

Trinity Hotels (Manchester) Limited

Trinity Hotels (Manchester) Limited

Report and Financial Statements

For the period ended 30 September 2007

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Trinity Hotels (Manchester) Limited

Company information

Directors	A Birchall (appointed 5 January 2007) A R Lovelady (appointed 27 February 2007) M B Owen (appointed 27 February 2007) K P Mears (appointed 5 January 2007) Halliwells Directors Ltd (appointed 21 November 2006 & resigned 5 January 2007)
Secretary	A R Lovelady
Company number	6005086
Registered office	North House 17 North John Street Liverpool L2 5EA
Auditors	Ernst & Young LLP Registered auditor 20 Chapel Street Liverpool L3 9AG

Directors' Report
For the period ended 30 September 2007

The directors present their report and the financial statements for the period ended 30 September 2007

Principal activities

The principal activity of the company during the period was property development in the United Kingdom. The company was incorporated on 21 November 2006 and commenced trading on that date.

Directors

The directors who served during the period were

A Birchall (appointed 5 January 2007)
A R Lovelady (appointed 27 February 2007)
M B Owen (appointed 27 February 2007)
K P Mears (appointed 5 January 2007)
Halliwells Directors Ltd (appointed 21 November 2006 & resigned 5 January 2007)

Provision of information to auditors

Each of the persons who are directors at the time when this directors' report is approved has confirmed that

- so far as that director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- each director has taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information

The report of the directors has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies

This report was approved by the board on

06 OCT 2008

and signed on its behalf

A R Lovelady
Director



**Statement of directors' responsibilities
for the period ended 30 September 2007**

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 the affairs of the company and of the surplus or deficit 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,
- 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 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.

Independent Auditors' report to the members of Trinity Hotels (Manchester) Limited

We have audited the company's financial statements for the period ended 30 September 2007 which comprise the Profit and Loss Account, the Balance Sheet and the related notes 1 to 11. These financial statements have been prepared under the accounting policies set out therein and the requirements of the Financial Reporting Standard for Smaller Entities.

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 financial statements in accordance with applicable United Kingdom law and Accounting Standards (United Kingdom Generally Accepted Accounting Practice) 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 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 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 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 of Trinity Hotels (Manchester) Limited

Opinion

In our opinion

- the financial statements 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 30 September 2007 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

Liverpool

Date *20 October 2008*

Trinity Hotels (Manchester) Limited

**Profit and loss account
for the period ended 30 September 2007**

	<i>Note</i>	<i>2007 £000</i>
Administrative expenses		(2)
Loss on ordinary activities before taxation	2	(2)
	3	-
Loss on ordinary activities after taxation	9	(2)

The notes on pages 7 to 9 form part of these financial statements

Trinity Hotels (Manchester) Limited

**Balance sheet
as at 30 September 2007**

	<i>Note</i>	<i>£000</i>	<i>2007 £000</i>
Current assets			
Stocks	4	10	
Debtors	5	2	
		<u>12</u>	
Creditors: amounts falling due within one year	6	<u>(2)</u>	
Net current assets			<u>10</u>
Total assets less current liabilities			<u>10</u>
Creditors amounts falling due after more than one year	7		<u>(12)</u>
Net liabilities			<u><u>(2)</u></u>
Capital and Reserves			
Called up share capital	8		-
Profit and loss account	9		<u>(2)</u>
Shareholders' deficit			<u><u>(2)</u></u>

The financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005)

The financial statements were approved and authorised for issue by the board and were signed on its behalf on

06 OCT 2008



A R Lovelady
Director

The notes on pages 7 to 9 form part of these financial statements

Notes to the financial statements
For the period ended 30 September 2007

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005)

1.2 Turnover

Turnover represents completed property sales and charges receivable and arises from the continuing activity of property dealing and development in the United Kingdom

1.3 Stocks and work in progress

Stocks, which comprise dealing and development property interests, are stated at the lower of cost and net realisable value

Costs represents all costs incurred in purchasing and developing property

Net realisable value is based on estimated selling price less further costs expected to be incurred to completion and disposal

1.4 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 will result in an obligation to pay tax in the future

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

2. Operating loss

The operating loss is stated after charging

Auditors' remuneration

2007
£000

1

During the period, no director received any emoluments

Notes to the financial statements
For the period ended 30 September 2007

3. Taxation

There is no liability based on the results for the period

Factors that may affect future tax charges

No asset is recognised for deferred tax of £1,000 in respect of losses carried forward

4 Stocks

	2007 £000
Dealing and development property interests	10
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5. Debtors

	2007 £000
Other debtors	2
	<hr/>

6. Creditors
Amounts falling due within one year

	2007 £000
Other creditors	2
	<hr/>

7 Creditors
Amounts falling due after more than one year

	2007 £000
Amount owed to related undertaking	12
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Creditors include amounts not wholly repayable within 5 years as follows

	2007 £000
Repayable other than by instalments	12
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Included above is a loan of £12,000 which is due to a related undertaking. There are no repayment terms for this loan which is available for over five years if required

Notes to the financial statements
For the period ended 30 September 2007

8 Share capital

	2007 £000
Authorised	
1,000 Ordinary shares of £1 each	1
	<u>1</u>
Allotted, called up and fully paid	
2 Ordinary shares of £1 each	-
	<u>-</u>

9 Reserves

	<i>Profit and loss account</i> £000
Loss for the period	(2)
	<u>(2)</u>
At 30 September 2007	(2)
	<u>(2)</u>

10. Related party transactions

A R Lovelady and M B Owen are directors of Ethel Austin Properties Holdings Limited. At the period end an amount of £12,000 was due to Ethel Austin Properties Holdings Limited.

11 Controlling party

The company is a wholly owned subsidiary of Austin Trinity Hotels Limited, which does not prepare group accounts.