

DONNINGTON LAND AND PROPERTY LIMITED
FINANCIAL STATEMENTS
31 MARCH 2003



HAINES WATTS
Chartered Accountants
7 - 11 Station Road
Reading
Berkshire
RG1 1LG

DONNINGTON LAND AND PROPERTY LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2003

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DONNINGTON LAND AND PROPERTY LIMITED

THE DIRECTORS' REPORT

YEAR ENDED 31 MARCH 2003

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

PRINCIPAL ACTIVITIES

The principal activity of the company continued to be that of land and property development.

THE DIRECTORS AND THEIR INTERESTS IN SHARES OF THE COMPANY

The directors who served the company during the year together with their beneficial interests in the shares of the company were as follows:

	Ordinary Shares of £1 each	
	At 31 March 2003	At 1 April 2002
D L Norgate	400	400
M Norgate	<u>600</u>	<u>600</u>

DONATIONS

During the year the company made the following contributions:

	2003	2002
	£	£
Charitable	<u>740</u>	<u>1,530</u>

SMALL COMPANY PROVISIONS

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

Registered office:
7-11 Station Road
Reading
Berkshire
RG1 1LG

Signed by order of the directors

Approved by the directors on 18/12/2003

M NORGATE
Company Secretary



DONNINGTON LAND AND PROPERTY LIMITED

ACCOUNTANTS' REPORT TO THE DIRECTORS

YEAR ENDED 31 MARCH 2003

As described on the balance sheet, the directors of the company are responsible for the preparation of the financial statements for the year ended 31 March 2003, set out on pages 3 to 7 .

You consider that the company is exempt from an audit under the Companies Act 1985.

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

Haines Watts

HAINES WATTS
Chartered Accountants

7 - 11 Station Road
Reading
Berkshire
RG1 1LG

22 December 2003

DONNINGTON LAND AND PROPERTY LIMITED

PROFIT AND LOSS ACCOUNT

YEAR ENDED 31 MARCH 2003

	Note	2003 £	2002 £
TURNOVER		47,824	826,471
Cost of sales		<u>36,985</u>	<u>711,048</u>
GROSS PROFIT		10,839	115,423
Administrative expenses		143,668	76,435
Other operating income	2	—	<u>(27,500)</u>
OPERATING (LOSS)/PROFIT	3	(132,829)	66,488
Interest receivable		855	2,008
Interest payable and similar charges		<u>(63,575)</u>	<u>(67,251)</u>
(LOSS)/PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		(195,549)	1,245
Tax on (loss)/profit on ordinary activities	5	1,913	<u>(258)</u>
(LOSS)/RETAINED PROFIT FOR THE FINANCIAL YEAR		(197,462)	1,503
Balance brought forward		<u>72,600</u>	<u>71,097</u>
Balance carried forward		<u>(124,862)</u>	<u>72,600</u>

The notes on pages 5 to 7 form part of these financial statements.

DONNINGTON LAND AND PROPERTY LIMITED

BALANCE SHEET

31 MARCH 2003

	Note	2003 £	2002 £
FIXED ASSETS			
Tangible assets	6	46,621	24,474
CURRENT ASSETS			
Stocks	7	2,240,406	1,061,902
Debtors	8	35,786	71,235
Cash at bank		—	230,852
		<u>2,276,192</u>	<u>1,363,989</u>
CREDITORS: Amounts falling due within one year	9	<u>2,446,675</u>	<u>1,314,863</u>
NET CURRENT (LIABILITIES)/ASSETS		(170,483)	49,126
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>(123,862)</u>	<u>73,600</u>
CAPITAL AND RESERVES			
Called-up equity share capital	11	1,000	1,000
Profit and loss account		(124,862)	72,600
(DEFICIENCY)/SHAREHOLDERS' FUNDS		<u>(123,862)</u>	<u>73,600</u>

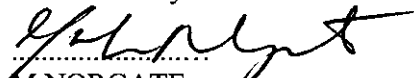
The directors are satisfied that the company is entitled to exemption from the provisions of the Companies Act 1985 (the Act) relating to the audit of the financial statements for the year by virtue of section 249A(1), and that no member or members have requested an audit pursuant to section 249B(2) of the Act.

The directors acknowledge their responsibilities for:

- (i) ensuring that the company keeps proper accounting records which comply with section 221 of the Act, and
- (ii) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of section 226, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985 and with the Financial Reporting Standard for Smaller Entities (effective June 2002).

These financial statements were approved by the directors on the 18/12/03 and are signed on their behalf by:


M NORGATE

The notes on pages 5 to 7 form part of these financial statements.

DONNINGTON LAND AND PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2003

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002).

Turnover

The turnover shown in the profit and loss account represents sales of residential properties and land, income from other development activities and rent received from development sites in the year.

Fixed assets

All fixed assets are initially recorded at cost.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Plant & Machinery	-	25% Reducing Balance
Motor Vehicles	-	25% Reducing Balance
Equipment	-	25% Reducing Balance

Work in progress

Work in progress is valued on the basis of direct costs plus attributable overheads based on normal level of activity. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of work in progress.

2. OTHER OPERATING INCOME

	2003	2002
	£	£
Other operating income	<u>—</u>	<u>27,500</u>

3. OPERATING (LOSS)/PROFIT

Operating (loss)/profit is stated after charging:

	2003	2002
	£	£
Directors' emoluments	10,417	6,686
Depreciation of owned fixed assets	<u>15,603</u>	<u>8,157</u>

DONNINGTON LAND AND PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2003

4. DIRECTORS' EMOLUMENTS

The directors' aggregate emoluments in respect of qualifying services were:

	2003 £	2002 £
Aggregate emoluments	<u>10,417</u>	<u>6,686</u>

5. TAX ON (LOSS)/PROFIT ON ORDINARY ACTIVITIES

	2003 £	2002 £
Current tax:		
Over/under provision in prior year	1,913	(258)
Total current tax	<u>1,913</u>	<u>(258)</u>

6. TANGIBLE FIXED ASSETS

	Plant & Machinery £	Motor Vehicles £	Equipment £	Total £
COST				
At 1 April 2002	–	35,915	–	35,915
Additions	13,150	18,213	6,387	37,750
At 31 March 2003	<u>13,150</u>	<u>54,128</u>	<u>6,387</u>	<u>73,665</u>
DEPRECIATION				
At 1 April 2002	–	11,441	–	11,441
Charge for the year	3,288	10,718	1,597	15,603
At 31 March 2003	<u>3,288</u>	<u>22,159</u>	<u>1,597</u>	<u>27,044</u>
NET BOOK VALUE				
At 31 March 2003	<u>9,862</u>	<u>31,969</u>	<u>4,790</u>	<u>46,621</u>
At 31 March 2002	<u>–</u>	<u>24,474</u>	<u>–</u>	<u>24,474</u>

7. STOCKS

	2003 £	2002 £
Work in progress	<u>2,240,406</u>	<u>1,061,902</u>

DONNINGTON LAND AND PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2003

8. DEBTORS

	2003 £	2002 £
Directors loan accounts	—	50,481
VAT recoverable	23,786	8,754
ACT recoverable against future taxation	12,000	12,000
	<u>35,786</u>	<u>71,235</u>

9. CREDITORS: Amounts falling due within one year

	2003 £	2002 £
Bank loans and overdrafts	1,716,604	670,000
Other creditors including taxation:		
Corporation tax	1,292	1,292
Directors current accounts	450,268	540,528
Other creditors	150,000	—
Accruals and deferred income	128,511	103,043
	<u>2,446,675</u>	<u>1,314,863</u>

The bank loans are secured on specific land sites within work in progress.

10. TRANSACTIONS WITH DIRECTORS

The company is under the control of M Norgate.

Included within other debtors is £NIL (2002 - £50,481) due from M Norgate.

During the year the company paid interest of £NIL (2002 - £7,426) to Mrs D Norgate. At 31 March 2003 the company owed £450,268 (2002 - £540,528) to Mrs D Norgate.

11. SHARE CAPITAL

Authorised share capital:

	2003 £	2002 £
1,000 Ordinary Shares shares of £1 each	<u>1,000</u>	<u>1,000</u>

Allotted, called up and fully paid:

	2003 No	£	2002 No	£
Ordinary Shares shares of £1 each	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>