

Sneinton Space Management Limited

Financial statements

For the year ended 31 December 2004



Company No. 3034749

Company information

Company registration number	3034749
Registered office	The Clock House Frogmoor HIGH WYCOMBE Buckinghamshire HP13 5DL
Directors	A Lakhani N H Brunskill D C L Miller
Secretary	A Lakhani
Bankers	National Westminster Bank plc 4 Abbey Road READING Berkshire RG1 3BA
Auditors	Grant Thornton UK LLP Chartered Accountants Registered Auditors 1 Westminster Way OXFORD OX2 0PZ

Index

Report of the directors	3 - 4
Report of the independent auditors	5 - 6
Principal accounting policies	7
Profit and loss account	8
Balance sheet	9
Notes to the financial statements	10 - 13

Report of the directors

The directors present their report and the financial statements of the company for the year ended 31 December 2004.

Principal activities and business review

The principal activity of the company during the year was property management and administration of property development.

Results and dividends

The trading results for the year and the company's financial position at the end of the year are shown in the attached financial statements.

The directors have not recommended a dividend.

Directors

The directors who served the company during the year were as follows:

A Lakhani
N H Brunskill
D C L Miller

The company is a wholly owned subsidiary and the interests of the group directors are disclosed in the financial statements of the parent company.

Directors' responsibilities

United Kingdom 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 at the end of the year and of the profit or loss for the year then ended. 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, for safeguarding the assets of the company and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

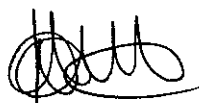
Auditors

On 1 July 2004, the Grant Thornton partnership transferred its business to a limited liability partnership, Grant Thornton UK LLP. Under section 26(5) of the Companies Act 1989, the directors consented to extend the audit appointment to Grant Thornton UK LLP from 1 July 2004.

A resolution to re-appoint Grant Thornton UK LLP as auditors for the ensuing year will be proposed at the annual general meeting in accordance with section 385 of the Companies Act 1985.

BY ORDER OF THE BOARD

A Lakhani
Secretary



.....

14 September 2005

Report of the independent auditors to the members of Sneinton Space Management Limited

We have audited the financial statements of Sneinton Space Management Limited for the year ended 31 December 2004 which comprise the principal accounting policies, profit and loss account, balance sheet and notes 1 to 11. These financial statements have been prepared under 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

The directors' responsibilities for preparing the report of the directors and the financial statements in accordance with United Kingdom law and accounting standards are set out in the statement of directors' responsibilities.

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 other information contained in the report of the directors and consider whether it is consistent with the audited financial statements. We consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements. Our responsibilities do not extend to any other information.

Basis of 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.

Report of the independent auditors to the members of Sneinton Space Management Limited (continued)

Opinion

In our opinion the financial statements give a true and fair view of the state of affairs of the company as at 31 December 2004 and of its loss for the year then ended, and have been properly prepared in accordance with the Companies Act 1985.

Grant Thornton UK LLP
GRANT THORNTON UK LLP
REGISTERED AUDITORS
CHARTERED ACCOUNTANTS
OXFORD

.....

28 October 2005

Principal accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention, and have been prepared in accordance with applicable accounting standards.

The accounting policies remain unchanged from the prior year and are set out below.

Cash flow statement

The directors have taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from including a cash flow statement in the financial statements on the grounds that the company is wholly owned and it is part of a published consolidated cash flow statement.

Related parties transactions

As a wholly owned subsidiary, the company is exempt from the requirements of FRS 8 to disclose transactions with other members of the group headed by Saxon Developments Limited on the grounds that consolidated accounts for that company are publicly available from Companies House.

Profit and loss account

		Year to 31 Dec 04 £	Period from 1 Apr 03 to 31 Dec 03 £
	Note		
Turnover		—	—
Other operating charges	1	2,809	3,051
Loss on ordinary activities before taxation		(2,809)	(3,051)
Tax on loss on ordinary activities	4	—	(239)
Loss for the financial year	9	<u>(2,809)</u>	<u>(2,812)</u>

All of the activities of the company are classed as continuing.

The company has no recognised gains or losses other than the results for the year as set out above.

Balance sheet

	Note	2004 £	2003 £
Current assets			
Debtors	5	1,232,263	1,252,853
Cash at bank		70	7,135
		<u>1,232,333</u>	<u>1,259,988</u>
Creditors: amounts falling due within one year	6	181,438	206,284
Net current assets		<u>1,050,895</u>	<u>1,053,704</u>
Total assets less current liabilities		<u>1,050,895</u>	<u>1,053,704</u>
Capital and reserves			
Called-up equity share capital	8	10,000	10,000
Profit and loss account	9	1,040,895	1,043,704
Shareholders' funds	10	<u>1,050,895</u>	<u>1,053,704</u>

14 SEPTEMBER 2005

These financial statements were approved by the directors on and are signed on their behalf by:



A Lakhani

Notes to the financial statements

1 Other operating income and charges

	Year to 31 Dec 04 £	Period from 1 Apr 03 to 31 Dec 03 £
Administrative expenses	<u>2,809</u>	<u>3,051</u>

2 Operating loss

Operating loss is stated after charging:

	Year to 31 Dec 04 £	Period from 1 Apr 03 to 31 Dec 03 £
Directors' emoluments	—	—
Auditors' remuneration:		
Audit fees	<u>—</u>	<u>3,000</u>

3 Directors and employees

No salaries or wages have been paid to employees, including the directors, during the year.

4 Taxation on ordinary activities

(a) Analysis of charge in the year

	Year to 31 Dec 04 £	Period from 1 Apr 03 to 31 Dec 03 £
Current tax:		
UK Corporation tax based on the results for the year at 30% (2003 - 30%)	<u>—</u>	<u>(239)</u>
Total current tax	<u>—</u>	<u>(239)</u>

4 Taxation on ordinary activities (continued)

(b) Factors affecting current tax charge

The tax assessed on the loss on ordinary activities for the year is lower than the standard rate of corporation tax in the UK of 30% (2003 - 30%).

	Year to 31 Dec 04 £	Period from 1 Apr 03 to 31 Dec 03 £
Loss on ordinary activities before taxation	<u>(2,809)</u>	<u>(3,051)</u>
Profit/(loss) on ordinary activities by rate of tax	1,178	(239)
Group relief claimed from group companies	<u>(1,178)</u>	<u>—</u>
Total current tax (note 4(a))	<u>—</u>	<u>(239)</u>

5 Debtors

	2004 £	2003 £
Trade debtors	22,906	55,926
Amounts owed by group undertakings	1,209,147	1,196,919
Corporation tax repayable	—	4
VAT recoverable	210	4
	<u>1,232,263</u>	<u>1,252,853</u>

6 Creditors: amounts falling due within one year

	2004 £	2003 £
Amounts owed to group undertakings	97,813	122,659
Amounts owed to undertakings in which the company has a participating interest	64,158	64,158
Other creditors	19,467	19,467
	<u>181,438</u>	<u>206,284</u>

7 Related party transactions

During the year there were transfers between Sneinton Space Management and related parties. At the year end the company owed £1,196,919 (2003 - £1,196,919) to Roxylight Group Services Limited.

8 Share capital

Authorised share capital:

	2004 £	2003 £
10,000 Ordinary 'A' shares of £1 each	10,000	10,000
10,000 New Ordinary 'B' shares of £0.10 each	1,000	1,000
10,000 Deferred shares of £0.90 each	9,000	9,000
	<u>20,000</u>	<u>20,000</u>

Allotted and called up:

	2004		2003	
	No	£	No	£
Ordinary 'A' shares fully paid of £1 each	5,000	5,000	5,000	5,000
New Ordinary 'B' shares fully paid of £0.10 each	5,000	500	5,000	500
Deferred shares fully paid of £0.90 each	5,000	4,500	5,000	4,500
	<u>15,000</u>	<u>10,000</u>	<u>15,000</u>	<u>10,000</u>

By special resolution on the 4 July 2002 the 10,000 'B' ordinary shares of £1 each were sub-divided and re-classified into 10,000 new 'B' ordinary shares of 10p each and 10,000 deferred shares of 90p each.

The deferred shares have no voting rights whilst the 'A' and 'B' ordinary shares will be entitled to 50% of the votes each. In regards to dividend the holders of 'A' ordinary shares will be entitled to 50.1% of any declared dividend and the holders of the 'B' ordinary shares will receive the remaining 49.9%. The holders of deferred shares are not entitled to any dividend.

9 Profit and loss account

	Year to 31 Dec 04 £	Period from 1 Apr 03 to 31 Dec 03 £
Balance brought forward	1,043,704	1,046,516
Accumulated loss for the financial year	(2,809)	(2,812)
Balance carried forward	<u>1,040,895</u>	<u>1,043,704</u>

10 Reconciliation of movements in shareholders' funds

	2004 £	2003 £
Loss for the financial year	(2,809)	(2,812)
Opening shareholders' equity funds	<u>1,053,704</u>	<u>1,056,516</u>
Closing shareholders' equity funds	<u>1,050,895</u>	<u>1,053,704</u>

11 Ultimate parent company

The directors consider the ultimate parent undertaking of this company is Saxon Developments Limited which is registered in England and Wales. The immediate parent undertaking is Roxylight Properties Limited, by virtue of its 100% shareholding.

The largest group of undertakings for which consolidated accounts have been drawn up is that headed by Saxon Developments Limited.