employees during the year was as follows:

	2002	2001
Administration (inc. Directors)	<u>5</u>	<u>5</u>

#### 3. OPERATING PROFIT

The operating profit is stated after charging/(crediting):

	2002 £	2001 £
Other operating leases	792	1,066
Depreciation - owned assets	9,044	8,865
Profit on disposal of fixed assets	(62,332)	(122,359)
Auditors remuneration	<u>11,088</u>	<u>9,494</u>
	<u>100,000</u>	<u>155,000</u>

# HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

## NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 30 September 2002

### 4. INTEREST PAYABLE AND SIMILAR CHARGES

	2002	2001
	£	£
Other interest	<u>37,500</u>	<u>37,500</u>

### 5. TAXATION

#### Analysis of the tax charge

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

	2002	2001
	£	£
Current tax:		
UK corporation tax	35,586	50,861
Over-provision in prior years	<u>(713)</u>	<u>-</u>
Total current tax	<u>34,873</u>	<u>50,861</u>
Tax on profit on ordinary activities	<u>34,873</u>	<u>50,861</u>

### 6. PROFIT OF PARENT COMPANY

As permitted by Section 230 of the Companies Act 1985, the profit and loss account of the parent company is not presented as part of these financial statements. The parent company's profit for the financial year was £94,274 (2001 - £114,770).

### 7. DIVIDENDS

	2002	2001
	£	£
Equity shares:		
Final	<u>20,004</u>	<u>135,027</u>

# HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

## NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 30 September 2002

### 8. TANGIBLE FIXED ASSETS

Group	Freehold property £	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
<b>COST OR VALUATION:</b>					
At 1 October 2001	524,439	47,390	37,540	655	610,024
Additions	-	4,595	-	-	4,595
At 30 September 2002	<u>524,439</u>	<u>51,985</u>	<u>37,540</u>	<u>655</u>	<u>614,619</u>
<b>DEPRECIATION:</b>					
At 1 October 2001	10,488	28,108	37,540	218	76,354
Charge for year	<u>5,244</u>	<u>3,582</u>	-	<u>218</u>	<u>9,044</u>
At 30 September 2002	<u>15,732</u>	<u>31,690</u>	<u>37,540</u>	<u>436</u>	<u>85,398</u>
<b>NET BOOK VALUE:</b>					
At 30 September 2002	<u>508,707</u>	<u>20,295</u>	-	<u>219</u>	<u>529,221</u>
At 30 September 2001	<u>513,951</u>	<u>19,282</u>	-	<u>437</u>	<u>533,670</u>

Cost or valuation at 30 September 2002 is represented by:

	Freehold property £	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
Valuation in 2002	270,000	-	-	-	270,000
Cost	<u>254,439</u>	<u>51,985</u>	<u>37,540</u>	<u>655</u>	<u>344,619</u>
	<u>524,439</u>	<u>51,985</u>	<u>37,540</u>	<u>655</u>	<u>614,619</u>

If Freehold Property had not been revalued it would have been included at the following historical cost:

	2002 £	2001 £
Cost	<u>254,439</u>	-
Aggregate depreciation	<u>30,528</u>	-

The freehold property was valued on an open market basis on 30 September 2002 by Mr I P Fitter, Chartered Accountant.

# HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

## NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 30 September 2002

### 8. TANGIBLE FIXED ASSETS - continued

Company	Freehold property £	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
<b>COST OR VALUATION:</b>					
At 1 October 2001	524,439	47,390	37,540	655	610,024
Additions	-	4,595	-	-	4,595
At 30 September 2002	<u>524,439</u>	<u>51,985</u>	<u>37,540</u>	<u>655</u>	<u>614,619</u>
<b>DEPRECIATION:</b>					
At 1 October 2001	10,488	28,108	37,540	218	76,354
Charge for year	5,244	3,582	-	218	9,044
At 30 September 2002	<u>15,732</u>	<u>31,690</u>	<u>37,540</u>	<u>436</u>	<u>85,398</u>
<b>NET BOOK VALUE:</b>					
At 30 September 2002	<u>508,707</u>	<u>20,295</u>	<u>-</u>	<u>219</u>	<u>529,221</u>
At 30 September 2001	<u>513,951</u>	<u>19,282</u>	<u>-</u>	<u>437</u>	<u>533,670</u>

Cost or valuation at 30 September 2002 is represented by:

	Freehold property £	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
Valuation in 2002	270,000	-	-	-	270,000
Cost	<u>254,439</u>	<u>51,985</u>	<u>37,540</u>	<u>655</u>	<u>344,619</u>
	<u>524,439</u>	<u>51,985</u>	<u>37,540</u>	<u>655</u>	<u>614,619</u>

If Freehold Property had not been revalued it would have been included at the following historical cost:

	2002 £	2001 £
Cost	<u>254,439</u>	<u>254,439</u>
Aggregate depreciation	<u>30,528</u>	<u>27,984</u>

The freehold property was valued on an open market basis on 30 September 2002 by Mr I P Fitter, Chartered Accountant.



# HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

## NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 30 September 2002

### 9. FIXED ASSET INVESTMENTS

#### Group

Unlisted  
investments  
£

#### COST OR VALUATION:

At 1 October 2001

2,849,199

Addition

20,711

Disposal

(122,193)

At 30 September 2002

2,747,717

#### NET BOOK VALUE:

At 30 September 2002

2,747,717

At 30 September 2001

2,849,199

Cost or valuation at 30 September 2002 is represented by:

Unlisted  
investments  
£

Valuation in 2002

461,076

Cost

2,286,641

2,747,717

If fixed asset investments had not been revalued they would have been included at the following historical cost:

	2002 £	2001 £
Cost	<u>2,286,641</u>	<u>2,341,078</u>

Fixed asset investments were valued on an open market basis on 30 September 2002 by Mr I P Fitter, Chartered Accountant.

#### Company

Unlisted  
investments  
£

#### COST OR VALUATION:

At 1 October 2001

2,849,444

Addition

20,711

Disposal

(122,193)

At 30 September 2002

2,747,962

#### NET BOOK VALUE:

At 30 September 2002

2,747,962

At 30 September 2001

2,849,444

# HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

## NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 30 September 2002

### 9. FIXED ASSET INVESTMENTS - continued

#### Company

Cost or valuation at 30 September 2002 is represented by:

	Unlisted investments
	£
Valuation in 2002	461,076
Cost	<u>2,286,886</u>
	<u>2,747,962</u>

If fixed asset investments had not been revalued they would have been included at the following historical cost:

	2002	2001
	£	£
Cost	<u>2,286,886</u>	<u>2,341,078</u>

Fixed asset investments were valued on an open market basis on 30 September 2002 by Mr I P Fitter, Chartered Accountant.

The group or the company's investments at the balance sheet date in the share capital of companies include the following:

#### Subsidiaries

##### Village Green plc

Nature of business: Property Development

	%		
	holding		
Class of shares:			
£0.25 Ordinary Shares	100.00		
£1.00 Preference Shares	100.00		
		2002	2001
		£	£
Aggregate capital and reserves		3,408,402	2,816,364
Profit for the year		<u>592,038</u>	<u>534,485</u>

##### Harvington Properties (Wales) Limited

Nature of business: Nominee Company

	%
	holding
Class of shares:	
£1.00 Ordinary Shares	50.00

There are no results to disclose as the company acts only as a nominee for Harvington Properties (Wales) Limited.

In the opinion of the Director, Mr I P Fitter, Chartered Accountant, the market value of the investment property was £2,747,717 at the balance sheet date.

These investment properties have been accounted for under SSAP 19. SSAP 19 permits non-depreciation in respect of these properties. This policy represents a departure from the Companies Act 1985 in order to give a true and fair view. If the properties were depreciated, the charge for the year would amount to £27,477 (2001: £28,492).

# HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

## NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 30 September 2002

### 10. STOCKS

	Group		Company	
	2002	2001	2002	2001
	£	£	£	£
Work-in-progress	<u>3,517,471</u>	<u>3,647,030</u>	<u>3,279,148</u>	<u>3,432,840</u>

### 11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Company	
	2002	2001	2002	2001
	£	£	£	£
Other debtors	99,056	68,006	79,431	67,503
Prepayments and accrued income	<u>79,189</u>	<u>69,730</u>	<u>79,189</u>	<u>69,730</u>
	<u>178,245</u>	<u>137,736</u>	<u>158,620</u>	<u>137,233</u>

### 12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Company	
	2002	2001	2002	2001
	£	£	£	£
Taxation	35,586	50,861	28,886	30,000
Social security and other taxes	64,939	12,265	64,939	12,265
Accruals & deferred income	136,557	197,044	124,150	188,547
Subsidiary undertaking	-	-	1,880,222	1,978,854
	<u>237,082</u>	<u>260,170</u>	<u>2,098,197</u>	<u>2,209,666</u>

### 13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Group		Company	
	2002	2001	2002	2001
	£	£	£	£
Bank loans (see note 14)	1,950,000	1,950,000	1,950,000	1,950,000
Other creditors	<u>498,295</u>	<u>499,088</u>	<u>498,295</u>	<u>499,088</u>
	<u>2,448,295</u>	<u>2,449,088</u>	<u>2,448,295</u>	<u>2,449,088</u>

### 14. LOANS

An analysis of the maturity of loans is given below:

	Group		Company	
	2002	2001	2002	2001
	£	£	£	£
Amounts falling due between two and five years:				
Bank loans - 2-5 years	<u>1,950,000</u>	<u>1,950,000</u>	<u>1,950,000</u>	<u>1,950,000</u>

# HARVINGTON PROPERTIES LIMITED AND SUBSIDIARY UNDERTAKINGS

## NOTES TO THE FINANCIAL STATEMENTS for the Year Ended 30 September 2002

### 15. CALLED UP SHARE CAPITAL

Authorised: Number:	Class:	Nominal value:	2002 £	2001 £
1,667	Ordinary	£1	1,667	1,667
5,000	A Ordinary	£1	5,000	5,000
5,000	B Ordinary	£1	5,000	5,000
5,000	C Ordinary	£1	<u>5,000</u>	<u>5,000</u>
			<u>16,667</u>	<u>16,667</u>

Allotted, issued and fully paid: Number:	Class:	Nominal value:	2002 £	2001 £
1,667	Ordinary	£1	1,667	1,667
5,000	A Ordinary	£1	5,000	5,000
5,000	B Ordinary	£1	5,000	5,000
5,000	C Ordinary	£1	<u>5,000</u>	<u>5,000</u>
			<u>16,667</u>	<u>16,667</u>

All shares rank pari passu.

### 16. RESERVES

#### Group

	Profit and loss account £	Share premium £	Revaluation reserve £	Totals £
At 1 October 2001	4,304,751	220,594	773,260	5,298,605
Retained profit for the year	666,308	-	-	666,308
Transfer from revaluation reserve	47,290	-	-	47,290
Revaluation reserve transfer	-	-	(47,290)	(47,290)
At 30 September 2002	<u>5,018,349</u>	<u>220,594</u>	<u>725,970</u>	<u>5,964,913</u>

#### Company

	Profit and loss account £	Share premium £	Revaluation reserve £	Totals £
At 1 October 2001	1,488,632	220,594	773,260	2,482,486
Retained profit for the year	74,270	-	-	74,270
Transfer from revaluation reserve	47,290	-	-	47,290
Transfer to profit and loss account	-	-	(47,290)	(47,290)
At 30 September 2002	<u>1,610,192</u>	<u>220,594</u>	<u>725,970</u>	<u>2,556,756</u>