Registered No: 3278093

Eden Project Limited

Report and Financial Statements

29 March 2009

Registered No: 3278093

Directors

Non Executive Chairman
Mr K Hill

Non Executive Directors

Mr C McAlpine	
Dr A Stanhope	(resigned 29 March 2009)
Mr P Hardaker	(resigned 29 March 2009)
Mr R Eyre	
Mr P Newey	(resigned 25 August 2008)
Ms J Hill	
Mr G Wilkinson	(appointed 14 January 2009)

Executive Directors

Mr T Smit – Chief Executive Officer	
Mrs G Coley – Managing Director	
Mr P Cox – Finance Director	
Dr A Kendle – Foundation Director	
Mr G Elworthy – Operations Director	(resigned 1 June 2008)

Company Secretary
Mr P Cox

Bankers
Allied Irish Bank (GB)
Gray's Inn
100 Gray's Inn Road
London
WC1X 8AL

Auditors
Ernst & Young LLP
Broadwalk House
Southernhay West
Exeter
EX1 1LF

Registered Office
Bodelva
Par
Cornwall
PL24 2SG

Directors' report

The directors present their report and accounts for the period ended 29 March 2009.

Principal activity

Eden Project Limited ("the company") is a wholly owned subsidiary of The Eden Trust, a company limited by guarantee and a UK Registered Charity (number 1093070). The principal activity of the company is the operation and continued development of the Eden Project, one of the UK's top landmark projects created to promote understanding of the vital relationship between people and plants and issues surrounding sustainable development, on behalf of the Eden Trust. Eden Project Limited is managed by a board of executive and non-executive directors, who remain ultimately responsible to the board of Eden Trustees.

The charitable objectives of the Trust set out Eden's aims "to promote public education, research and appreciation in areas such as horticulture, flora, ecology and conservation, and waste management." Eden delivers on these objectives in practical terms through informal and formal education programmes, exhibitions, events, outreach including the Friends events and magazine, partnership projects, and through its approach to operating the visitor destination in areas such as the Waste Neutral initiative, energy consumption and local sourcing policy.

The company exists only to deliver the charitable objectives of the Trust and every activity, including that which might ordinarily be termed "commercial", is designed to educate about the environment in support of the Trust's objectives. The combination of the two entities in this way has created an organisation where the charitable and operational aims are linked in ways which inform and inspire both. As such the annual accounts of the company alone can never give the complete picture and they should be read in conjunction with the consolidated accounts and Annual Report of the Eden Trust.

Results, review of the business and future developments

The Project opened in full to the public, on time and on budget on 17 March 2001. The response has been very positive with nearly 10.7 million visitors in the period from opening to 29 March 2009.

As detailed in the Profit and Loss Account on page 8, the company made a profit after interest but before depreciation and deferred grant releases of £2,097,831, compared with the £2,706,545 achieved in the previous year. This was primarily as a result of visitor numbers for the year being 1.06 million, compared to 1.16 million in the previous year.

The Board of Eden Project Limited is ultimately responsible to the Eden Trust for the performance of the company. This performance is constantly monitored and reviewed and is reported to the Trust on a regular basis. As a social enterprise within a charity framework the success of the Eden Project is measured in terms other than simply financial performance. The Board and the Trustees are satisfied with the performance of the company both in financial terms and in terms of the delivery of the wider charitable mission.

The net charge for depreciation less release of deferred capital grants in the year was £4,145,704 which results in a loss for the year of £2,047,873. However, as explained below this net depreciation charge is overstated by £2,176,340 as a result of the accounting treatment of grants in the holding company, The Eden Trust. Without this overstatement the company would have reported a retained profit for the year of £128,467. The directors do not recommend the payment of a dividend.

In addition, as detailed in the Statement of Cash Flows on page 10 the company generated an operating cash inflow of £2,089,948 and a net cash inflow after financing of £102,619. Total debt has been reduced to £8.2 million during the year.

Directors' report

Results, review of the business and future developments (continued)

The total capital cost of the Project to date, reflected in the tangible fixed assets of the company, is £136.2 million. The Eden Trust received grant funding of £43.2 million in relation to the original construction of the Project from the Millennium Commission and of this £39.5 million was passed down from the Eden Trust to the company by way of an interest free loan in order to acquire the assets.

Had the Millennium Commission monies been received as a grant by the company, this would have been treated in accordance with UK Generally Accepted Accounting Practice and accrued in the balance sheet and released to the profit and loss account over the life of the assets to which it relates, thereby mitigating the depreciation charge. This is the treatment adopted in respect of those grants which were received directly by the company which has resulted in the release to the profit and loss account during the period under review of £3,242,175. However, in the accounts of the Eden Trust, the Millennium Commission grant has been treated in accordance with the Statement of Recommended Practice – Accounting and Reporting by Charities issued in March 2005 and was shown as income in the period received and is hence reflected in the accumulated reserves of the Trust. It is this mismatch between the receipt of the grant by the Eden Trust and the depreciation charge in the company, which reduces the reported profit for the company by £2,176,340.

This mismatch also results in the negative net assets of £17.0 million shown in the company's balance sheet which is caused by the existence of the intercompany loan of £39.5 million referred to above.

Risk management

As a wholly owned subsidiary of a registered charity, the Eden Trust, the company is reliant upon the continued support of the parent company in agreeing not to recall the amounts advanced to the company to develop the Project. (See Note 1, Accounting Policies, Fundamental Accounting Concept). In addition the company is reliant upon the Trust being able to attract grant funding to cover the cost of charitable activities not covered by the surplus generated from operating the Eden Project.

The Trustees of the Eden Trust have delegated responsibility for day to day management of the Project to the board of Eden Project Limited, who in turn have introduced a formal risk management process to assess risks and implement risk management strategies. This process involves identifying the types of risks the company faces, prioritising them in terms of potential impact and likelihood of occurrence and identifying means of mitigating the risks. The risk management procedures adopted by the Eden Project Limited board are reviewed on a periodic basis by the Trustees.

Directors' responsibilities for the accounts

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 judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

Directors' report

- 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 to enable them to ensure that the financial statements 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.

Disabled employees

Eden values the diversity of its team, whether via different skills, experiences or abilities of all its individuals. Eden aims to ensure that all team members, visitors, job applicants, suppliers etc are treated fairly and with respect in an environment which is free from harassment, bullying and discrimination. As part of a comprehensive Diversity Policy, Eden also seeks to adhere to the objectives of the Disability Discrimination Act 2000.

Employee training, communication and involvement

Eden is committed to ensuring all staff are not only trained sufficiently to do their jobs but are developed for their future beyond just these requirements. Eden achieved Investors in People (IIP) status in May 2003. Eden is also committed to staff communication through regular staff meetings, a daily news letter and the intranet, and also has an elected staff representative body, the Members Assembly. An annual appraisal system is in place for all staff.

Completeness of information to auditors

So far as each director listed on page 1 above is aware:-

- There is no relevant audit information of which the company's auditors are unaware; and
- They have taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Auditors

A resolution to re-appoint Ernst & Young LLP as the company's auditor will be put to the forthcoming Annual General Meeting.

By order of the board

Mr Peter Cox
Director / Company Secretary

30 June 2009

Independent auditors' report

to the members of Eden Project Limited

We have audited the company's financial statements for the period ended 29 March 2009 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Cash Flows and the related notes 1 to 25. 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 are responsible for the preparation of the financial statements in accordance with applicable United Kingdom law and Accounting Standards (United Kingdom Generally Accepted Accounting Practice) as 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 International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view, are properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the directors' report is consistent with the financial statements.

In addition we report to you if, in our opinion, 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 other transactions is not disclosed.

We read the directors' report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) 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 judgments 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.

Independent auditors' report

to the members Eden Project Limited (continued)

Opinion

In our opinion:

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 29 March 2009 and of its loss for the period then ended;
- the financial statements have been properly prepared in accordance with the Companies Act 1985; and
- the information given in the directors' report is consistent with the financial statements.

Ernst + Young LLP

Ernst & Young LLP
Registered Auditor
Exeter

30 June 2009

Profit and loss account

for the period ended 29 March 2009

	Notes	*Period ended 29 March 2009* £	*Period ended 30 March 2008* £
Turnover		16,133,819	16,809,220
Cost of sales excluding depreciation and amortisation		(12,125,928)	(12,125,974)
Depreciation and amortisation		(7,387,879)	(7,565,718)
		(19,513,807)	(19,691,692)
Gross loss		(3,379,988)	(2,882,472)
Operating expenses			
Administrative expenses		(8,607,274)	(8,371,415)
Other operating income	2	8,901,153	9,148,905
Operating profit (before depreciation and release of deferred capital grants)		1,059,595	1,968,674
Operating loss (after depreciation)	3	(3,086,109)	(2,104,982)
Interest receivable	6(a)	3,598,292	3,433,848
Interest payable and similar charges	6(b)	(2,560,056)	(2,695,977)
Loss on ordinary activities before taxation		(2,047,873)	(1,367,111)
Taxation	7	-	-
Retained profit (before depreciation and release of deferred capital grants)		2,097,831	2,706,545
Retained loss for the period	19	(2,047,873)	(1,367,111)
Profit and loss account brought forward		(14,972,039)	(13,604,928)
Profit and loss account carried forward		(17,019,912)	(14,972,039)

Statement of Total Recognised Gains and Losses

There are no recognised gains and losses other than the loss attributable to shareholders of the company of £(2,047,873) in the period ended 29 March 2009 and the loss of £(1,367,111) in the period ended 30 March 2008.

Balance sheet

at 29 March 2009

	Notes	At 29 March 2009 £	At 30 March 2008 £
Fixed assets			
Tangible assets	8	80,668,970	87,381,559
Intangible assets	9	-	-
Investments	10	42,271,901	42,021,158
		122,940,871	129,402,717
Current assets			
Stocks	11	353,018	416,744
Debtors	12	1,383,347	1,480,742
Cash		1,093,266	990,647
		2,829,631	2,888,133
Creditors: amounts falling due within one year	13	(45,592,339)	(41,707,155)
Net current liabilities		(42,762,708)	(38,819,022)
Total assets less current liabilities		80,178,163	90,583,695
Creditors: amounts falling due after more than one year	14	(48,739,788)	(52,612,468)
Deferred income	16	(48,458,279)	(52,943,258)
		(17,019,904)	(14,972,031)
Capital and reserves			
Called up share capital - equity	18	8	8
Profit and loss account	19	(17,019,912)	(14,972,039)
	19	(17,019,904)	(14,972,031)

Approved by the Board on 2nd June 2009 and signed on its behalf by:

Mr K Hill
Chairman

Mr P Cox
Director / Company Secretary

Cash flow statement

for the period ended 29 March 2009

	Notes	*Period ended 29 March 2009* £	*Period ended 30 March 2008* £
Cash inflow from operating activities	20(a)	2,089,948	1,464,135
Returns on investment and servicing of finance			
Interest paid		(320,852)	(594,002)
Interest received		2,532,205	2,293,134
Interest element of finance lease rental payments		(2,148,736)	(2,148,736)
Leasing scheme adjustment		(298,505)	-
		(235,888)	(449,604)
Taxation			
UK corporation tax		-	-
Capital expenditure and financial investment			
Payments to acquire tangible fixed assets		(600,305)	(1,326,058)
Capital grants received	16	1,103	1,123,525
Net increase in investments	10	(250,743)	(135,741)
		(849,945)	(338,274)
Financing			
Net movement in borrowings	20(b)	(901,496)	1,215,811
Increase in cash	20(c)	102,619	1,892,068

Notes to the financial statements

at 29 March 2009

1. Accounting policies

Fundamental accounting concept

The parent undertaking is obliged to pass on to the company funds received for the specific purpose of constructing and delivering its major capital project (the Eden Project). It has also agreed not to recall the amounts received by the Trust and advanced to the company for this purpose which at 29 March 2009, amounted to £39,474,223 in preference to third party creditors whose claims have been duly budgeted.

The directors believe that it is therefore appropriate to prepare the accounts on a going concern basis.

Accounting convention

The accounts are prepared under the historical cost convention and in accordance with applicable accounting standards.

Turnover

Turnover, which is stated net of value added tax, is attributable to the operating activities of the Eden Project, including admission fees, retail and catering.

Revenue recognition

Revenue is recognised to the extent that the company obtains the right to consideration in exchange for its performance. Revenue is measured at the fair value of the consideration received, excluding VAT. The following criteria must also be met before revenue is recognised.

Admission income

Revenue is recognised on admission to the Eden Project. Tickets purchased in advance are deferred until redeemed.

Sale of goods

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership and the goods have passed to the buyer.

Interest income

Revenue is recognised as interest accrues using the effective interest method.

Operating leases

Rentals payable under operating leases are charged in the profit and loss account on a straight line basis over the lease term.

Finance leases

Assets held under finance lease are capitalised in the balance sheet and are depreciated over their useful lives. The interest element of the rental obligations is charged to the profit and loss account over the period of the contracts.

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 at that date that will result in an obligation to pay more, or a right to pay less or to receive more, tax, with the exception that 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.

Notes to the financial statements

at 29 March 2009

1. Accounting policies (continued)

Depreciation

Depreciation of fixed assets is calculated to write off their cost or valuation less any residual value over their estimated useful lives. This has been provided at the following rates:

Biomes	- straight line over 18 years
Buildings and infrastructure	- straight line between 18 to 50 years
Plant and machinery	- straight line between 4 to 10 years
Computer equipment	- straight line over 3 years
Fixtures, furniture and fittings	- straight line over 3 years

Assets in the course of construction are not depreciated until completion whereupon they are transferred to the appropriate fixed asset category and depreciated as above.

Amortisation

Intangible assets acquired separately from a business are capitalised at cost.

Intangible assets are amortised on a straight line basis over their estimated useful lives up to a maximum of 20 years. For filming costs this is taken to be 2 years.

Stocks

Stocks are stated at lower of cost and net realisable value.

Pensions

The company operates a defined contribution pension scheme. Contributions are charged in the profit and loss account as they become payable in accordance with the rules of the scheme.

Grants and Donations

Grants and donations in respect of capital expenditure are included in deferred income, as shown in note 16 and released to the profit and loss account over the useful lives of the assets once they are brought into use. Grants and donations of a revenue nature are credited to income in the period to which they relate.

Capitalisation of interest

Interest on loan finance in relation to the initial building project was capitalised as Tangible Fixed Assets and is being written off over the useful life of the assets to which it relates.

Related party transactions

The company has relied on the exemption provided by FRS 8 and has not therefore disclosed transactions with its parent entity.

Notes to the financial statements

at 29 March 2009

2. Other operating income

	Period ended 29 March 2009 £	Period ended 30 March 2008 £
Release of deferred income - capital	3,242,175	3,460,573
- revenue	702,469	338,127
Big Lottery Development Fund grant for "Playful Ideas" Project	114,626	19,741
Big Lottery Development Fund grant for "Edge"	-	218,419
Other grants and donations	3,339,812	3,607,500
Miscellaneous income	13,298	10,587
Tax reclaims under Gift Aid	1,488,773	1,493,958
	8,901,153	9,148,905

3. Operating loss

This is stated after charging/(crediting):

	Period ended 29 March 2009 £	Period ended 30 March 2008 £
Auditors' remuneration - audit services	24,000	24,000
- tax services	6,000	6,000
Depreciation - owned assets	4,754,012	4,900,362
- assets under finance lease	2,633,867	2,633,867
Amortisation	-	31,489
Operating lease rentals - plant & machinery	16,770	61,862
- land & buildings	25,000	25,000
Other operating income - grants and donations	(3,454,438)	(3,845,660)
Release of deferred income - capital	(3,242,175)	(3,460,573)
- revenue	(702,469)	(338,127)

4. Directors' emoluments

	Period ended 29 March 2009 £	Period ended 30 March 2008 £
Emoluments	442,019	504,807
Company contributions to pension scheme	18,450	24,449

The emoluments in respect of the highest paid director were £154,286 (2008 - £150,523), with no contributions to a pension scheme.

Notes to the financial statements

at 29 March 2009

5. Staff costs

	Period ended 29 March 2009 £	Period ended 30 March 2008 £
Wages and salaries	9,413,467	8,935,534
Social security costs	760,013	765,932
Pension costs	227,334	223,190
	10,400,814	9,924,656

The average number of employees during the period was as follows:

	Period ended 29 March 2009 No.	Period ended 30 March 2008 No.
Visitor services	240	250
Horticulture	54	53
Site maintenance	83	80
Other	88	90
	465	473

6(a). Interest receivable

	Period ended 29 March 2009 £	Period ended 30 March 2008 £
Dresdner Kleinwort Benson deposit interest receivable	2,399,479	2,284,475
Royal Bank of Scotland Rebate – release (note 16)	1,066,087	1,140,714
Interest receivable	132,726	8,659
	3,598,292	3,433,848

Notes to the financial statements

at 29 March 2009

6(b). Interest payable and similar charges

	Period ended 29 March 2009	*Period ended 30 March 2008*
	£	*£*
Bank overdrafts	15,577	18,062
Other loans	395,743	529,179
Finance charges	2,148,736	2,148,736
	2,560,056	2,695,977

7. Taxation

a) Tax on loss on ordinary activities

	Period ended 29 March 2009	*Period ended 30 March 2008*
	£	*£*
Corporation tax	-	-
Deferred tax	-	-
	-	-

b) Factors affecting current tax charges

The tax assessed on the loss on ordinary activities for the year is reconciled below:

	Period ended 29 March 2009	*Period ended 30 March 2008*
	£	*£*
Loss on ordinary activities before tax	(2,047,873)	(1,367,111)
Loss of ordinary activities multiplied by standard rate of corporation tax of 28% (2008 – 30%)	(573,404)	(410,133)
Non taxable income expenses not deductible for tax purposes	(907,809)	(1,130,567)
Depreciation in excess of capital allowances	1,101,213	1,180,700
Loss carried forward	380,000	360,000
Current tax charge	-	-

Notes to the financial statements

at 29 March 2009

7. Taxation (continued)

c) Factors that may affect future tax charges

The company has trading losses carried forward of approximately £15,859,000. These losses are not expected to be utilised in the short term and consequently no deferred tax asset has been recognised in these accounts.

Notes to the financial statements

at 29 March 2009

8. Tangible fixed assets

	Freehold land	*Assets in the course of construction*	*Buildings and infrastructure*	*Biomes*	*Plant and machinery*	*Computer equipment*	*Fixtures, furniture and fittings*	*Total*
	£	£	£	£	£	£	£	£
Cost:								
At 31 March 2008	1,192,576	70,427	88,792,683	21,457,464	18,739,027	2,810,059	2,493,611	135,555,847
Additions	-	4,169	-	-	222,056	171,702	277,363	675,290
At 29 March 2009	1,192,576	74,596	88,792,683	21,457,464	18,961,083	2,981,761	2,770,974	136,231,137
Depreciation								
At 31 March 2008	-	-	22,985,831	8,322,020	12,353,189	2,537,621	1,975,627	48,174,288
Charge for the period	-	-	3,694,989	1,192,081	1,734,751	243,254	522,804	7,387,879
At 29 March 2009	-	-	26,680,820	9,514,101	14,087,940	2,780,875	2,498,431	55,562,167
Net book value								
At 29 March 2009	1,192,576	74,596	62,111,863	11,943,363	4,873,143	200,886	272,543	80,668,970
At 31 March 2008	1,192,576	70,427	65,806,852	13,135,444	6,385,838	272,438	517,984	87,381,559

The main capital development is at Bodelva, Par, Cornwall, PL24 2SG. At the balance sheet date, the Eden Trust possessed legal ownership of this site. The majority of the fixed assets are subject to security arrangements with the funders to the Project.

Assets in the course of construction relate to the Tithing College which has not been completed at the period end. No depreciation has been charged on these assets. These assets will be reanalysed to the appropriate fixed asset category when the project is completed and depreciation will be charged from that date.

Assets subject to finance leases above, amount to, cost £45,512,000 (2008 - £45,512,000), depreciation £23,475,200 (2008 - £20,841,333) with net book value at 29 March 2009 £22,036,800 (2008 - £24,670,667).

Notes to the financial statements

at 29 March 2009

9. Intangible fixed assets

	Filming costs
	£
Cost:	
At 31 March 2008 and 29 March 2009	89,270
Amortisation:	
At 31 March 2008 and 29 March 2009	89,270
Net book value:	
At 31 March 2008 and 29 March 2009	-

10. Investments

	Subsidiary undertaking	*Bank deposit*	*Total*
	£	*£*	*£*
Cost:			
At 31 March 2008	1	42,021,157	42,021,158
Additions	-	2,399,479	2,399,479
Disposal	-	(2,148,736)	(2,148,736)
At 29 March 2009	1	42,271,900	42,271,901

Under the financing transactions (see Note 24), the company is required to place amounts on deposit, as shown above, as security for the lease payments.

Subsidiary Undertaking

Name of Company	*Holding*	*Proportion of voting rights and shares held*	*Nature of business*
Eden Project (OA) Limited	1	100%	Dormant

Notes to the financial statements
at 29 March 2009

11. Stocks

	At 29 March 2009 £	At 30 March 2008 £
Goods for resale	353,018	336,744
Maintenance stock	-	80,000
	353,018	416,744

The replacement cost of stocks is not considered to be materially different from that shown in the balance sheet.

12. Debtors

	At 29 March 2009 £	At 30 March 2008 £
Amounts falling due within one year:		
Trade debtors	452,867	529,230
Other debtors	118,518	127,664
Prepayments and accrued income	811,962	823,848
	1,383,347	1,480,742

13. Creditors: amounts falling due within one year

	At 29 March 2009 £	At 30 March 2008 £
Trade creditors	823,063	811,166
Bank and other loans (note 15)	171,184	-
Other creditors	27,497	27,534
Amounts owed to group undertakings	41,362,686	38,667,281
Taxation and social security	802,370	787,701
Accruals and deferred income	2,405,539	1,413,473
	45,592,339	41,707,155

Amounts owed to group undertakings:

	At 29 March 2009 £	At 30 March 2008 £
Grants received by the Eden Trust and passed to the company by way of interest free loan	39,474,223	39,474,223
Loans received by the Eden Trust and passed to the company by way of an interest bearing loan	2,800,000	-
Current account balance	(911,537)	(806,942)
	41,362,686	38,667,281

Notes to the financial statements

at 29 March 2009

14. Creditors: amounts falling due after more than one year

	At 29 March 2009	*At 30 March 2008*
	£	*£*
Loans (note 15)	3,227,320	7,100,000
Finance Lease (note 24)	45,512,468	45,512,468
	48,739,788	52,612,468

15. Loans

	At 29 March 2009	*At 30 March 2008*
	£	*£*
Loans from the Eden Trust	2,800,000	2,800,000
Bank loans	3,398,504	4,300,000
	6,198,504	7,100,000
Less: included in creditors falling due within one year		
Bank and other loans	(171,184)	-
Amounts owed to group undertakings	(2,800,000)	-
	(2,971,184)	-
	3,227,320	7,100,000

	At 29 March 2009	*At 30 March 2008*
	£	*£*
Amounts repayable:		
In less than one year	2,971,184	-
In 2-5 years	3,227,320	2,575,000
In more than 5 years	-	4,525,000
	6,198,504	7,100,000

Notes to the financial statements

at 29 March 2009

16. Deferred income

	Deferred capital grants 2009 £	*Deferred revenue grants 2009* £	*RBS leasing scheme 2009* £	*Total 2009* £	*Total 2008* £
Balance at 31 March 2008	47,605,663	774,740	4,562,855	52,943,258	56,055,730
Received/(repaid) during the period	1,103	823,154	(298,505)	525,752	1,826,942
Released during the period	(3,242,175)	(702,469)	(1,066,087)	(5,010,731)	(4,939,414)
Balance as at 29 March 2009	44,364,591	895,425	3,198,263	48,458,279	52,943,258

As detailed in note 24 the company has received a rebate in respect of lease rentals. This is being released to the profit and loss account over the remaining period of the lease (see note 6a).

17. Provisions for liabilities and charges

Deferred taxation provided in the accounts and the amounts not provided are as follows:

	Provided		*Not provided*	
	At 29 March 2009 £	*At 30 March 2008* £	*At 29 March 2009* £	*At 30 March 2008* £
Capital allowances in advance of depreciation	-	-	(555,000)	(525,000)
Losses carried forward	-	-	(4,440,000)	(4,060,000)
	-	-	(4,995,000)	(4,585,000)

Notes to the financial statements

at 29 March 2009

18. Share capital

	Authorised		Allotted, called up and fully paid	
	At 29 March 2009	At 30 March 2008	At 29 March 2009	At 30 March 2008
	£	£	£	£
Ordinary 'A' shares of £1 each	1,000	1,000	2	2
Ordinary 'B' shares of £1 each	1,000	1,000	6	6
	2,000	2,000	8	8

(a) The profits of the company available for dividends and resolved to be distributed in respect of each financial year or other period of the company up to an amount of one million pounds (£1,000,000) shall be applied in the payment of dividends solely to the holders of ordinary class 'A' shares and the balance (if any) of such profits shall be distributed by way of dividend in the ratio of one pence (1p) per ordinary class 'B' share for every ten thousand pounds (£10,000) distributed by way of dividend for each ordinary class 'A' share.

(b) On a return of capital on a winding up or otherwise the surplus assets of the company remaining after payment of its liabilities shall be applied first in rateable repayment to the holders of the Ordinary Class 'A' shares and the Ordinary Class 'B' shares of the amount paid up on each share held by them. The balance of the assets of the company shall be distributed between the Ordinary Class 'A' shareholders and the Ordinary Class 'B' shareholders such that the Ordinary Class 'B' shareholders have the right to receive one pence (1p) for every ten thousand pounds (£10,000) distributed to the Ordinary Class 'A' shareholders.

19. Reconciliation of movements in shareholders' funds

	Share Capital	Profit and Loss Account	Total Shareholders' Funds
	£	£	£
As at 25 March 2007	8	(13,604,928)	(13,604,920)
Loss for the period	-	(1,367,111)	(1,367,111)
As at 30 March 2008	8	(14,972,039)	(14,972,031)
Loss for the period	-	(2,047,873)	(2,047,873)
As at 29 March 2009	8	(17,019,912)	(17,019,904)

Notes to the financial statements

at 29 March 2009

20. Notes to the statement of cash flows

(a) Reconciliation of operating profit to net cash inflow from operating activities:

	Period ended 29 March 2009	*Period ended 30 March 2008*
	£	£
Operating loss	(3,086,109)	(2,104,982)
Depreciation of tangible fixed assets	7,387,879	7,534,229
Amortisation of intangible fixed assets	-	31,489
Decrease/(increase) in stocks	63,726	(27,077)
Decrease/(increase) in operating debtors and prepayments	97,395	(68,837)
Increase/(decrease) in operating creditors and accruals	748,547	(805,404)
Release of deferred income	(3,944,644)	(3,798,700)
Deferred revenue grants received	823,154	703,417
	5,176,057	3,569,117
Net cash inflow from operating activities	2,089,948	1,464,135

(b) Reconciliation of net cash inflow to movement in net debt

	Period ended 29 March 2009	*Period ended 30 March 2008*
	£	£
Increase in cash in the period	102,619	1,892,068
Cash outflow/(inflow) from decrease in debt and lease financing	901,496	(1,215,811)
Cash inflow from increase in bank deposit	250,743	135,741
Change in net debt arising from cash flows	1,254,858	811,998
Movement in the period	1,254,858	811,998
Net debt at beginning of period	(9,600,664)	(10,412,662)
Net debt at end of period	(8,345,806)	(9,600,664)

Notes to the financial statements

at 29 March 2009

20. Notes to the statement of cash flows (continued)

(c) Analysis of changes in net debt

	At 30 March 2008	*Cash flow*	*At 29 March 2009*
	£	*£*	*£*
Cash	990,647	102,619	1,093,266
	990,647	102,619	1,093,266
Bank deposit	42,021,157	250,743	42,271,900
Finance lease obligations	(45,512,468)	-	(45,512,468)
Loans	(7,100,000)	901,496	(6,198,504)
Total	(9,600,664)	1,254,858	(8,345,806)

21. Capital commitments

Amounts contracted at 29 March 2009 but not provided in the accounts amounted to £Nil (2008 - £Nil).

22. Financial commitments

At 29 March 2009 the company had annual commitments under non-cancellable operating leases as set out below:

	Land and Buildings		*Other*	
	At 29 March 2009	*At 30March 2008*	*At 29 March 2009*	*At 30 March 2008*
	£	*£*	*£*	*£*
In one year	-	-	-	-
In two to five years	25,000	25,000	-	-

23. Related parties

During the period grants and donations were received by the Eden Trust, for the sole purpose of development of the Eden Project and as such were passed on to the company.

The main capital development has taken place at Bodelva, Par, Cornwall and at the balance sheet date, the Eden Trust, possessed legal ownership. Under a lease granted to the company on 1 October 1998 rent of £25,000 per annum is payable.

Dr A Kendle's partner is a director of Sensory Trust. During the period amounts paid or payable for services to the Sensory Trust amounted to £69,000.

All related party transactions are routinely reviewed to ensure that they are appropriate. This review process is designed to ensure that in each instance the relationship is not material enough to unduly influence either party, that the related party has the necessary skills and expertise to deliver the service and that a fair "arms length" price is paid.

Notes to the financial statements

at 29 March 2009

24. Financing transactions

During the period ended 31 March 2000 the company entered into a lease and leaseback arrangement with Royal Bank Leasing in respect of leased land and assets in the course of construction. Under Financial Reporting Standard No. 5 the accounts show the substance of this transaction and consequently, all costs of construction, including the construction financed by Royal Bank Leasing are included in Tangible Fixed Assets under the appropriate fixed asset category. Amounts financed by Royal Bank Leasing are included in 'Creditors falling due after more than one year – finance lease'. The amounts shown under finance lease (note 14) are wholly due after five years. The cost and net book value of assets financed by the above arrangement as at 29 March 2009 was £45,512,000 and £22,036,800 respectively.

The company has placed certain amounts on deposit as security for the above arrangement and to finance the option agreement (see below) and these are shown as 'Investments' (note 10).

The company has also entered into an option agreement with Royal Bank Leasing whereby it will grant an overriding lease to a group company in 2011 for £45 million.

In May 2006 the company received a rebate of £6,844,282 in respect of the original lease agreement. The rebate is being treated as deferred income (see note 16) and is being released to the profit and loss account over the remaining period of the lease. As a result of changes in tax legislation, there has been an adjustment of £298,505 to the accounts in the year ended 29 March 2009.

25. Ultimate parent undertaking

The company's ultimate holding entity at the balance sheet date was the Eden Trust – a company limited by guarantee, incorporated in England and Wales on 16 July 2002, registered charity number 4487099. It has included the company in its group accounts, copies of which are available from its registered office: Bodelva, Par, Cornwall PL24 2SG.

THE FOLLOWING STATEMENTS DO NOT FORM PART OF
THE AUDITED STATUTORY ACCOUNTS OF THE COMPANY

Notes to the financial statements

for the period ended 29 March 2009

	Note	Period ended 29 March 2009 £	Period ended 30 March 2008 £
Turnover	I	16,133,819	16,809,220
Cost of sales	II	(19,513,807)	(19,691,692)
Gross loss		(3,379,988)	(2,882,472)
Administrative expenses	III	(8,607,274)	(8,371,415)
Other operating income	IV	8,901,153	9,148,905
Operating loss		(3,086,109)	(2,104,982)
Interest receivable	V	3,598,292	3,433,848
Interest payable	VI	(2,560,056)	(2,695,977)
Loss before taxation		(2,047,873)	(1,367,111)

		Period ended 29 March 2009 £	Period ended 30 March 2008 £
I.	***Turnover***		
	Admissions	1,279,277	1,723,330
	Management Charge – Eden Trust under Gift Aid Scheme	5,278,433	5,296,761
		6,557,710	7,020,091
	Catering	4,088,853	4,401,933
	Retail	3,619,253	3,780,811
	Other	1,868,003	1,606,385
		16,133,819	16,809,220
II.	***Cost of sales***		
	Purchases	3,371,525	3,479,281
	Staff costs	6,769,364	6,535,701
	Direct costs	1,985,039	2,110,992
	Depreciation and amortisation	7,387,879	7,565,718
		19,513,807	19,691,692

Notes to the financial statements

for the period ended 29 March 2009

		Period ended 29 March 2009 £	Period ended 30 March 2008 £
III.	***Administrative expenses***		
	Consultancy and professional	652,020	668,449
	Premises costs	1,560,989	1,567,534
	Staff costs	4,076,614	3,826,530
	Marketing and events	787,405	793,449
	IT, communication and administration	522,217	580,813
	Vehicle costs	564,725	559,590
	Equipment costs	443,304	375,050
		8,607,274	8,371,415
IV.	**Other operating income**		
	Grants and donations		
	Release of deferred income - capital	3,242,175	3,460,573
	- revenue	702,469	338,127
	Other grants and donations	3,454,438	3,845,660
	Miscellaneous income	13,298	10,587
	Tax reclaims under Gift Aid	1,488,773	1,493,958
		8,901,153	9,148,905
V.	**Interest receivable**		
	Dresdner Kleinwort Benson deposit interest receivable	2,399,480	2,284,477
	Royal Bank of Scotland Rebate – release	1,066,087	1,140,714
	Interest receivable	132,725	8,657
		3,598,292	3,433,848
VI.	**Interest Payable**		
	Interest payable - loans	395,743	529,179
	Interest payable – bank	15,577	18,062
	Finance charge – Royal Bank leasing	2,148,736	2,148,736
		2,560,056	2,695,977

Notes to the financial statements

for the period ended 29 March 2009

	Period ended 29 March 2009	*Period ended 30 March 2008*
	£	*£*
Grants received during the period		
European Regional Development Fund (Phase IV capital)	-	221,975
South West Regional Development Agency (Phase IV capital)	-	436,992
Other	709,631	1,138,360
Millennium Commission (Phase IV capital)	-	9,874
Big Lottery Development fund for "Playful Ideas"	114,626	19,741
	824,257	1,826,942

The monies received in respect of the Millennium Commission were originally received by The Eden Trust and were then passed down to the company as grants.