

Registered number
05772424

Dylan Harvey Commercial Limited
Report of the Directors and
Financial Statements
For the year ended 28 February 2009

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Dylan Harvey Commercial Limited
Report and accounts
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**Dylan Harvey Commercial Limited
Company Information
For the year ended 28 February 2009**

Directors

T S Whittaker
L Patton - appointed 10 November 2008
K Norris - resigned 28 July 2009

Secretary

J Turner

Auditors

Larner Murphy Accountants Limited
12 Bury Road
Haslingden
Lancashire
BB4 5PL

Bankers

Natwest Bank plc
11 Spring Gardens
Manchester
M60 2DB

HSBC Bank plc
4 Hardman Square
Manchester
M3 3EB

Yorkshire Bank
45 Penny Street
Lancaster
LA1 1UE

Bank of Ireland
20 Chapel Street
Liverpool
L3 9AG

Solicitors

Jobling and Knappe
5 Aalborg Square
Lancaster
LA1 1GG

Registered office

Ribble Court
Shuttleworth Mead Business Park
Padiham
Lancashire
BB12 7NG

Registered number

05772424 (England and Wales)

Dylan Harvey Commercial Limited
Directors' Report
For the year ended 28 February 2009

The directors present their report and accounts for the year ended 28 February 2009

Principal activities

The company's principal activity during the year under review was that of a developer and trader of commercial property and commercial property investment and management

Review of business

In view of the rapidly declining UK property market, the directors are satisfied with the results for the year

Events since the balance sheet date

Information relating to events since the end of the year is given in the notes to the financial statement

Directors

The directors set out in the table below have held office during the whole period from 1 March 2008 to the date of this report

The directors shown below were in office at 28 February 2009 but did not hold any interest in the Ordinary shares of £1 each at 1 March 2008 or 28 February 2009

T S Whittaker

L Patton - appointed 10 November 2008

K Norris - resigned 28 July 2009

Going concern

Despite the rapidly declining UK property market, the directors have prepared the financial statements on a going concern basis. They are confident that the company will continue to trade profitably with the completion of business centres in the following financial period.

Auditors

Larner Murphy Accountants Limited are deemed to be re-appointed in accordance with the effective resolutions made under section 386 of the Companies Act 1985 which continues in force under Companies Act 2006

Dylan Harvey Commercial Limited
Directors' Report
For the year ended 28 February 2009

Directors responsibilities

The directors are responsible for preparing the report and accounts in accordance with applicable law and regulations

In preparing these accounts, the directors are required to select suitable accounting policies and then apply them consistently, state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the accounts,

Company law requires the directors to prepare accounts for each financial year. Under that law the directors have elected to prepare the accounts in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The accounts 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 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 UK 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 that disclose with reasonable accuracy at any time the financial position of the company and 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 March 2010



T S Whittaker
Director

Dylan Harvey Commercial Limited
Independent auditors' report
to the shareholder of Dylan Harvey Commercial Limited

We have audited the accounts of Dylan Harvey Commercial Limited For the year ended 28 February 2009 which comprise the Profit and Loss Account, the Balance Sheet, the Cash Flow Statement, the Statement of Total Recognised Gains and Losses and the related notes. These accounts 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' responsibilities for preparing the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

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. We also report to you whether in our opinion the information given in the Directors' Report is consistent with the accounts.

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 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.

Emphasis of matter

The directors have made the disclosure requirements under IFRS and UK GAAP relating to the company's ability to continue as a going concern and have made the necessary disclosures relating to the company's uncertainty regarding its future continued trading.

In our opinion we find that an unqualified audit report is sufficient. However, we are materially uncertain as to the future of this company.

Opinion

In our opinion:

- the accounts 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 28 February 2009 and of its profit 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.



C Murphy FCCA (Senior Statutory Auditor)
Lamer Murphy Accountants Limited
Registered auditors
12 March 2010

12 Bury Road
Haslingden
Lancashire
BB4 5PL

Dylan Harvey Commercial Limited
Profit and Loss Account
For the year ended 28 February 2009

	Notes	2009 £	2008 £
Turnover	2	6,620,333	1,977,100
Cost of sales		(5,226,415)	(1,534,079)
Gross profit		<u>1,393,918</u>	<u>443,021</u>
Distribution costs		-	-
Administrative expenses		(847,072)	(1,135,137)
Other operating income		668,157	113,325
Operating profit/(loss)	3	<u>1,215,003</u>	<u>(578,791)</u>
Net profit/(loss)		<u>1,215,003</u>	<u>(578,791)</u>
Income from investments		-	-
Interest receivable		13,677	2,650
Interest payable	5	(340,914)	(173,635)
Profit/(loss) on ordinary activities before taxation		<u>887,766</u>	<u>(749,776)</u>
Tax on profit/(loss) on ordinary activities	6	(2,729)	(4,548)
Profit/(loss) for the financial year		<u>885,037</u>	<u>(754,324)</u>

Continuing operations

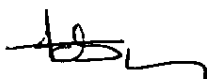
None of the company's activities were acquired or discontinued during the above two financial years

Dylan Harvey Commercial Limited
Statement of total recognised gains and losses
For the year ended 28 February 2009

	Notes	2009 £	2008 £
Profit/(loss) for the financial year		885,037	(754,324)
Unrealised (deficit)/surplus on revaluation of properties	7	(3,953,557)	4,335,290
Total recognised gains and losses related to the year		<u>(3,068,520)</u>	<u>3,580,966</u>

Dylan Harvey Commercial Limited
Balance Sheet
As at 28 February 2009

	Notes	2009 £	2008 £
Fixed assets			
Tangible assets	7	5,583,282	6,819,098
Investments	8	747,198	644,798
Investment property	9	2,025,000	2,025,000
		<u>8,355,480</u>	<u>9,488,896</u>
Current assets			
Stocks	10	23,244,341	16,066,578
Debtors	11	4,271,938	2,321,526
Cash at bank and in hand		1,474,816	221,450
		<u>28,991,095</u>	<u>18,609,554</u>
Creditors' amounts falling due within one year	12	(34,027,504)	(23,206,245)
Net current liabilities		<u>(5,036,409)</u>	<u>(4,596,691)</u>
Total assets less current liabilities		<u>3,319,071</u>	<u>4,892,205</u>
Creditors: amounts falling due after more than one year	13	(2,647,627)	(1,152,241)
Provisions for liabilities			
Deferred taxation	15	(8,379)	(8,379)
Net assets		<u>663,065</u>	<u>3,731,585</u>
Capital and reserves			
Called up share capital	16	100	100
Revaluation reserve	17	381,733	4,335,290
Profit and loss account	18	281,232	(603,805)
Shareholder's funds	19	<u>663,065</u>	<u>3,731,585</u>



T S Whittaker
Director

Approved by the board on 12 March 2010

Dylan Harvey Commercial Limited
Cash Flow Statement
For the year ended 28 February 2009

	Notes	2009 £	2008 £
Reconciliation of operating profit to net cash inflow from operating activities			
Operating profit/(loss)		1,215,003	(578,791)
Depreciation charges		46,362	123,441
Loss on disposal of fixed assets		459,998	-
Increase in stocks		(7,177,763)	(9,681,878)
(Increase)/decrease in debtors		(1,950,412)	1,611,165
Increase in creditors		4,461,708	8,722,177
Net cash (outflow)/inflow from operating activities		<u>(2,945,104)</u>	<u>196,114</u>

CASH FLOW STATEMENT

Net cash (outflow)/inflow from operating activities		(2,945,104)	196,114
Returns on investments and servicing of finance	20	(327,237)	(170,985)
Taxation		(2,729)	2,843
Capital expenditure	20	<u>(3,326,502)</u> (6,601,572)	<u>(5,057,868)</u> (5,029,896)
Financing	20	7,776,091	5,251,000
Increase in cash		<u>1,174,519</u>	<u>221,104</u>

Reconciliation of net cash flow to movement in net debt

Increase in cash in the period		1,174,519	221,104
Increase in debt and lease financing		(7,776,091)	(5,251,000)
Change in net debt	21	<u>(6,601,572)</u>	<u>(5,029,896)</u>
(Net debt)/net funds at 1 March		<u>(5,029,550)</u>	346
Net debt at 28 February		<u>(11,631,122)</u>	<u>(5,029,550)</u>

Dylan Harvey Commercial Limited
Notes to the Accounts
For the year ended 28 February 2009

1 Accounting policies

Accounting convention

The accounts have been prepared under the historical cost convention and in accordance with applicable United Kingdom Accounting Standards

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 land	- not provided
Long leasehold property	- 1% on cost
Leasehold property improvements	- 20% on cost
Improvements to property	- 20% on cost
Motor vehicles	- 25% on reducing balance
Office equipment	- 33% on cost

Investments

In accordance with SSAP 19, (i) investment properties are revalued annually. The aggregate surplus or deficit is taken to the statement of recognised gains and losses (being a movement on an investment property is expected to be permanent, in which case it is to be charged (or credited) to the profit and loss account, and (ii) no depreciation is provided in respect of freehold and leasehold properties with over 20 years to run. The directors consider that this accounting policy results in the accounts giving a true and fair view. Depreciation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified and qualified.

The investment properties have been included at their open market value at 29 February 2009, as determined by the directors. This has resulted in the permanent write down in some of the properties and the company showing an insolvent balance sheet at the year end date.

Stocks

The company entered into contracts to acquire properties for resale. The company's rights under these contracts are shown as stock and are valued at the lower of cost or net realisable value.

The company's obligations under these contracts are included in trade creditors. The company's rights and obligations under these contracts are recognised when the contract becomes binding on the company.

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, and discounted to reflect the time value of money using rates based on the post-tax yields to maturity that could be obtained at the balance sheet date on government bonds with similar maturity dates.

Leasing and hire purchase commitments

Rentals applicable to leases where substantially all the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

Dylan Harvey Commercial Limited
Notes to the Accounts
For the year ended 28 February 2009

Commissions

Commissions on customer deposits disbursed prior to completion are held as prepayments on the balance sheet. Once a development has reached legal completion they are released to the profit and loss account.

Fixed asset investment

The fixed asset investments are stated at cost less any permanent diminution in value.

2 Turnover

Turnover represents the sale of properties, excluding value added tax. The sale is recognised when the contract for sale becomes unconditional.

3 Operating profit	2009 £	2008 £
This is stated after charging		
Depreciation of owned fixed assets	121,489	123,441
Operating lease rentals - land buildings	211,668	164,740
Auditors' remuneration for audit services	<u>3,000</u>	<u>7,500</u>

4 Staff costs	2009 £	2008 £
Wages and salaries	-	44,614
Social security costs	<u>-</u>	<u>4,764</u>
	<u>-</u>	<u>49,378</u>

Average number of employees during the year	Number	Number
Administration	<u>-</u>	<u>3</u>

5 Interest payable	2009 £	2008 £
Bank loans and overdrafts	3,477	454
Other loans	337,437	164,723
Other interest	<u>-</u>	<u>8,458</u>
	<u>340,914</u>	<u>173,635</u>

Dylan Harvey Commercial Limited
Notes to the Accounts
For the year ended 28 February 2009

6 Taxation	2009	2008
	£	£
Analysis of charge in period		
Current tax		
UK corporation tax on profits of the period	-	(2,843)
Adjustments in respect of previous periods	2,729	-
	<u>2,729</u>	<u>(2,843)</u>
 Deferred tax		
Origination and reversal of timing differences	-	7,391
 Tax on profit on ordinary activities	<u>2,729</u>	<u>4,548</u>

Factors affecting tax charge for period

The differences between the tax assessed for the period and the standard rate of corporation tax are explained as follows

	2009	2008
	£	£
Profit/(loss) on ordinary activities before tax	<u>887,766</u>	<u>(749,776)</u>
 Standard rate of corporation tax in the UK	28%	28%
	£	£
Profit on ordinary activities multiplied by the standard rate of corporation tax	248,574	(209,937)
 Effects of		
Expenses not deductible for tax purposes	(84,120)	207,094
Capital allowances for period in excess of depreciation	15,197	-
Utilisation of tax losses	(179,651)	-
Adjustments to tax charge in respect of previous periods	2,729	-
 Current tax charge for period	<u>2,729</u>	<u>(2,843)</u>

Dylan Harvey Commercial Limited
Notes to the Accounts
For the year ended 28 February 2009

7 Tangible fixed assets

	Freehold land and buildings £	Long leasehold property £	Leasehold property improvements £
Cost			
At 1 March 2008	5,755,001	675,000	272,580
Additions	-	-	-
Transfer from / (to) stock	(247,158)	-	-
Surplus on revaluation	-	-	-
Disposals	(705,000)	-	(272,580)
At 28 February 2009	<u>4,802,843</u>	<u>675,000</u>	<u>-</u>
Depreciation			
At 1 March 2008	-	6,750	109,032
Charge for the year	-	6,750	-
On disposals	-	-	(109,032)
At 28 February 2009	<u>-</u>	<u>13,500</u>	<u>-</u>
Net book value			
At 28 February 2009	<u>4,802,843</u>	<u>661,500</u>	<u>-</u>
At 29 February 2008	<u>5,755,001</u>	<u>668,250</u>	<u>163,548</u>

	Improvements to property £	Motor vehicles £	Office equipment £	Total £
Cost				
At 1 March 2008	62,470	65,600	166,404	6,997,055
Additions	-	8,695	968	9,663
Transfer from / (to) stock	-	-	-	(247,158)
Surplus on revaluation	-	-	-	-
Disposals	(62,470)	-	(41,693)	(1,081,743)
At 28 February 2009	<u>-</u>	<u>74,295</u>	<u>125,679</u>	<u>5,677,817</u>
Depreciation				
At 1 March 2008	12,494	16,400	33,281	177,957
Charge for the year	-	14,475	25,137	46,362
Surplus on revaluation	-	-	-	-
On disposals	(12,494)	-	(8,258)	(129,784)
At 28 February 2009	<u>-</u>	<u>30,875</u>	<u>50,160</u>	<u>94,535</u>
Net book value				
At 28 February 2009	<u>-</u>	<u>43,420</u>	<u>75,519</u>	<u>5,583,282</u>
At 29 February 2008	<u>49,976</u>	<u>49,200</u>	<u>133,123</u>	<u>6,819,098</u>

Dylan Harvey Commercial Limited
Notes to the Accounts
For the year ended 28 February 2009

8 Investments

	Interest in joint venture £	Total £
Cost		
At 1 March 2008	644,798	644,798
Additions	102,400	102,400
At 28 February 2009	<u>747,198</u>	<u>747,198</u>

The company holds 20% or more of the share capital of the following companies

Company	Country of registration or incorporation	Shares held Class	%
M8 Manchester Limited (formally Bling Properties Limited) (company number 06208692)	England and Wales	Ordinary	50
		30/4/09	30/4/08
Aggregate capital and reserves		<u>(1,648,126)</u>	<u>(189,956)</u>
Loss for the year		<u>(734,670)</u>	<u>(913,458)</u>

M8 Manchester Limited (formally Bling Properties Limited) (company number 06208692) financial statements for the year ended 30 April 2009 have been prepared on a non-going concern basis due to the company's uncertainty regarding the future. However, the directors consider it prudent to keep the investment on the balance sheet at book value until the future of the company has been decided

9 Investment property

	2009 £	2008 £
Cost or valuation		
At 1 March	2,025,000	-
Additions	-	1,738,700
Revaluations	-	286,300
	<u>2,025,000</u>	<u>2,025,000</u>

The directors consider the value of the investment property to be correct in the current economy

Revaluation in 2008	286,300	286,300
Cost	1,738,700	1,738,700
	<u>2,025,000</u>	<u>2,025,000</u>

Dylan Harvey Commercial Limited
Notes to the Accounts
For the year ended 28 February 2009

10 Stocks	2009	2008
	£	£
Stock	14,968,112	15,501,843
Work in progress	8,276,229	564,735
	<u>23,244,341</u>	<u>16,066,578</u>
11 Debtors	2009	2008
	£	£
Trade debtors	15,783	14,026
Amounts owed by group undertakings	2,734,175	-
Commissions and legals paid in advance	1,199,987	1,160,164
Deposits on properties	85,107	855,315
Other taxes and social security	30,393	-
Other debtors	175,001	177,844
Prepayments and accrued income	31,492	114,177
	<u>4,271,938</u>	<u>2,321,526</u>
12 Creditors: amounts falling due within one year	2009	2008
	£	£
Bank loans and overdrafts	10,458,311	5,251,000
Trade creditors	11,772,157	11,092,240
Corporation tax	-	114
Other taxes and social security costs	-	14,746
Other creditors	8,791	-
Customer deposits	11,710,873	6,749,334
Accruals and deferred income	77,372	98,811
	<u>34,027,504</u>	<u>23,206,245</u>
13 Creditors: amounts falling due after one year	2009	2008
	£	£
Bank loans	2,647,627	-
Amounts owed to group undertakings	-	1,152,241
	<u>2,647,627</u>	<u>1,152,241</u>
14 Loans	2009	2008
	£	£
Analysis of maturity of debt		
Within one year or on demand	10,458,311	5,251,000
Between one and two years	2,647,627	-
	<u>13,105,938</u>	<u>5,251,000</u>

Dylan Harvey Commercial Limited
Notes to the Accounts
For the year ended 28 February 2009

1) The loan facility for £1,501,000 relates to the property known as Ribble Court, Shuttleworth Mead Business Park, Padiham and is secured on that property and its associated assets by way of a first legal charge

2) The loan facility for £3,750,000 relates to property known as Units 1-7, Centurion Business Park, Blackburn and is secured as follows

- i) by way of a first legal charge,
- ii) security over cash deposits to the value of £290,625,
- iii) debenture comprising fixed and floating charges over the assets and undertaking of Dylan Harvey Commercial Limited including all present and future freehold and leasehold property,
- iv) T S Whittaker has personally secured all liabilities of the company limited to £320,000

3) The loan facility for £2,647,627 relates to the property known as 184 commercial offices at Goodlass Road, Speke, Liverpool and is secured as follows

- i) first and only legal charge over the property
- ii) charge over JCT fixed price building contract
- iii) collateral warranties incorporating full step rights as recommended by the Bank's appointed QS
- iv) cost overrun guarantee from T S Whittaker in the total sum of £880,000
- v) charge over deposits to the value of £827,500
- vi) assignment over pre-sales contracts
- vii) appropriate contractor's all risk insurance held prior to drawdown

4) The loan facility for £619,777 relates to the property known as 44 commercial offices at Davyfield Road, Blackburn and is secured as follows

- i) first and only legal charge over the property
- ii) charge over JCT fixed price building contract
- iii) collateral warranties incorporating full step rights as recommended by the Bank's appointed QS
- iv) cost overrun guarantee from T S Whittaker in the total sum of £220,000
- v) charge over deposits to the value of £118,296
- vi) assignment over pre-sales contracts
- vii) appropriate contractor's all risk insurance held prior to drawdown

5) The loan facility for £4,508,687 relates to the property known as 108 commercial offices at Liverpool Road, Burnley and is secured as follows

- i) first and only legal charge over the property
- ii) charge over JCT fixed price building contract
- iii) collateral warranties incorporating full step rights as recommended by the Bank's appointed QS
- iv) cost overrun guarantee from T S Whittaker in the total sum of £440,000
- v) charge over the deposits to the value of £437,000
- vi) assignment over pre-sales contracts
- vii) appropriate contractor's all risk insurance held prior to drawdown

Loans 3,4 and 5 have debentures over all the assets of Dylan Harvey Commercial Limited and Dylan Harvey Group Limited together with a cross guarantee between Dylan Harvey Commercial Limited and Dylan Harvey Group Limited

There is an unlimited cross guarantee between Dylan Harvey Group Limited, Dylan Harvey Residential Limited - In Administration, Dylan Harvey Commercial Limited and Harley Scott Limited

Dylan Harvey Commercial Limited
Notes to the Accounts
For the year ended 28 February 2009

15 Deferred taxation	2009	2008
	£	£
Accelerated capital allowances	8,379	8,379
Tax losses carried forward	-	-
Prior periods	-	-
Undiscounted provision for deferred tax	8,379	8,379
Discount	-	-
Discounted provision for deferred tax	8,379	8,379
	2009	2008
	£	£
At 1 March	8,379	988
Deferred tax charge in profit and loss account	-	7,407
Prior periods		(16)
At 28 February	8,379	8,379
16 Share capital	2009	2008
	£	£
Authorised		
Ordinary shares of £1 each	1,000	1,000
	2009	2008
	£	£
Allotted, called up and fully paid		
Ordinary shares of £1 each	100	100
17 Revaluation reserve	2009	
	£	
At 1 March 2008	4,335,290	
Arising on revaluation during the year	(3,953,557)	
At 28 February 2009	381,733	
18 Profit and loss account	2009	
	£	
At 1 March	(603,805)	
Profit for the financial year	885,037	
At 28 February 2009	281,232	

Dylan Harvey Commercial Limited
Notes to the Accounts
For the year ended 28 February 2009

19 Reconciliation of movement in shareholder's funds	2009 £	2008 £
At 1 March	3,731,585	150,619
Profit/(loss) for the financial year	885,037	(754,324)
Other recognised gains and losses	(3,953,557)	4,335,290
	<hr/>	<hr/>
At 28 February	663,065	3,731,585

20 Gross cash flows	2009 £	2008 £
Returns on investments and servicing of finance		
Interest received	13,677	2,650
Interest paid	(340,914)	(173,635)
	<hr/>	<hr/>
	(327,237)	(170,985)
 Capital expenditure		
Payments to acquire tangible fixed assets	(9,663)	(5,057,868)
Payments to acquire investments	(102,400)	-
Transfer (from) / to stock	(3,214,439)	-
	<hr/>	<hr/>
	(3,326,502)	(5,057,868)
 Financing		
New loans raised	9,557,019	5,251,000
Loan repayments	(1,780,928)	-
	<hr/>	<hr/>
	7,776,091	5,251,000

21 Analysis of changes in net debt	At 1 Mar 2008 £	Cash flows £	Non-cash changes £	At 28 Feb 2009 £
Cash at bank and in hand	221,450	1,253,366		1,474,816
Overdrafts	-	(78,847)		(78,847)
		<hr/>		
		1,174,519		
 Debt due within 1 year	(5,251,000)	(5,128,464)		(10,379,464)
Debt due after 1 year	-	(2,647,627)		(2,647,627)
		<hr/>		
		(7,776,091)		
 Total	<hr/>	<hr/>	<hr/>	<hr/>
	(5,029,550)	(6,601,572)	-	(11,631,122)

Dylan Harvey Commercial Limited
Notes to the Accounts
For the year ended 28 February 2009

22 Ultimate parent company

The company is a wholly owned subsidiary of Dylan Harvey Group Limited (company number 04627975)

23 Post balance sheet events

After the year end, the company completed on two business centres which are being sold to customers
The directors and the management company continue to gain tenants for the commercial offices

24 Related parties

The following balance was due to the parent company at 28 February 2009

	£
Dylan Harvey Group Limited	2,734,175

During the year, the company sold the freehold land and building known as Mead Court, Davyfield Road, Blackburn to Dylan Harvey Group Limited (company number 04627975) The company leased the 44 offices at Mead Court from Dylan Harvey Group Limited on long leases

During the year, the company received rental income amounting to £316,624 on 44 individual long leases for commercial offices at Mead Court, Davyfield Road, Blackburn from B1 Ltd (formally Flexilet UK Limited) (company number 06502501) The company paid a management charge amounting to £320,000 to B1 Ltd to manage the business centre

The company has continued to loan monies to M8 Manchester Limited (formally Bling Properties Limited) (company number 06208692) as noted in note 8 to these financial statements

25 Ultimate controlling party

T S Whittaker, a director, is the ultimate controlling party of Dylan Harvey Commercial Limited, by virtue of his shareholding in Dylan Harvey Group Limited (company number 04627975)

Dylan Harvey Commercial Limited
Profit and Loss Account
For the year ended 28 February 2009
for the information of the directors only

	2009 £	2008 £
Sales	6,620,333	1,977,100
Cost of sales	(5,226,415)	(1,534,079)
Gross profit	<u>1,393,918</u>	<u>443,021</u>
Administrative expenses	(847,072)	(1,135,137)
Other operating income	668,157	113,325
Operating profit/(loss)	<u>1,215,003</u>	<u>(578,791)</u>
Exceptional items	-	-
Interest receivable	13,677	2,650
Interest payable	(340,914)	(173,635)
Profit/(loss) before tax	<u>887,766</u>	<u>(749,776)</u>

Dylan Harvey Commercial Limited
Schedule to the Profit and Loss Account
For the year ended 28 February 2009
for the information of the directors only

	2009	2008
	£	£
Sales		
Sales	<u>6,620,333</u>	<u>1,977,100</u>
Cost of sales		
Purchases	4,912,552	1,484,537
Guaranteed rental	146,549	-
Commissions payable	<u>167,314</u>	<u>49,542</u>
	<u>5,226,415</u>	<u>1,534,079</u>
Administrative expenses		
Employee costs		
Wages and salaries	-	44,614
Employer's NI	-	4,764
Travel and subsistence	1,457	18,686
Motor expenses	1,872	14,923
Entertaining	<u>815</u>	<u>115</u>
	<u>4,144</u>	<u>83,102</u>
Premises costs		
Rent	211,668	164,740
Rates and water	(17,967)	56,032
Insurance	19,029	9,516
Service charges	46,128	3,464
Light and heat	<u>5,117</u>	<u>6,868</u>
	<u>263,975</u>	<u>240,620</u>
General administrative expenses		
Telephone and fax	4,133	-
Postage and stationery	92	34,652
Advertising	188,288	204,681
Bank charges	45,133	55,378
Cleaning	2,460	-
Repairs and renewals	17,532	76,487
Depreciation	46,362	123,441
Profit on sale of assets	246,959	-
Sundry expenses	<u>(5,478)</u>	<u>22,084</u>
	<u>545,481</u>	<u>516,723</u>
Legal and professional costs		
Audit fees	3,000	7,500
Accountancy fees	(7,500)	44,193
Legal fees	<u>37,972</u>	<u>242,999</u>
	<u>33,472</u>	<u>294,692</u>
	<u>847,072</u>	<u>1,135,137</u>
Other operating income		
Rents receivable	<u>668,157</u>	<u>113,325</u>