

REGISTERED NUMBER: 05342812 (England and Wales)

ABBREVIATED ACCOUNTS FOR THE PERIOD 1 DECEMBER 2007 TO 16 JUNE 2008

FOR

ABILITY HOTELS (LUTON INN) LIMITED

SATURDAY



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**ABILITY HOTELS (LUTON INN) LIMITED**

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**FOR THE PERIOD 1 DECEMBER 2007 TO 16 JUNE 2008**

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**ABILITY HOTELS (LUTON INN) LIMITED**

**COMPANY INFORMATION**  
**FOR THE PERIOD 1 DECEMBER 2007 TO 16 JUNE 2008**

**DIRECTOR:** A.C. Panayiotou

**SECRETARIES:** J.Y. Chin

**REGISTERED OFFICE:** Ability House  
7 Portland Place  
London  
W1B 1PP

**REGISTERED NUMBER:** 05342812 (England and Wales)

**AUDITORS:** Langley Group LLP  
Langley House  
Park Road  
London  
N2 8EX

**ABILITY HOTELS (LUTON INN) LIMITED**

**REPORT OF THE INDEPENDENT AUDITORS TO**  
**ABILITY HOTELS (LUTON INN) LIMITED**  
**UNDER SECTION 247B OF THE COMPANIES ACT 1985**

We have examined the abbreviated accounts which comprise the Abbreviated Balance Sheet and the related notes, together with the financial statements of Ability Hotels (Luton Inn) Limited for the period ended 16 June 2008 prepared under Section 226 of the Companies Act 1985.

This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special 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, for our work, for this report, or for the opinions we have formed.

**Respective responsibilities of directors and auditors**

The directors are responsible for preparing the abbreviated accounts in accordance with Section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Act to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you.

**Basis of opinion**

We conducted our work in accordance with Bulletin 2006/3 "The Special Auditor's Report on Abbreviated Accounts in the United Kingdom" issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

**Opinion**

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts have been properly prepared in accordance with those provisions.



Langley Group LLP  
Chartered Certified Accountants & Registered Auditors  
Langley House  
Park Road  
London  
N2 8EX

Date: X.....

Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

**ABILITY HOTELS (LUTON INN) LIMITED**

**ABBREVIATED BALANCE SHEET**

**16 JUNE 2008**

	Notes	16.6.08 £	£	30.11.07 £	£
<b>FIXED ASSETS</b>					
Tangible assets	2		7,220,444		7,009,156
<b>CURRENT ASSETS</b>					
Debtors		362,268		288,435	
Cash at bank		<u>55,869</u>		<u>16,238</u>	
		418,137		304,673	
<b>CREDITORS</b>					
Amounts falling due within one year	3	<u>8,237,800</u>		<u>7,455,126</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(7,819,663)</u>		<u>(7,150,453)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>(599,219)</u>		<u>(141,297)</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	4		<sup>2</sup> <u>(599,221)</u>		<sup>2</sup> <u>(141,299)</u>
Profit and loss account					
<b>SHAREHOLDERS' FUNDS</b>			<u>(599,219)</u>		<u>(141,297)</u>

These abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

The financial statements were approved by the Board of Directors on X..... and were signed on its behalf by:

X  
A.C. Panayiotou - Director

The notes form part of these abbreviated accounts

## **ABILITY HOTELS (LUTON INN) LIMITED**

### **NOTES TO THE ABBREVIATED ACCOUNTS**

#### **1. ACCOUNTING POLICIES**

These financial statements have been prepared on a going concern basis which assumes that the company will continue in operational existence for the foreseeable future. The validity of this assumption is dependent upon the continued support from the company's bankers and shareholders.

If the company were unable to trade, adjustments would have to be made to reduce the value of the assets to their recoverable amounts, to provide for further liabilities that might arise and to reclassify fixed assets as current assets.

##### **Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold operational properties – 2% on cost of property excluding land

Operational properties in the course of construction are recognised at cost, less any impairment loss. An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount.

Additions to operational properties include directly attributable costs incurred in order to get the asset ready for use.

The direct costs incurred in connection with the issue of capital instruments have been allocated at a constant rate over the term of the loan.

##### **Hire purchase and leasing commitments**

Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the period.

#### **2. TANGIBLE FIXED ASSETS**

	Total £
<b>COST</b>	
At 1 December 2007	7,009,156
Additions	<u>211,288</u>
At 16 June 2008	<u>7,220,444</u>
<b>NET BOOK VALUE</b>	
At 16 June 2008	<u>7,220,444</u>
At 30 November 2007	<u>7,009,156</u>

Included in the cost of land and buildings is freehold land of £7,220,444 (2007: £7,009,156) which is not depreciated.

#### **3. CREDITORS**

Creditors include an amount of £7,394,507 (2007: £6,851,210) for which security has been given. The bank loan is secured by a first legal charge over the property at 50 Kimpton Road, Luton. This loan was repaid and the legal charge released at the balance sheet date.

**ABILITY HOTELS (LUTON INN) LIMITED**

**NOTES TO THE ABBREVIATED ACCOUNTS**

**4. CALLED UP SHARE CAPITAL**

Authorised:				
Number:	Class:	Nominal	16.6.08	30.11.07
		value:	£	£
1,000	Ordinary	£1	<u>1,000</u>	<u>1,000</u>

Allotted, issued and fully paid:				
Number:	Class:	Nominal	16.6.08	30.11.07
		value:	£	£
2	Ordinary	£1	<u>2</u>	<u>2</u>

**5. TRANSACTIONS WITH DIRECTORS**

During the period under review the company made loans to its director, D. Kohler contrary to Section 330(2) of the Companies Act 1985. The maximum amount outstanding during the period was £247,483 (2007: £224,312), including interest charged at HM Revenue & Customs rate. This was also the balance at the period end and is included in debtors falling due within one year. The balance was repaid at the balance sheet date.

**6. CONTROLLING PARTIES**

D. Kohler together with family interests owned all of the issued share capital of the company and was regarded as the controlling party during the period under review. At the balance sheet date the company, now known as Ability Hotels (Luton Inn) Limited, was under the control of the parent company Ability (Hotels) Limited, incorporated in Cyprus. This was under the control of The Costas Panayiotou 1997 Settlement Trust.