# MORECAMBE FOOTBALL CLUB LIMITED ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 MAY 2013

FRIDAY



28/02/2014 COMPANIES HOUSE #166

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#### **DIRECTORS' REPORT**

#### FOR THE YEAR ENDED 31 MAY 2013

The directors present their report and financial statements for the year ended 31 May 2013

#### Principal activities and review of the business

The principal activity of the company continued to be that of a professional football club

The financial year 2012/13 has been very challenging for Morecambe Football Club and a loss for the year of £793,776 (2012 Loss of £555,376) has been recorded

Such losses are disappointing and in April 2013 management initiated a strategic review of the Club resulting in a 3 year plan which shows at least a break even position for the Club by the end of year 3. This will be achieved primarily by a significant reduction in costs and at the same time, where possible, maximising all income streams. The directors are committed to the achievement of this plan.

#### Financial risk management

The principal risks to the business are relegation from the Football League and the consequential loss of income this would cause, or if the Company were unable to secure sufficient finance from either the Directors or other sources to continue funding the cashflow requirements. These and other risks are monitored by the Board on a regular basis

#### Going concern

The Company has traded at a loss during the year and has been reliant on the continued support of the Directors, particularly Peter McGuigan (Chairman & majority shareholder) in providing loans to maintain the cashflow of the business. The directors have confirmed that they are prepared to continue to support the company financially and therefore consider it appropriate for the accounts to be prepared on the going concern basis.

#### Results and dividends

The results for the year are set out on page 5

#### Future developments

The directors do not envisage any significant changes to the business in the immediate future

#### Directors

The following directors have held office since 1 June 2012

Mr P M Cross

Mr P McGuigan

Mr M Mace

Mr N Adams

Mr S Wright

(Resigned 12 March 2013)

Mrs A Lumb

(Resigned 25 October 2012)

Mr R H Taylor

Mr D R K Robinson

Mr M A W Dixon

Mr G A Howse

Mr G R Hodgson

(Resigned 18 March 2013)

#### Auditors

Moore and Smalley LLP are deemed to be re-appointed under section 487(2) of the Companies Act 2006

# DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MAY 2013

#### Statement of directors' responsibilities

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 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). 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 accounting 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 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 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.

#### Statement of disclosure to auditors

So far as the directors are aware, there is no relevant audit information of which the company's auditor are unaware Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information

By order of the board

27/2/14

Secretary

# INDEPENDENT AUDITOR REPORT TO MORECAMBE FOOTBALL CLUB LIMITED UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 4 to 16, together with the financial statements of Morecambe Football Club Limited for the year ended 31 May 2013 prepared under section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Chapter 10 of Part 15 of the Companies Act 2006. 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 auditor 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 445 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you

We conducted our work in accordance with Bulletin 2008/4 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 section 445(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section



Susanna Cassey (Senior Statutory Auditor) for and on behalf of Moore and Smalley LLP Chartered Accountants Statutory Auditor

Priory Close St Marys Gate Lancaster LAI 1XB

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# ABBREVIATED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MAY 2013

	Notes	2013 £	2012 £
Turnover		2,417,759	2,610,707
Other operating income less cost of sales Administrative expenses		(2,642,982) (541,132)	(2,761,851) (399,286)
Operating loss	3	(766,355)	(550,430)
Other interest receivable and similar charges	ılar 7	472 (27,893)	810 (5,756)
Loss on ordinary activities before taxation		(793,776)	(555,376)
Tax on loss on ordinary activities		-	-
Loss for the year	17	(793,776)	(555,376)

The profit and loss account has been prepared on the basis that all operations are continuing operations

There are no recognised gains and losses other than those passing through the profit and loss account

#### ABBREVIATED BALANCE SHEET

#### **AS AT 31 MAY 2013**

		201	3	201	12
	Notes	£	£	£	£
Fixed assets					
Intangible assets	9		-		2,817
Tangible assets	10		8,005,723		9,078,315
			8,005,723		9,081,132
Current assets					
Stocks	11	16,820		21,539	
Debtors	12	380,273		327,690	
Cash at bank and in hand		13,655		18,754	
		410,748		367,983	
Creditors: amounts falling due within one year	13	(1,124,002)		(962,827)	
Net current liabilities			(713,254)		(594,844)
Total assets less current liabilities			7,292,469		8,486,288
Creditors: amounts falling due after more than one year	14		(1,966,188)		(2,359,231)
Accruals and deferred income	15		(30,336)		(37,336)
			5,295,945		6,089,721
Capital and reserves					
Called up share capital	16		1,248,585		1,248,585
Share premium account	17		10,000		10,000
Profit and loss account	17		4,037,360		4,831,136
Shareholders' funds	18		5,295,945		6,089,721

These abbreviated accounts have been prepared in accordance with the special provisions in section 445(3) of the Companies Act 2006 relating to medium-sized companies

Approved by the Board and authorised for issue on 21 02 14

Company Registration No. 00224792

# CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MAY 2013

	Notes	£	2013 £	£	2012 £
Net cash outflow from operating activities	19		(660,744)		(596,835)
Returns on investments and servicing of finance					
Interest received		472		810	
Interest paid		(27,893)		(5,756)	
Net cash outflow for returns on					
investments and servicing of finance			(27,421)		(4,946)
Contal expanditure					
Capital expenditure Payments to acquire intangible assets		_		(5,200)	
Payments to acquire tangible assets		(43,664)		(5,203)	
Receipts from sales of tangible assets		860,000		•	
Net cash inflow/(outflow) for capital		<del></del>		<del></del>	
expenditure			816,336		(10,403)
Net cash inflow/(outflow) before					
management of liquid resources and financing			128,171		(612,184)
Financing					
Issue of ordinary share capital		-		125,000	
Other new long term loans		-		498,481	
Other new short term loans		217,965		165,072	
Repayment of other long term loans		(393,043)		-	
Repayment of other short term loans Capital element of hire purchase contracts		(184,840) (2,516)		(5,421)	
Capital cicilient of the parchase contracts		(2,510)			
Increase/(decrease) in debt		(362,434)		658,132	
Net cash (outflow)/inflow from financing			(362,434)		783,132
(Decrease)/increase in cash in the year	20, 21		(234,263)		170,948

#### NOTES TO THE FINANCIAL STATEMENTS

#### FOR THE YEAR ENDED 31 MAY 2013

#### 1 Accounting policies

#### 1.1 Accounting convention

The financial statements are prepared under the historical cost convention

#### Going concern

In common with many football clubs, the ability to remain a going concern is dependent on the on-going support of its directors, the associated companies owned and controlled by its directors and their financiers

The directors have formed a judgement, at time of approving the financial statements, that there is a reasonable expectation that the company has adequate resources to continue in operational existence for a period of at least twelve months from the date of approving the accounts. For this reason the directors continue to adopt the going concern basis in preparing the financial statements.

#### 1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated)

#### 1.3 Turnover

Turnover represents income receivable, net of VAT, from football and related commercial activities. Sponsorship and similar income is recognised over the duration of the respective contracts. Gate and other match day revenues are recognised over the period of the football season as games are played. Other corporate and hospitality revenues are recognised at the time of the event.

#### 1.4 Intangible fixed assets

Amortisation 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

Player contracts

over the period of the contracts

#### 1.5 Tangible fixed assets and depreciation

Tangible fixed assets other than freehold land are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows

Freehold land

No depreciation provided

Leashold property

2% straight line

Plant and machinery

15% reducing balance

Motor vehicles

25% reducing balance

#### 1.6 Leasing and hire purchase commitments

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible assets and depreciated over the shorter of the lease term and their useful lives. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the profit and loss account so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

Rentals payable under operating leases are charged against income on a straight line basis over the lease term

#### 1.7 Stock

Stock is valued at the lower of cost and net realisable value



#### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### FOR THE YEAR ENDED 31 MAY 2013

#### Accounting policies

(Continued)

#### 1.8 Deferred taxation

Deferred tax 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 that will result in an obligation to pay more, or a right to pay less or to receive more, tax, with the following exception

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

#### 1.9 Government grants

Grants are credited to deferred revenue. Grants towards capital expenditure are released to the profit and loss account over the expected useful life of the assets. Grants towards revenue expenditure are released to the profit and loss account as the related expenditure is incurred.

#### 1.10 Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

#### 2 Turnover

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the United Kingdom

3	Operating loss	2013	2012
		£	£
	Operating loss is stated after charging		
	Amortisation of intangible assets	2,817	5,156
	Depreciation of tangible assets	98,019	106,041
	Loss on disposal of tangible assets	158,237	-
	Loss on disposal of intangible assets	-	1,734
	Auditors' remuneration (including expenses and benefits in kind)	6,120	6,120

# NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2013

4	Employees	

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	2013 Number	2012 Number
Players/management staff	27	28
Other football related staff Shop staff	9	<b>{</b>
Hospitality staff	1 20	19
Support/administrative staff	7	7
	64	63
Employment costs	2013 £	2012 £
Wages and salaries	1,814,143	1,888,190
Social security costs	145,731	159,926
Directors' remuneration	2013	2012
	£	£
Remuneration for qualifying services	30,000	38,008
Investment income	2013	2012
investment income	£	£012
Bank interest	472	810
	472	810
Interest payable	2013	2012
	£	£
On bank loans and overdrafts	26,757	4,620
Hire purchase interest	1,136	1,136
	27 893	5,756
	27,893	5
	<del></del>	=====

# NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### FOR THE YEAR ENDED 31 MAY 2013

#### 7 Taxation

No taxation charge arise on the results for the current or previous year

The company has unrelieved trading losses of £4,128,598 (2012 - £3,420,774) that are available to be set against future trading profits

#### 8 Intangible fixed assets

<b>9</b>	Intangible fixed assets £
Cost	_
At 1 June 2012	5,200
Disposals	(5,200)
At 31 May 2013	-
Amortisation	
At 1 June 2012	2,383
Amortisation on disposals	(5,200)
Charge for the year	2,817
At 31 May 2013	-
Net book value	
At 31 May 2013	-
At 31 May 2012	2,817

Player contracts are valued at cost less accumulated depreciation. Amortisation is calculated to write off the cost in equal annual instalments over the length of the contract

# NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2013

)	Tangible fixed assets	Freehold land	Leashold property	Plant and machinery	Motor vehicles	Total
		£	£	£	£	£
	Cost					
	At 1 June 2012	1,203,370	7,600,789	526,351	3,950	9,334,460
	Additions	-	35,545	8,119	-	43,664
	Disposals	(1,018,237)	<u>-</u>	-	-	(1,018,237
	At 31 May 2013	185,133	7,636,334	534,470	3,950	8,359,887
	Depreciation					
	At 1 June 2012	-	80,403	172,377	3,365	256,145
	Charge for the year		44,025	53,850	144	98,019
	At 31 May 2013	<u>-</u>	124,428	226,227	3,509	354,164
	Net book value					
	At 31 May 2013	185,133	7,511,906	308,243	441	8,005,723
	At 31 May 2012	1,203,370	7,520,386	353,974	585	9,078,315
	Included above are assets held und	der finance leases or hire	purchase conf	tracts as follows		Plant and
		der finance leases or hire	purchase cont	tracts as follows		machinery
	Included above are assets held und  Net book values At 31 May 2013	der finance leases or hire	purchase conf	eracts as follows		machinery £
	Net book values	der finance leases or hire	purchase cont	tracts as follows		6,790
	Net book values At 31 May 2013 At 31 May 2012 Depreciation charge for the year		purchase cont	tracts as follows		6,790 7,988
	Net book values At 31 May 2013 At 31 May 2012  Depreciation charge for the year At 31 May 2013		purchase cont	tracts as follows		6,790 7,988
	Net book values At 31 May 2013 At 31 May 2012 Depreciation charge for the year		purchase cont	tracts as follows		6,790 7,988
	Net book values At 31 May 2013 At 31 May 2012  Depreciation charge for the year At 31 May 2013	-				7,988 1,198
	Net book values At 31 May 2013 At 31 May 2012  Depreciation charge for the year At 31 May 2013  At 31 May 2012	-			from its net bo	6,790 7,988 1,198 1,410 ok value
	Net book values At 31 May 2013 At 31 May 2012  Depreciation charge for the year At 31 May 2013  At 31 May 2012  The directors do not consider the interpretation of the second of the se	r market value of freehold			from its net bo	6,790 7,988 1,198

# NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2013

11	Debtors		2013 £	2012 £
			_	_
	Trade debtors		248,169	216,729
	Other debtors		85,731	86,557
	Prepayments and accrued income	_	46,373	24,404
		-	380,273	327,690
13	Creditors: amounts falling due within one year		2013	2012
			£	£
	Bank loans and overdrafts		246,037	16,873
	Net obligations under hire purchase contracts		· -	2,516
	Trade creditors		383,416	471,291
	Taxes and social security costs		77,090	90,314
	Other creditors		217,965	184,840
	Accruals and deferred income		199,494	196,993
			1,124,002	962,827
	The following liabilities disclosed under creditors falls	ing due within one year are secured b	y the company	,
	Overdrafts	£246,037 (2012 £16,873)		
	Other creditors	£nıl (2012 £180,000)		
	Net obligations under hire purchase contracts	£nıl (2012 £2,516)		
	The overdraft is secured through a fixed and floating c	charge over leasehold and freehold land	nd	
	Net obligations under hire purchase contracts			
	Repayable within one year		-	2,516
	Finance charges and interest allocated to future accour	nting periods	-	-
		-		2,516

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2013

13	Creditors: amounts falling due after more than one year	2013 £	2012 £
	Other loans	1,966,188	2,359,231 ————
	Analysis of loans		
	Wholly repayable within five years	2,184,153	2,544,071
		2,184,153	2,544,071
	Included in current liabilities	(217,965)	(184,840)
		1,966,188	2,359,231
14	Government grants		
			Government grants £
	Balance at 1 June 2012		37,336
	Amortisation in the year		(7,000)
	Balance at 31 May 2013		30,336
16	Share capital	2013	2012
	Authorised	£	£
	5,000,000 Ordinary shares of £1 each	5,000,000	5,000,000
	56,181 Ordinary 'A' shares of £1 each	56,181	56,181
		5,056,181	5,056,181
	Allotted, called up and fully paid		
	1,192,404 Ordinary shares of £1 each 56,181 Ordinary 'A' shares of £1 each	1,192,404 56,181	1,192,404 56,181
		1,248,585	1,248,585

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2013

Share profit premium account £  Balance at 1 June 2012 10,000 Loss for the year -	ft and loss account £ 4,831,136 (793,776)
Balance at 1 June 2012 10,000	<b>£</b> 4,831,136
<b>£</b> Balance at 1 June 2012 10,000	4,831,136
,	
,	
	(175,170)
Balance at 31 May 2013 10,000	4,037,360
18 Reconciliation of movements in shareholders' funds 2013 £	2012 £
Loss for the financial year (793,776)	(555,376)
Proceeds from issue of shares -	125,000
Net depletion in shareholders' funds (793,776)	(430,376)
Opening shareholders' funds 6,089,721	6,520,097
Closing shareholders' funds  5,295,945	6,089,721
19 Reconciliation of operating loss to net cash inflow from operating activities 2013 £	2012 £
Operating loss (766,355)	(550,430)
Depreciation of tangible assets 98,019	106,041
Amortisation of intangible assets 2,817	5,156
Loss on disposal of tangible assets 158,237	
Loss on disposal of intangible assets	1,734
Decrease in stocks 4,719	3,952
Increase in debtors (52,583)	(82,081)
Decrease in creditors within one year (98,598)	(74,188)
Movement on grant provision (7,000)	(7,019)
Net cash outflow from operating activities (660,744)	(596,835)

# NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2013

20	Analysis of net debt	1 June 2012	Cash flow Other non-cash changes		31 May 2013
		£	£	£	£
	Net cash				
	Cash at bank and in hand	18,754	(5,099)	-	13,655
	Bank overdrafts	(16,873)	(229,164)	-	(246,037)
		1,881	(234,263)	-	(232,382)
	Debt	<del>-</del>			
	Finance leases	(2,516)	2,516	-	-
	Debts falling due within one year	(184,840)	(33,125)	-	(217,965)
	Debts falling due after one year	(2,359,231)	393,043	-	(1,966,188)
		(2,546,587)	362,434	<del></del>	(2,184,153)
	Net debt	(2,544,706)	128,171		(2,416,535)
21	Reconciliation of net cash flow to movement in net debt			2013 £	2012 £
	(Decrease)/increase in cash in the year			(234,263)	170,948
	Cash outflow/(inflow) from decrease/(increase) in debt and lease financing			362,434	(658,132)
	Movement in net debt in the year			128,171	(487,184)
	Opening net debt			(2,544,706)	(2,057,522)
	Closing net debt			(2,416,535)	(2,544,706)
					<del></del>

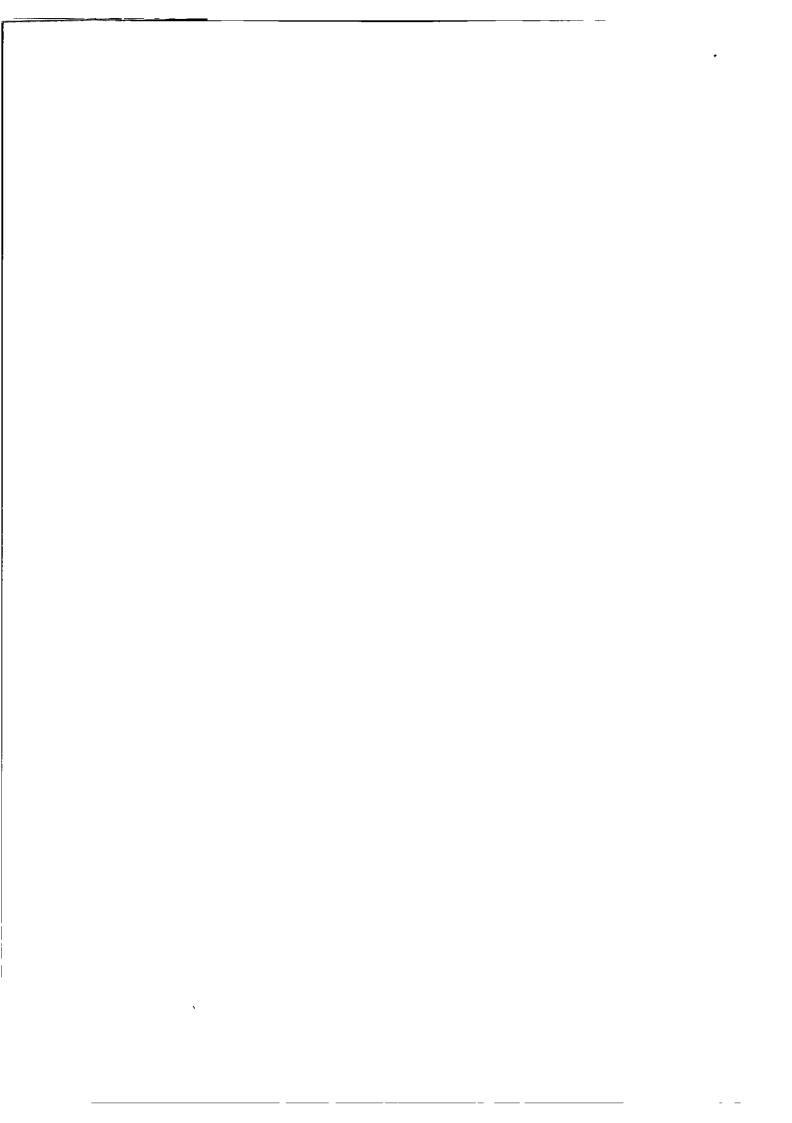
#### 22 Related party relationships and transactions

The company was controlled by the board of director in the current and prior year

P M Cross is a director of Morecambe Bay Wines and Spirits Co Limited During the year the company purchased goods and services from Morecambe Bay Wines and Spirits Limited for £80,161 (2012 - £143,773) and received income from them of £43,090 (2012 - £22,414) At the year end creditors include £73,908 (2012 - £52,197) payable to Morecambe Bay Wines and Spirits Co Limited and debtors include £65,875 (2012 - £42,540) due from them

S N Wright is a partner in the firm of Wright and Lord, Solicitors During the year the company purchased services from Wright and Lord for £4,303 (2012 - £nil) and received income from them of £14,507 (2012 - £10,190) At the year end creditors include £nil (2012 - £33,980) payable to Wright and Lord and debtors include £420 (2012 - £14,455) due from them

P McGuigan is a director and shareholder of PMG Global Limited and M Dixon is also a director of this company During the year PMG Global Limited financed expenditure on behalf of the club totalling £24,095 (2012 - £44,388) and received income from them totalling £3,844 (2012 - £4,025) At the year end creditors include £22,221 (2012 - £36,467) due to PMG Global Limited



# NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2013

#### 22 Related party relationships and transactions

(Continued)

P McGuigan, R Taylor and G Hodgson were directors and shareholders of PMG Leisure Limited in the period During the year the club financed expenditure on behalf of the PMG Leisure Limited totalling £26,551 (2012 - £4,508) and PMG Leisure Limited financed expenditure on behalf of the company of £18,000 (2012 £nil) As a result of these transactions, at the year end debtors include £13,961 (2012 - £5,410) due from PMG Leisure Limited

N Adams was a director and shareholder of Omega Holidays Group Plc in the period During the year the company made sales of £5,671 (2012 £nil) to Omega Holidays Group Plc and made purchases of £2,320 (2012 £nil) At the year end, £2,320 was owed to Omega Holidays Group Plc and is included within creditors

All of the above transactions were on normal commercial terms

During the year directors advanced funds to the company totalling £100,130 (2012 - £299,911) and made withdrawals of £66,173 (2012 - £130) At the year end the company owed the directors £1,966,188 (2012 - £2,114,231) The full amount of this is included in creditors due after more than one year and no interest was charged by the directors during the year

S Wright resigned as a director of the company during the year At the year end, the company had a loan account balance due to the former director of £6,000

A Lumb resigned as a director of the company during the year. At the year end, the company had a loan account balance due to the former director of £11,000

G Hodgson also resigned as a director of the company during the year At the year end £165,000 was owed to the former director and is included within other creditors due within one year

G Hodgson is also controls Bay Business Consultancy Limited During the year, the company made sales of £375 to Bay Business Consultancy Limited and £10,000 was repaid in respect of a loan from this company. At the year end, £34,625 was owed to Bay Business Consultancy Limited and is included within other creditors.

During the year Omega Holidays Group Plc (formally Omega Holidays Group Limited) advanced funds of £40,000 (2012 - £290,000) to the Football Club and the Club repaid £240,000 (2012 - £90,000) leaving an outstanding creditor due in greater than one year of £nil (2012 - £200,000) at the year end

During the year land with a net book value of £208,556 was sold to Omega Holidays Group Plc for a consideration of £202,079 This transaction was undertaken in order to inject cash into the Club to following a cash shortfall. As part of the agreement this land will be sold on by Omega Holidays Group Plc and the additional proceeds generated (net of any costs) will be transferred to the Club. It is expected that the full market value of this land will be realised.

Also during the year, land with a net book value of £254,278 was sold to an LLP under the control of two directors, N Adams and G Hodgson, for a consideration of £210,000 As part of the agreement this land will be sold on by the LLP and the additional proceeds generated (net of any costs) will be transferred to the Club It is expected that the full market value of this land will be realised

At the year end three of the directors and two former directors (2012 5 of the directors) offered personal guarantees totalling £300,000 (2012 £300,000) as security over the overdraft