

Gardenbook Properties Limited

(Registered number 3757827)

Report and Financial Statements

For the period ended 31 March 2010



Gardenbook Properties Limited

Company Information

Directors:	M B Owen A J Norton H W Bilton A R Lovelady
Secretary:	A R Lovelady
Company number.	3757827
Registered office:	North House 17 North John Street Liverpool L2 5EA
Auditors:	Pursglove & Brown Military House 24 Castle Street Chester CH1 2DS

Gardenbook Properties Limited

Directors' Report For the period ended 31 March 2010

The directors present their report and the financial statements for the period ended 31 March 2010

Principal activities

The principal activity of the company during the period was property investment in the United Kingdom

Directors

The directors who served during the period were

M B Owen
A J Norton
H W Bilton
A R Lovelady

Auditors

Ernst & Young LLP resigned as auditors on 31 January 2011 and were replaced by Pursglove & Brown

Provision of information to auditors

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that

- So far as that director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- Each director has taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information

The report of the directors has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies

This report was approved by the board on 11 March 2011 and signed on its behalf



**A R Lovelady
Director**

Gardenbook Properties Limited

Statement of directors' responsibilities For the period ended 31 March 2010

The directors are responsible for preparing the annual 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 the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to 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,
- 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 that 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 are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Gardenbook Properties Limited

Independent Auditors Report To the Members of Gardenbook Properties Limited

We have audited the company's financial statements for the period ended 31 March 2010 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Total Recognised Gains and Losses and related notes 1 to 12. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (Effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

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 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 explained more fully 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 Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements.

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 March 2010 and of its profit for the period then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, 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 period for which the financial statements are prepared is consistent with the financial statements.

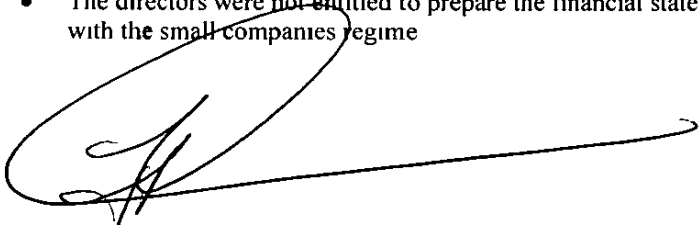
Gardenbook Properties Limited

Independent Auditor's Report To the Members of Gardenbook Properties Limited (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following 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, or
- The directors were not entitled to prepare the financial statements and the directors' report in accordance with the small companies regime



**Frederick Patterson
For and on behalf of
Pursglove & Brown
Statutory Auditors
Chester**

Date: 11 March 2011

Gardenbook Properties Limited

Profit and loss account For the period ended 31 March 2010

	Note	Period ended 31 March 2010 £000	Year ended 30 September 2008 £000
Turnover	1	69	46
Cost of sales		(4)	(3)
Gross profit		65	43
Administrative expenses		7	(4)
Operating profit	2	58	39
Interest payable		(13)	(21)
Profit on ordinary activities before taxation		45	18
Tax on profit on ordinary activities	3	(9)	(3)
Profit on ordinary activities after taxation	9	36	15

Continuing operations

None of the company's activities were acquired or discontinued during the current period or previous year

The notes on pages 8 to 11 form part of these financial statements

Gardenbook Properties Limited

Statement of total recognised gains and losses For the period ended 31 March 2010

	Period ended 31 March 2010 £000	Year ended 30 September 2008 £000
Profit for the financial period	36	15
Unrealised deficit on revaluation of investment properties	-	(50)
Total recognised gains and losses relating to the period	36	(35)

The notes on pages 8 to 11 form part of these financial statements

Gardenbook Properties Limited

Balance Sheet As at 31 March 2010

	Note	£000	31 March 2010 £000	£000	30 September 2008 £000
Fixed assets					
Investment property	4		550		550
Current assets					
Debtors	5	23		14	
		<hr/>		<hr/>	
		23		14	
Creditors amounts falling due within one year	6	(48)		(45)	
		<hr/>		<hr/>	
Net current liabilities			(25)		(31)
			<hr/>		<hr/>
Total assets less current liabilities			525		519
Creditors amounts falling due after more than one year	7		(239)		(269)
			<hr/>		<hr/>
Net assets			286		250
			<hr/>		<hr/>
Capital and Reserves					
Called up share capital	8		20		20
Revaluation reserve	9		106		106
Profit and loss account	9		160		124
			<hr/>		<hr/>
Shareholders' funds			286		250
			<hr/>		<hr/>

The financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 11 March 2011



A.R. Lovelady
Director

The notes on pages 8 to 11 form part of these financial statements

Gardenbook Properties Limited

Notes to the financial statements For the period ended 31 March 2010

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investment properties, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008). The true and fair override provisions of the Companies Act 2006 have been invoked, see "investment properties" below

1.2 Turnover

Turnover represents gross rents and charges receivable, excluding value added tax, and is attributable to one continuing activity of property investment in the United Kingdom

1.3 Investment properties

Investment properties are accounted for in accordance with Financial Reporting Standard for Smaller Entities, as follows

(i) Investment properties are revalued annually and the aggregate surplus or deficit is transferred to a revaluation reserve, unless a deficit, or its reversal on an individual property is expected to be permanent, in which case it is recognised in the profit and loss account for the year. The revaluation of investment properties takes into account the provisions of abstract 28 from the Urgent Issues Task Force where operating lease incentives apply to a particular investment property

(ii) No depreciation or amortisation is provided in respect of freehold investment properties and leasehold investment properties with over 20 years to run

Although the Companies Act would normally require the systematic annual depreciation of fixed assets, the directors believe that this policy of not providing depreciation or amortisation is necessary in order for the accounts to give a true and fair view, since the current value of investment properties, and changes in that current value, are of prime importance rather than a calculation of systematic annual depreciation. Depreciation is only one of the many factors reflected in the annual valuation, and the amount which might otherwise have been shown cannot be separately identified or quantified

1.4 Deferred taxation

Deferred taxation is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay tax in the future

Provision is made for tax on gains arising from the revaluation of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted

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

Gardenbook Properties Limited

Notes to the financial statements For the period ended 31 March 2010

2. Operating profit

The operating profit is stated after charging

Auditors' remuneration

2010 £000	2008 £000
3	1
<hr/>	<hr/>

During the period, no director received any emoluments (2008 £nil)

3. Taxation

UK corporation tax charge on profits for the period at 28%

2010 £000	2008 £000
9	3
<hr/>	<hr/>
9	3
<hr/>	<hr/>

4. Investment property

**Freehold
Property
£000**

Valuation

At 1 October 2008 and 31 March 2010

550

The cost of the freehold property was £444,000. The property is stated at its open market value as determined by the directors at 31 March 2010.

Gardenbook Properties Limited

Notes to the financial statements For the period ended 31 March 2010

5. Debtors

	2010 £000	2008 £000
Trade debtors	22	13
Other debtors	1	1
	<hr/>	<hr/>
	23	14
	<hr/>	<hr/>

6. Creditors: Amounts falling due within one year

	2010 £000	2008 £000
Bank loan	20	20
Trade creditors	11	12
Corporation tax	11	9
Social security and other taxes	2	2
Other creditors	4	2
	<hr/>	<hr/>
	48	45
	<hr/>	<hr/>

7. Creditors: Amounts falling due after more than one year

	2010 £000	2008 £000
Bank loan	88	118
Amount owed to parent undertaking	151	151
	<hr/>	<hr/>
	239	269
	<hr/>	<hr/>

The bank loan is secured against the investment property

Gardenbook Properties Limited

Notes to the financial statements For the period ended 31 March 2010

8. Share capital

	2010 £000	2008 £000
Authorised, allotted, called up and fully paid		
10,000 'A' Ordinary shares of £1 each	10	10
10,000 'B' Ordinary shares of £1 each	10	10
	<hr/>	<hr/>
	20	20
	<hr/>	<hr/>

The 'A' and 'B' shares have equal rights

9. Reserves

	Revaluation reserve £000	Profit and loss account £000
At 1 October 2008	106	124
Profit retained for the period	-	36
	<hr/>	<hr/>
At 31 March 2010	106	160
	<hr/>	<hr/>

10. Post balance sheet events

On 28 September 2010, Ethel Austin Investment Properties Limited, a 50% shareholder in the company's parent undertaking, was placed into Administration

11. Controlling party

The company is a wholly owned subsidiary undertaking of Gardenbook Holdings Limited, which does not prepare group financial statements

12. Related party transactions

All of the directors are directors of Gardenbook Holdings Limited At 31st March 2010 there was amount of £151,000 (2008 £151,000) due to Gardenbook Holdings Limited Interest charged in respect of this loan amounted to £7,000 (2008 £10,000)