

REGISTERED NUMBER: 05112997 (England and Wales)

ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2008

FOR

HLW 229 LIMITED

FRIDAY



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FOR THE YEAR ENDED 31 DECEMBER 2008**

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HLW 229 LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2008**

DIRECTORS:

R D V Broadbent
Mrs A Stanley
Mrs K Hirst
HLW 386 Limited

SECRETARY:

Mrs K Hirst

REGISTERED OFFICE:

Whitley Hall Hotel
Elliott Lane
Grenoside
Sheffield

REGISTERED NUMBER:

05112997 (England and Wales)

AUDITORS:

Hollis and Co Limited
Chartered Accountants
Registered Auditor
35 Wilkinson Street
Sheffield
South Yorkshire
S10 2GB

HLW 229 LIMITED

REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31 DECEMBER 2008

The directors present their report with the accounts of the company for the year ended 31 December 2008.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of a holding company. The principal activities of the company's subsidiary undertakings are hoteliers, restaurateurs and holders of investment property.

REVIEW OF BUSINESS

During the year, the company has continued to hold 100% of the issued share capital of Whitley Hall Hotel Limited.

The company continues to be financed by loans from HSBC Bank plc and during the year, further scheduled loan drawdowns have been made to enable the company's subsidiary to complete substantial development and refurbishment work on Whitley Hall Hotel.

During the year, cash inflows from its subsidiary have been sufficient to enable the company to meet all administrative costs and scheduled loan repayments.

At the year end, the directors and the company's bankers had agreed upon a restructuring of the company's borrowings into a new 20 year term loan, which was finalised in January 2009. Additionally, the market value of the underlying assets within the company's subsidiary are considered to be in excess of its carrying cost, therefore the directors are satisfied with the position of the company at 31 December 2008.

DIVIDENDS

No dividends will be distributed for the year ended 31 December 2008.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2008 to the date of this report.

R D V Broadbent
Mrs A Stanley
Mrs K Hirst

Other changes in directors holding office are as follows:

HLW 386 Limited was appointed as a director after 31 December 2008 but prior to the date of this report.

Mrs R Pickford ceased to be a director after 31 December 2008 but prior to the date of this report.

PRINCIPLE RISKS AND UNCERTAINTIES

Financing and interest rates

The company has successfully restructured its bank loans into a new 20 year term loan. The company has managed its costs of borrowing by entering into a base rate collar transaction, with the objective of reducing the exposure to cash flow interest rate risks. However, as a result of the base rate collar transaction, the company is not benefiting from the current unprecedented low levels of bank base rates.

The company does not trade in financial instruments and has no other form of derivatives.

Cashflows

The primary cash inflows of the company are derived from its trading subsidiary, Whitley Hall Hotel Limited. Under the current economic climate, maintaining cashflow is paramount and this will be monitored closely to ensure cashflows are sufficient to enable the company meet its obligations.

HLW 229 LIMITED

REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31 DECEMBER 2008

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing 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 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 which 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.

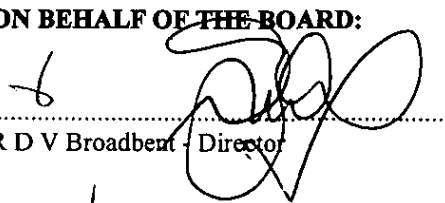
STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 234ZA of the Companies Act 1985) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

AUDITORS

The auditors, Hollis and Co Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

ON BEHALF OF THE BOARD:


.....
R D V Broadbent - Director

Date: 10 August 2009

**REPORT OF THE INDEPENDENT AUDITORS TO
HLW 229 LIMITED
UNDER SECTION 247B OF THE COMPANIES ACT 1985**

We have examined the abbreviated accounts set out on pages five to fourteen, together with the financial statements of HLW 229 Limited for the year ended 31 December 2008 prepared under Section 226 of the Companies Act 1985.

This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985. 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 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, 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 246A of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with Section 246A(3) of the Act to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with that provision and to report our opinion to you.

Basis of opinion

We conducted our work in accordance with Bulletin 2006/3 "The Special Auditor's Report on Abbreviated Accounts in the United Kingdom" 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 are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 246A(3) of the Companies Act 1985, and the abbreviated accounts have been properly prepared in accordance with that provision.



Hollis and Co Limited
Chartered Accountants
Registered Auditor
35 Wilkinson Street
Sheffield
South Yorkshire
S10 2GB

17 August 2009

HLW 229 LIMITED**ABBREVIATED PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2008**

	Notes	2008 £	2007 £
GROSS PROFIT		102,100	57,150
Administrative expenses		<u>93,791</u>	<u>75,204</u>
OPERATING PROFIT/(LOSS)	3	8,309	(18,054)
Income from shares in group undertakings		<u>146,604</u>	<u>146,604</u>
		154,913	128,550
Interest payable and similar charges	4	<u>166,781</u>	<u>144,268</u>
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(11,868)	(15,718)
Tax on loss on ordinary activities	5	<u>-</u>	<u>-</u>
LOSS FOR THE FINANCIAL YEAR AFTER TAXATION		<u>(11,868)</u>	<u>(15,718)</u>

CONTINUING OPERATIONS

None of the company's activities were acquired or discontinued during the current year or previous year.

TOTAL RECOGNISED GAINS AND LOSSES

The company has no recognised gains or losses other than the losses for the current year or previous year.

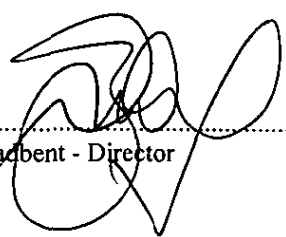
The notes form part of these abbreviated accounts

HLW 229 LIMITED**ABBREVIATED BALANCE SHEET
31 DECEMBER 2008**

	Notes	2008 £	2007 £
FIXED ASSETS			
Investments	6	2,337,447	2,337,447
CURRENT ASSETS			
Debtors	7	851,831	874,287
Cash at bank		35,530	12,091
		<u>887,361</u>	<u>886,378</u>
CREDITORS			
Amounts falling due within one year	8	<u>100,456</u>	<u>1,145,052</u>
NET CURRENT ASSETS/(LIABILITIES)		<u>786,905</u>	<u>(258,674)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>3,124,352</u>	<u>2,078,773</u>
CREDITORS			
Amounts falling due after more than one year	9	<u>2,504,590</u>	<u>1,447,143</u>
NET ASSETS		<u><u>619,762</u></u>	<u><u>631,630</u></u>
CAPITAL AND RESERVES			
Called up share capital	12	1,000	1,000
Share premium	13	249,000	249,000
Profit and loss account	13	<u>369,762</u>	<u>381,630</u>
SHAREHOLDERS' FUNDS	14	<u><u>619,762</u></u>	<u><u>631,630</u></u>

These abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to medium-sized companies.

The financial statements were approved by the Board of Directors on 10 August 2009 and were signed on its behalf by:


 R D V Broadbent - Director

The notes form part of these abbreviated accounts

HLW 229 LIMITED

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2008**

	Notes	£	2008	£	£	2007	£
Net cash inflow/(outflow) from operating activities	1			23,439			(15,425)
Returns on investments and servicing of finance	2			(14,481)			(10,040)
Capital expenditure and financial investment	2			4,597			(668,273)
				13,555			(693,738)
Financing	2			9,884			686,010
Increase/(Decrease) in cash in the period				23,439			(7,728)

**Reconciliation of net cash flow
to movement in net debt**

	3						
Increase/(Decrease) in cash in the period			23,439			(7,728)	
Cash inflow from increase in debt			(273,102)			(686,010)	
Change in net debt resulting from cash flows				(249,663)			(693,738)
Movement in net debt in the period				(249,663)			(693,738)
Net debt at 1 January				(2,268,470)			(1,574,732)
Net debt at 31 December				(2,518,133)			(2,268,470)

The notes form part of these abbreviated accounts

**NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2008**

**1. RECONCILIATION OF OPERATING PROFIT/(LOSS) TO NET CASH INFLOW/(OUTFLOW)
FROM OPERATING ACTIVITIES**

	2008	2007
	£	£
Operating profit/(loss)	8,309	(18,054)
Decrease/(Increase) in debtors	14,900	(1,939)
Increase in creditors	230	4,568
Net cash inflow/(outflow) from operating activities	23,439	(15,425)

2. ANALYSIS OF CASH FLOWS FOR HEADINGS NETTED IN THE CASH FLOW STATEMENT

	2008	2007
	£	£
Returns on investments and servicing of finance		
Interest paid	(161,085)	(156,644)
Dividends received	146,604	146,604
Net cash outflow for returns on investments and servicing of finance	(14,481)	(10,040)
 Capital expenditure and financial investment		
Purchase of fixed asset investments	-	(68,816)
Funds loaned to subsidiary	(258,621)	(599,457)
Loan repayment from subsidiary	263,218	-
Net cash inflow/(outflow) for capital expenditure and financial investment	4,597	(668,273)
 Financing		
Bank loan drawdowns in year	419,706	954,834
Bank loan repayments in year	(146,604)	(268,824)
Loan repayment to subsidiary undertaking	(263,218)	-
Net cash inflow from financing	9,884	686,010

HLW 229 LIMITED**NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2008****3. ANALYSIS OF CHANGES IN NET DEBT**

	At 1.1.08 £	Cash flow £	At 31.12.08 £
Net cash:			
Cash at bank	12,091	23,439	35,530
	<u>12,091</u>	<u>23,439</u>	<u>35,530</u>
Debt:			
Debts falling due within one year	(833,418)	784,345	(49,073)
Debts falling due after one year	<u>(1,447,143)</u>	<u>(1,057,447)</u>	<u>(2,504,590)</u>
	<u>(2,280,561)</u>	<u>(273,102)</u>	<u>(2,553,663)</u>
Total	<u><u>(2,268,470)</u></u>	<u><u>(249,663)</u></u>	<u><u>(2,518,133)</u></u>

The notes form part of these abbreviated accounts

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2008**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention.

Exemption from preparing consolidated financial statements

The financial statements contain information about HLW 229 Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 248 of the Companies Act 1985 from the requirements to prepare consolidated financial statements.

Turnover

Turnover represents net invoiced sales of services, excluding value added tax.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Investments

Investments are included at cost less any amounts written off.

2. STAFF COSTS

	2008	2007
	£	£
Wages and salaries	76,634	58,766
Social security costs	7,026	5,421
	<u>83,660</u>	<u>64,187</u>

The average monthly number of employees during the year was as follows:

	2008	2007
Directors/administration	<u>4</u>	<u>4</u>

3. OPERATING PROFIT/(LOSS)

The operating profit (2007 - operating loss) is stated after charging:

	2008	2007
	£	£
Auditors' remuneration	<u>1,500</u>	<u>800</u>
Directors' emoluments	<u>76,634</u>	<u>58,766</u>

4. INTEREST PAYABLE AND SIMILAR CHARGES

	2008	2007
	£	£
SYIF Loan Interest	-	20,488
Loan	163,822	120,856
Loan Interest rate collar	2,959	2,924
	<u>166,781</u>	<u>144,268</u>

HLW 229 LIMITED**NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2008****5. TAXATION****Analysis of the tax charge**

No liability to UK corporation tax arose on ordinary activities for the year ended 31 December 2008 nor for the year ended 31 December 2007.

6. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
COST	
At 1 January 2008	
and 31 December 2008	2,337,447
NET BOOK VALUE	
At 31 December 2008	2,337,447
At 31 December 2007	2,337,447

The company's investments at the balance sheet date in the share capital of companies include the following:

Whitley Hall Hotel Limited

Nature of business: Hoteliers and restaurateurs

	% holding	2008	2007
Class of shares:		£	£
Ordinary	100.00		
Aggregate capital and reserves		4,382,491	392,744
Profit for the year		874,584	200,938

Whitley Hall Estates Limited

Nature of business: Holding of properties for investment purposes

	% holding	2008	2007
Class of shares:		£	£
Ordinary	100.00		
Aggregate capital and reserves		500	1,178,663
Profit/(Loss) for the year		1,106	(4,104)

The holding in Whitley Hall Estates Limited is an indirect holding held through Whitley Hall Hotel Limited.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2008	2007
	£	£
Trade debtors	9,775	24,675
Amounts owed by group undertakings	814,939	819,536
Prepayments and accrued income	27,117	30,076
	851,831	874,287

**NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2008**

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR - continued

The company continues to make available an interest free loan to its subsidiary undertaking, Whitley Hall Hotel Limited. The loan does not have a scheduled repayment date and will only be repaid when the cashflow within Whitley Hall Hotel Limited allows.

The directors consider that the loan will not be fully repaid within the next 12 months.

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2008	2007
	£	£
Bank loans and overdrafts (see note 10)	49,073	833,418
Trade creditors	-	529
Amounts owed to group undertakings	-	263,218
Social security and other taxes	1,900	2,666
VAT	4,219	2,711
Other creditors	3,802	5,160
Accrued expenses	41,462	37,350
	<u>100,456</u>	<u>1,145,052</u>

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2008	2007
	£	£
Bank loans (see note 10)	<u>2,504,590</u>	<u>1,447,143</u>

10. LOANS

An analysis of the maturity of loans is given below:

	2008	2007
	£	£
Amounts falling due within one year or on demand:		
Bank loans	<u>49,073</u>	<u>833,418</u>
Amounts falling due between one and two years:		
Bank loans - 1-2 years	<u>100,304</u>	<u>55,463</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>318,947</u>	<u>189,340</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more than 5 years by instalments	<u>2,085,339</u>	<u>1,202,340</u>

**NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2008**

10. LOANS - continued

In December 2008, the directors and the company's bankers agreed upon a restructuring of the company's borrowings into a new 20 year term loan. The facility was put in place in January 2009, with repayment instalments commencing in July 2009.

The loan bears interest at variable rates based on Bank of England base rate. Due to the base rate collar transaction entered into by the company, the majority of the loan will be subject to a minimum rate of interest of 5.9%, with the maximum rate of interest being 7.4%. The base rate collar transaction has a maturity date of February 2018

11. SECURED DEBTS

The following secured debts are included within creditors:

	2008 £	2007 £
Bank loans	<u>2,553,663</u>	<u>2,280,561</u>

The company, together with its subsidiary undertakings, has given an Unlimited Multilateral Guarantee dated 3 September 2004 to HSBC Bank plc to secure all liabilities of each other. There is a legal right of set off over all balances owed to or by the bank by the group.

In addition the bank has a debenture dated 3 September 2004 which includes a Fixed Charge over all present freehold and leasehold property; First Fixed Charge over book and other debts, chattels, goodwill and uncalled capital, both present and future; and First Floating Charge over all assets and undertaking both present and future.

The groups total indebtedness to HSBC Bank plc at 31 December 2008 amounted to £2,419,397

12. CALLED UP SHARE CAPITAL

Authorised, allotted, issued and fully paid:

Number:	Class:	Nominal value:	2008 £	2007 £
1,000	Ordinary	£1	<u>1,000</u>	<u>1,000</u>

13. RESERVES

	Profit and loss account £	Share premium £	Totals £
At 1 January 2008	381,630	249,000	630,630
Deficit for the year	(11,868)		(11,868)
At 31 December 2008	<u>369,762</u>	<u>249,000</u>	<u>618,762</u>

HLW 229 LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2008

14. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2008	2007
	£	£
Loss for the financial year	(11,868)	(15,718)
Net reduction of shareholders' funds	(11,868)	(15,718)
Opening shareholders' funds	631,630	647,348
Closing shareholders' funds	619,762	631,630