

Registered Number 4413349

Hamsard 2517 Limited
Annual report
for the year ended
30 September 2003



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Hamsard 2517 Limited

Annual report **for the year ended 30 September 2003**

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Hamsard 2517 Limited

Directors' report for the year ended 30 September 2003

The directors present their report and the audited financial statements for the year ended 30 September 2003.

Principal activities

The company is a property trading company.

Review of business and future developments

The profit for the year amounted to £1,438,964 (six month period ended 30 September 2002: £15,469). The directors do not recommend the payment of a dividend (six month period ended 30 September 2002: £nil) and consequently, profit of £1,438,964 has been transferred to reserves (six month period ended 30 September 2002: £15,469). The directors believe that the company has traded satisfactorily during the year and that its future prospects are satisfactory.

Directors

The directors of the company during the year ended 30 September 2003, all of whom have been directors for the whole of the year ended on that date except where noted below, were as follows:

J R Wall	(resigned 23 December 2002)
R J Dickinson	
M L Glanville	(appointed 23 December 2002)

Directors' interests

According to the register required to be kept under Section 325 of the Companies Act 1985, none of the directors of the company at 30 September 2003 had any interest in the shares of group companies either at the beginning or end of the year ended on that date. As permitted by statutory instrument the register does not include details of shareholdings of the directors who are also directors of the parent undertaking.

Statement of directors' responsibilities

Company law requires the directors to prepare financial statements for each financial year that 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. The directors are required to prepare the financial statements on the going concern basis, unless it is inappropriate to presume that the company will continue in business.

The directors confirm that suitable accounting policies have been used and applied consistently. They also confirm that reasonable and prudent judgements and estimates have been made in the preparation of the financial statements for the year ended 30 September 2003 and that applicable accounting standards have been followed.

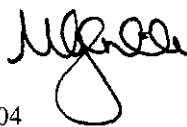
The directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditors

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office and a resolution to reappoint them as auditors to the company will be proposed at the annual general meeting.

By order of the Board

M Glanville
Secretary
27 February 2004



Hamsard 2517 Limited

Independent auditors' report to the members of Hamsard 2517 Limited

We have audited the financial statements which comprise the profit and loss account, the balance sheet, the related notes and the statement of accounting policies.

Respective responsibilities of directors and auditors

The directors' responsibilities for preparing the annual report and the financial statements in accordance with applicable 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 issued by the Auditing Practices Board. This report, including the opinion, has been prepared for and only for the company's members as a body in accordance with Section 235 of the Companies Act 1985 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or in to whose hands it may come save where expressly agreed by our prior consent in writing.

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 directors' report 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 is not disclosed.

Basis of audit opinion

We conducted our audit in accordance with 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.

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs at 30 September 2003 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



PricewaterhouseCoopers LLP

Chartered Accountants and Registered Auditors

Newcastle Upon Tyne

3 March 2004

Hamsard 2517 Limited

Profit and loss account for the year ended **30 September 2003**

	Note	Year ended 30 September 2003 £	6 month period ended 30 September 2002 £
Turnover		3,422,840	2,460
Cost of sales		(1,367,178)	(104)
Operating profit	1	2,055,662	2,356
Interest receivable and similar items		-	19,743
Profit on ordinary activities before taxation		2,055,662	22,099
Tax on profit on ordinary activities	2	(616,698)	(6,630)
Profit for the financial year	6, 7	1,438,964	15,469

All items dealt with in arriving at profit on ordinary activities before taxation relate to continuing operations.

There is no difference between the profit for the year stated above and its historical cost equivalent.

There are no other recognised gains and losses in the year other than the profit for the year.

Hamsard 2517 Limited

Balance sheet as at 30 September 2003

		Year ended 30 September 2003 £	6 month period ended 30 September 2002 £
	Note		
Current assets			
Stock		29,707,859	30,450,444
Debtors	4	1,887,502	19,763
		31,595,361	30,470,207
Creditors: amounts falling due within one year	5	(30,140,927)	(30,454,737)
Net assets		1,454,434	15,470
Capital and reserves			
Called up share capital	6	1	1
Profit and loss account	7	1,454,433	15,469
Equity shareholders' funds	8	1,454,434	15,470

The financial statements on pages 3 to 7 were approved by the board of directors on 27 February 2004 and were signed on its behalf by:

M Glanville
Director



Hamsard 2517 Limited

Accounting policies

The financial statements have been prepared on the going concern basis, under the historical cost convention and in accordance with applicable Accounting Standards in the United Kingdom. A summary of the more important accounting policies is set out below.

Financial Reporting Standard No 1

The company is a wholly owned subsidiary of Hamsard 2518 and the cash flows of the company are included in the consolidated cashflow statement of Hamsard 2518 Limited. Consequently, the company is exempt under the terms of Financial Reporting Standard No1 from publishing a cashflow statement.

Turnover

Turnover consists of the sale of properties held as stock which are recognised on completion and rental income exclusive of VAT accrued for on a daily basis.

Repairs and improvements

Repairs are expensed in the profit and loss account as incurred. Improvement costs are capitalised.

Stocks

Stocks consist of residential properties which are held for resale. Properties are carried at the lower of cost and net realisable value. For property substitutions the cost of sale is the book cost of the property sold plus the reduction to net realisable value of the property purchased for the assignment of the life tenant.

Deferred taxation

In accordance with FRS 19, deferred taxation has been recognised as a liability or asset if transactions have occurred at the balance sheet date that give rise to an obligation to pay more taxation in future, or a right to pay less taxation in future. An asset is not recognised to the extent that the transfer of economic benefits in future is uncertain. Deferred tax assets and liabilities recognised have not been discounted.

Hamsard 2517 Limited

Notes to the financial statements for the year ended 30 September 2003

1 Operating profit

The company's directors are remunerated through BPT Limited and their emoluments are shown in the financial statements of that company. Audit fees are borne by BPT Limited, an intermediate parent undertaking. Other than the directors, the company has no employees.

2 Taxation

	Year ended 30 September 2003 £	6 month period ended 30 September 2002 £
United Kingdom corporation tax at 30%:		
Current	616,698	6,630

The tax assessed for the year is in line with the applicable rate of corporation tax in the UK.

3 Debtors

	30 September 2003 £	30 September 2002 £
Amounts falling due within one year		
Amounts owed by group companies	1,884,154	19,744
Other debtors	3,348	19
	1,887,502	19,763

4 Creditors: amounts falling due within one year

	30 September 2003 £	30 September 2002 £
Amounts owed to group companies	29,522,071	30,447,970
Corporation tax	616,698	6,630
Other creditors	2,158	137
	30,140,927	30,454,737

Hamsard 2517 Limited

5 Called up share capital

	30 September 2003 £	30 September 2002 £
Authorised		
100 (2002: 100) ordinary shares of £1	100	100
Allotted, called up and fully paid		
1 (2002: 1) ordinary share of £1	1	1

6 Profit and loss account

	Profit and loss account £
At 1 October 2002	15,469
Profit for the financial year	1,438,964
At 30 September 2003	1,454,433

7 Reconciliation of movements in equity shareholders' funds

	30 September 2003 £	30 September 2002 £
Profit for the financial year	1,438,964	15,469
Issue of shares	-	1
Net movement in equity shareholders' funds	1,438,964	15,470
Opening equity shareholders' funds	15,470	-
Closing equity shareholders' funds	1,454,434	15,470

8 Related party transactions

The company has taken advantage of the exemption available under FRS8 "Related Party Disclosures" from disclosing transactions with related parties within the Hamsard 2518 Limited group. All cash transactions are processed by BPT (Residential Management Services) Limited, another subsidiary of Grainger Trust plc resulting in a balance owed to that company of £366,000 (2002: £20,000). The remaining intercompany balances are owed to companies within the Hamsard 2518 Limited group and as such are exempt from disclosure.

9 Parent undertaking

The immediate parent undertaking is Hamsard 2518 Limited, a company registered in England and Wales.

The ultimate parent undertaking and controlling party is Grainger Trust plc, which is the parent undertaking of the largest group to consolidate these financial statements whilst the smallest undertaking to consolidate these financial statements is Hamsard 2518 Limited, a company registered in England and Wales. Copies of Grainger Trust plc consolidated financial statements can be obtained from The Secretary, Citygate, Saint James Boulevard, Newcastle-Upon-Tyne, NE1 4JE.