Report and Accounts

30 September 2003

Registered Number: 3121375

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DIRECTORS' REPORT

The directors present their report and accounts for the year ending 30 September 2003.

PRINCIPAL ACTIVITY AND REVIEW OF THE BUSINESS

The company's principal activity is the ownership and operation of licensed properties.

RESULTS AND DIVIDENDS

The company did not trade during the year and has not made a profit or loss (2002: nil), no profit and loss account has therefore been prepared. The directors do not recommend the payment of a dividend (2002: nil).

DIRECTORS AND THEIR INTERESTS

The directors during the year ended 30 September 2003 of the Company were as follows:

D C George

G E Tuppen

The directors in office have no beneficial interest in the shares of the Company.

G E Tuppen and D C George are also directors of the ultimate parent company, Enterprise Inns plc, and their interests in the share capital of that company are shown in its accounts.

AUDITORS

The Company satisfies the provisions of section 249AA of the Companies Act 1985 and accordingly the Company is exempt from the obligation to appoint auditors.

By order of the Board

D C George Secretary

24 March 2004

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE ACCOUNTS

Company law requires the directors to prepare accounts for each financial period which 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 those accounts, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts;
- prepare the accounts 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 which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the accounts comply with the Companies Act 1985. 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.

BALANCE SHEET at 30 September 2003

Notes	2003 £000	2002 £000
2	-	-
•		-
3	19,770	19,770
•	19,770	19,770
•	19,770	19,770
ä		
4	7,386	7,386
5	414	414
5	11,970	11,970
	19,770	19,770
	3	Notes £000 2 - 3 19,770 19,770 19,770 4 7,386 5 414 5 11,970

For the year ended 30 September 2003 the Company was entitled to exemption under section 249A(1) of the Companies Act 1985.

No members have required the Company to obtain an audit of its accounts for the year in question in accordance with section 249B (2).

The directors acknowledge their responsibility for:

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i. Ensuring the Company keeps accounting records which comply with section 221; and

ii. Preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of its financial year, and of its profit and loss for the financial year in accordance with section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company.

Approved by the Board on 24 March 2004 and signed on its behalf by:

D C George Director

NOTES TO THE ACCOUNTS

at 30 September 2003

1. ACCOUNTING POLICIES

Basis of preparation

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

The company is a wholly owned subsidiary of Enterprise Inns plc, a company registered in England and Wales. Accordingly, consolidated accounts have not been prepared as permitted by s228 of the Companies Act 1985. The accounts therefore present information about the company as an individual undertaking and not about its group.

Profit and loss account

The company has not traded during the year and has not made a profit or a loss. No profit and loss account has therefore been prepared.

2. INVESTMENTS

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Shares			u	Shares in group ndertakings £		
Cost At 30 September 2002 and 2003	3			1		
Shares in group undertakings at	30 September 2003 comprise:			£		
Subsidiary undertakings				1		
	Country of registration or incorporation	Principal activity	-	percentage hares held		
Enterprise Pub Estates Limited	Great Britain	Non-trading	Ordin	ary 100%		
In the opinion of the directors the investments in the company's subsidiary undertakings is worth at least the amount at which it is stated in the balance sheet.						
DEBTORS			2003	2002		
			£000	£000		
Amounts due to parent undertak	ing		19,770	19,770		

NOTES TO THE ACCOUNTS

at 30 September 2003

4 SHARE CAPITAL

	Authorised		2003 £000	2002 £000
	Equity: 800,500,000 ordinary shares of £0.01 each		8,005	8,005
	Non-equity: 7,381,000 10% cumulative redeemable preference shares of £1 each		7,381	7,381
		-	15,386	15,386
	Allotted, called up and fully paid	-	2003 £000	2002 £000
	Equity: 738,581,250 ordinary shares of £0.01 each Non-equity: 10% cumulative redeemable preference shares of £1 each		7,386 -	7,386
			7,386	7,386
5	RESERVES			
		Share	Profit	
		premium	and loss	
		account	account	Total
		£000	£000	£000
	At 1 October 2002 and 30 September 2003	414	11,970	12,384

6. RELATED PARTY TRANSACTIONS

The Company has taken advantage of the exemption offered by FRS 8 not to disclose transactions with other group companies.

7. PARENT UNDERTAKING AND CONTROLLING PARTY

The Company's immediate parent undertaking and controlling party is Enterprise Inns plc. Copies of its group accounts, which include the Company, may be obtained from 3 Monkspath Hall Road, Solihull, West Midlands, B90 4SJ.