

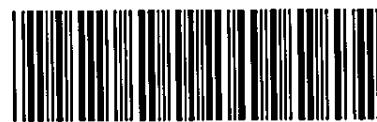
Registered number
05359860

The Bear Hungerford Limited

Report and Accounts

31 March 2008

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The Bear Hungerford Limited
Report and accounts
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The Bear Hungerford Limited
Company Information

Directors

J M Thornton
H J A Stanford
R J Burgess

Secretary

Close Ventures Limited

Auditors

Coulthards Mackenzie
39-45 Bermondsey Street
London
SE1 3XF

Bankers

Royal Bank of Scotland plc
PO Box 412
62/63 Threadneedle Street
London
EC2R 8LA

Registered office

10 Crown Place
London
EC2A 4FT

Registered number

05359860

The Bear Hungerford Limited

Directors' Report

The directors present their report and accounts for the year ended 31 March 2008.

Principal activities and review of the business

The company's principal activity during the period was operating the Bear Hotel in Hungerford.

Results and dividends

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

The directors do not recommend the payment of a dividend.

Directors

The directors who served during the year were as follows:

J M Thornton
H J A Stanford
R J Burgess

Directors' responsibilities

The directors are responsible for preparing the report and accounts in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

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 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.

Disclosure of information to auditors

So far as each director at the date of approval of this report is aware:

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

This report was approved by the board on 12 / 12 / 2008.


Director

The Bear Hungerford Limited

Independent auditor's report to the shareholders of The Bear Hungerford Limited

We have audited the accounts of The Bear Hungerford Limited for the year ended 31 March 2008 which comprise the Profit and Loss Account, the Balance Sheet and the related notes. These accounts have been prepared under the accounting policies set out therein and the requirements of the Financial Reporting Standard for Smaller Entities (effective January 2007).

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 auditor's 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

As described in the Statement of Directors' Responsibilities the company's directors are responsible for the preparation of the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Our responsibility is to audit the accounts 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 accounts give a true and fair view and are properly prepared in accordance with the Companies Act 1985 and whether the information given in the Directors' Report is consistent with the accounts. We also 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 transactions with the company 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 accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the accounts, 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 accounts 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 accounts.

Opinion

In our opinion:

- the accounts give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice applicable to smaller entities, of the state of the company's affairs as at 31 March 2008 and of its loss for the year then ended;
- the accounts have been properly prepared in accordance with the Companies Act 1985; and
- the information given in the Directors' Report is consistent with the accounts.

Coulthards Mackenzie
Registered auditors

24/12/2008

Coulthards Mackenzie

39-45 Bermondsey Street
London
SE1 3XF

The Bear Hungerford Limited
Profit and Loss Account
for the year ended 31 March 2008

	Notes	2008 £	2007 £
Turnover	2	1,536,292	1,349,676
Cost of sales		(360,933)	(334,657)
Gross profit		<u>1,175,359</u>	<u>1,015,019</u>
Administrative expenses		(1,029,316)	(965,531)
Operating profit	3	<u>146,043</u>	<u>49,488</u>
Interest receivable		1,191	6,450
Interest payable	6	(564,620)	(567,275)
Loss on ordinary activities before taxation		<u>(417,386)</u>	<u>(511,337)</u>
Tax on loss on ordinary activities	7	-	-
Loss for the financial year		<u>(417,386)</u>	<u>(511,337)</u>

Statement of total recognised gains and losses

The company has no recognised gains or losses other than the loss for the above two financial years.

The notes on pages 6 to 10 form part of these financial statements

The Bear Hungerford Limited
Balance Sheet
as at 31 March 2008

	Notes	2008 £	2007 £
Fixed assets			
Intangible assets	8	-	-
Tangible assets	9	3,609,395	3,638,792
Current assets			
Stocks	10	14,612	16,476
Debtors	11	68,966	80,411
Cash at bank and in hand		14,425	47,013
		<u>98,003</u>	<u>143,900</u>
Creditors: amounts falling due within one year	12	(925,093)	(698,518)
Net current liabilities		<u>(827,090)</u>	<u>(554,618)</u>
Total assets less current liabilities		<u>2,782,305</u>	<u>3,084,174</u>
Creditors: amounts falling due after more than one year	13	(3,427,360)	(3,311,843)
Net liabilities		<u>(645,055)</u>	<u>(227,669)</u>
Capital and reserves			
Called up share capital	15	195,000	195,000
Share premium	16	880,000	880,000
Profit and loss account	17	(1,720,055)	(1,302,669)
Shareholders' funds	18	<u>(645,055)</u>	<u>(227,669)</u>



H J A Stanford
Director

Approved by the board on 12 / 12 / 2008

These accounts are prepared in accordance with the special provisions of Part V11 of the Companies Act 1985 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective January 2007).

The notes on pages 6 to 10 form part of these financial statements

The Bear Hungerford Limited
Notes to the Accounts
for the year ended 31 March 2008

1 Accounting policies

Accounting convention

The accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007).

Going Concern

The accounts have been prepared on the going concern basis (notwithstanding net liabilities of £645,055), which the directors believe to be appropriate for the following reasons. The company is dependent for its working capital on funds provided to it by Close Brothers Venture Capital Trust plc, Close Brothers Protected VCT plc and Healthcare and Leisure Property Fund plc. These companies have confirmed that they intend to continue to support the company for a period of at least twelve months from the date of approval of these accounts and that they do not intend to seek repayment of the amounts owing to them during that period. This should enable the company to continue in operational existence in the foreseeable future by meeting its ongoing liabilities as they fall due for payment.

Cash Flow Statement

The accounts do not include a cash flow statement because as the company is a small reporting entity, it is exempt from the requirement to prepare such a statement.

Depreciation

Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Freehold buildings	over 50 years
Plant and machinery	over 5 years

Stocks

Stock is valued at the lower of cost and net realisable value.

Deferred taxation

Full provision is made for deferred taxation resulting from timing differences between the recognition of gains and losses in the accounts and their recognition for tax purposes.

Deferred tax is calculated at the tax rates which are expected to apply in the periods when the timing differences will reverse. No deferred tax is provided at 31 March 2008.

Foreign currencies

Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the balance sheet date. All differences are taken to the profit and loss account.

Leasing and hire purchase commitments

Assets held under finance leases and hire purchase contracts, which are those where substantially all the risks and rewards of ownership of the asset have passed to the company, are capitalised in the balance sheet and depreciated over their useful lives. The corresponding lease or hire purchase obligation is treated in the balance sheet as a liability.

The interest element of the rental obligations is charged to the profit and loss account over the period of the lease and represents a constant proportion of the balance of capital repayments outstanding.

Rentals paid under operating leases are charged to income on a straight line basis over the lease term.

The Bear Hungerford Limited
Notes to the Accounts
for the year ended 31 March 2008

2 Turnover

Turnover represents the invoiced value of goods and services supplied by the company during the year.

Turnover is attributable to one continuing activity, namely that of hoteliers and arose solely within the United Kingdom.

3 Operating profit	2008	2007
	£	£
This is stated after charging:		
Depreciation of owned fixed assets	106,277	99,862
Depreciation of assets held under finance leases and hire purchase contracts	37,334	36,992
Operating lease rentals - plant and machinery	4,067	6,235
Operating lease rentals - land buildings	3,823	4,301
Auditor's remuneration	5,400	5,200
	<hr/>	<hr/>
4 Directors' emoluments	2008	2007
	£	£
Fees	11,875	1,875
	<hr/>	<hr/>
5 Staff costs	2008	2007
	£	£
Wages and salaries	555,248	480,467
Social security costs	44,250	40,123
Other pension costs	2,810	2,817
	<hr/>	<hr/>
	602,308	523,407
	<hr/>	<hr/>
Average number of employees during the year	Number	Number
Operational staff	40	36
	<hr/>	<hr/>
6 Interest payable	2008	2007
	£	£
Loan Stock	435,618	429,100
Other finance charges	106,446	116,285
Finance charges payable under finance leases and hire purchase contracts	24,095	21,890
	<hr/>	<hr/>
	564,620	567,275
	<hr/>	<hr/>
7 Taxation	2008	2007
	£	£
Corporation Tax at 30%	-	-
	<hr/>	<hr/>
No tax is payable due to the losses sustained.		

The Bear Hungerford Limited
Notes to the Accounts
for the year ended 31 March 2008

8 Intangible fixed assets	£
Goodwill:	
Cost	
At 1 April 2007	1
At 31 March 2008	1
Amortisation	
At 1 April 2007	1
At 31 March 2008	1
Net book value	
At 31 March 2008	-
At 31 March 2007	-

9 Tangible fixed assets	Freehold land and buildings £	Plant and machinery £	Total £
Cost			
At 1 April 2007	3,341,541	531,747	3,873,288
Additions	89,892	24,322	114,214
At 31 March 2008	3,431,433	556,069	3,987,502
Depreciation			
At 1 April 2007	63,825	170,671	234,496
Charge for the year	34,632	108,979	143,611
At 31 March 2008	98,457	279,650	378,107
Net book value			
At 31 March 2008	3,332,976	276,419	3,609,395
At 31 March 2007	3,277,716	361,076	3,638,792

The cost of freehold land and buildings includes £1,092,000 attributable to land which is not depreciated.

	2008 £	2007 £
	121,958	145,522
Depreciation on assets held under finance leases and hire purchase contracts	37,334	36,992
10 Stocks	2008 £	2007 £
Goods for resale	14,612	16,476

The Bear Hungerford Limited
Notes to the Accounts
for the year ended 31 March 2008

11 Debtors	2008	2007
	£	£
Trade debtors	23,849	19,137
Other debtors	4,565	4,565
Prepayments and accrued income	40,552	56,709
	<u>68,966</u>	<u>80,411</u>
12 Creditors: amounts falling due within one year	2008	2007
	£	£
Obligations under finance lease and hire purchase contracts	40,333	50,570
Trade creditors	131,535	115,506
Other taxes and social security costs	44,777	36,705
Other creditors	1,562	1,049
Accrued interest	650,336	440,655
Accruals and deferred income	56,550	54,033
	<u>925,093</u>	<u>698,518</u>
13 Creditors: amounts falling due after one year	2008	2007
	£	£
Secured Loan Stock	3,392,700	3,251,427
Obligations under finance lease and hire purchase contracts	34,660	60,416
	<u>3,427,360</u>	<u>3,311,843</u>

£1,365,000 Secured Loan Stock 2005-10 was issued on 23 March 2005, to Close Brothers Venture Capital Trust plc (£700,000) and Close Brothers Protected VCT plc (£665,000), bears interest at 14% per annum and is repayable on the fifth anniversary of the issue of the stock plus a redemption premium of £341,250.

£490,000 Secured Loan Stock 2005-10 was issued on 30 September 2005, to Close Brothers Venture Capital Trust plc, bears interest at 14% per annum and is repayable on the fifth anniversary of the issue of the stock plus a redemption premium of £122,500.

£405,000 Secured Loan Stock 2005-10 was issued on 23 December 2005, to Close Brothers Venture Capital Trust plc (£260,000) and Close Brothers Protected VCT plc (£145,000), bears interest at 9.8% per annum and is repayable on 31 March 2010 plus a redemption premium of £70,875. On 14 September 2006, this loan stock was substituted by the issue of an equal amount of Secured A Loan Stock to the existing holders which bears interest at 9.8% per annum and is repayable on the fifth anniversary of the issue of the stock plus a redemption premium of £70,875.

Secured Loan Stock 2005-10 was issued to Healthcare and Leisure Property Fund plc for a discounted issue price of £420,000 on 23 March 2005. It is repayable in monthly instalments of £4,900 with a final repayment of £424,900 on 31 March 2010 plus a redemption premium of £105,000.

Secured Loan Stock 2005-10 was issued to Healthcare and Leisure Property Fund plc for a discounted issue price of £95,000 on 23 December 2005. It is repayable in monthly instalments of £776 with a final repayment of £95,776 on 31 March 2010 plus a redemption premium of £16,625.

£200,000 Secured Loan Stock was issued on 14 September 2006, to Close Brothers Venture Capital Trust plc (£128,000) and Close Brothers Protected VCT plc (£72,000), bears interest at 9.8% per annum and is repayable on the fifth anniversary of the issue of the stock plus a redemption premium of £35,000.

In accordance with FRS4, loan stock amounts are shown at their discounted issue price, less amounts repaid, together with a finance charge comprising the discount accruing at a constant rate over the period of issue to final repayment. All loan stocks are secured by a fixed and floating charge over the assets of the company.

The Bear Hungerford Limited
Notes to the Accounts
for the year ended 31 March 2008

14 Obligations under finance leases and hire purchase contracts			2008	2007
			£	£
Amounts payable:				
Within one year			40,333	50,570
Within two to five years			34,660	60,416
			<u>74,993</u>	<u>110,986</u>
15 Share capital	2008	2007	2008	2007
	No	No	£	£
Authorised:				
Ordinary shares of 10p each	2,400,000	2,400,000	240,000	240,000
	2008	2007	2008	2007
	No	No	£	£
Allotted, called up and fully paid:				
Ordinary shares of 10p each	1,950,000	1,950,000	195,000	195,000
16 Share premium			2008	2007
			£	£
At 1 April			880,000	880,000
At 31 March			<u>880,000</u>	<u>880,000</u>
17 Profit and loss account			2008	2007
			£	£
At 1 April			(1,302,669)	(791,332)
Loss for the financial year			(417,386)	(511,337)
At 31 March			<u>(1,720,055)</u>	<u>(1,302,669)</u>
18 Reconciliation of movement in shareholders' funds			2008	2007
			£	£
At 1 April			(227,669)	283,668
Loss for the financial year			(417,386)	(511,337)
At 31 March			<u>(645,055)</u>	<u>(227,669)</u>

19 Transactions with related parties

During the year interest and redemption premia were paid/accrued to Close Brothers Venture Capital Trust plc of £279,439 (2007: £271,006) on loans totalling £1,578,000 (2007: £1,578,000), a company which holds a 26% interest in the ordinary share capital of the company. The balance of accrued interest outstanding together with accrued redemption premia at 31 March 2008 was £540,377 (2007: £354,724).

During the year interest and redemption premia were paid/accrued to Close Brothers Protected VCT plc of £156,178 (2007: £158,094) on loans totalling £882,000 (2007: £882,000), a company which holds a 14% interest in the ordinary share capital of the company. The balance of accrued interest outstanding together with accrued redemption premia at 31 March 2008 was £308,947 (2007: £205,186).

During the year redemption premia were paid/accrued to Healthcare and Leisure Property Fund plc of £106,446 (2007: £102,597) on loans with a discounted issue price totalling £515,000, a company which holds a 9% interest in the ordinary share capital of the company. The balance of accrued redemption premia at 31 March 2008 was £189,144 (2007: £127,393).