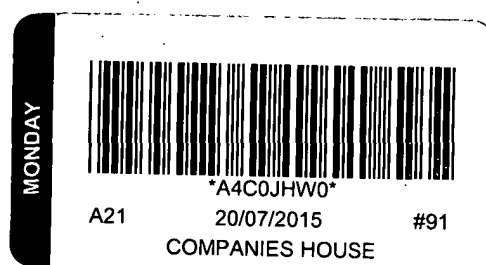


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Registered number: 02686607

**SAM HAGAN LEISURE (UK) LTD
DIRECTORS' REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2014**



SAM HAGAN LEISURE (UK) LTD
Directors' Report and Financial Statements
For The Year Ended 31 October 2014

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SAM HAGAN LEISURE (UK) LTD
Company Information
For The Year Ended 31 October 2014

Directors	Mr Sam Hagan Ms Deborah Hagan
Company Number	02686607
Registered Office	Solway Holiday Village Skinburness Drive Silloth-on Solway Cumbria CA5 4QQ
Auditors	RWCA Ltd 158 Upper Newtownards Road Belfast BT4 3EQ
Bankers	HSBC 5 Donegall Square South Belfast BT1 5JP

SAM HAGAN LEISURE (UK) LTD
Company No. 02686607
Directors' Report For The Year Ended 31 October 2014

The directors present their report and the financial statements for the year ended 31 October 2014

Statement of Directors' Responsibilities

The directors are responsible for preparing the Directors' 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 affairs of the company and of the profit or loss for that period. In preparing the financial statements the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting 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 adequate accounting records that are sufficient to show and explain the company's transactions and 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 2006. 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 of Disclosure of Information to Auditors

The directors of the company who held office at the date of approval of this annual report confirm that:

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

Principal Activity

The company's principal activity continues to be that of the operation of holiday parks and caravan sites in Silloth, Cumbria and Longbridge, Lancashire.

Review of Business

The company aims to maintain and grow its revenues, and utilising spare capacity by consistent re-investment of profits on our parks to continually upgrade and improve the customer experience. We work in an industry which is affected by a number of major factors including weather, euro/sterling exchange rate, and availability of customer finance. The company has benefitted in recent years by the increasing trend for UK 'Staycations' and the trend for taking shorter holiday breaks on a more frequent basis. This is expected to continue as busier lifestyles dictate holiday durations. The recent weakness of the euro may have some impact across the UK holiday industry, but it is expected that the effect of this can be mitigated by the quality of our service and the pricing of our spare capacity. The company will benefit from recent developments in the banking and wider economy where more families feel able to finance the purchase of caravan holiday homes. In 2014, the company enjoyed growth in every major income stream. As is our corporate ethos, much of this was spent on the refurbishment of park facilities and with the replacement of a large portion of our caravan fleet. The company is looking forward to continuing improved performance in 2015.

Financial Instrument Risk

Due to the nature of the financial instruments used by the company there is no exposure to price risk. The company's approach to managing other risks applicable to the financial instruments concerned is shown.

In respect of bank balances the liquidity risk is managed by maintaining a balance between the continuity of funding and flexibility through the use of overdrafts at floating rates of interest. The company makes use of money market facilities where funds are available.

Directors

The directors who held office during the year were as follows:

Mr Sam Hagan
Ms Deborah Hagan

Auditors

RWCA Ltd were reappointed as auditors.

On behalf of the board

Mr Sam Hagan

01/04/2015



SAM HAGAN LEISURE (UK) LTD
Auditor's Report
For The Year Ended 31 October 2014

Independent Auditor's Report to the Members of SAM HAGAN LEISURE (UK) LTD

We have audited the financial statements of SAM HAGAN LEISURE (UK) LTD for the year ended 31 October 2014 which comprise the Profit and Loss Account, the Balance Sheet, the Cash Flow Statement and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with section 495 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters that 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, or the opinions we have formed.

Respective Responsibilities of Directors and Auditors

As explained more fully in the Directors' Responsibilities Statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

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 2006. We also report to you whether in our opinion the information given in the director's report is consistent with the financial statements. The information given in the director's report includes the specific information presented in the operating and financial review that is cross referred from the Business Review section of the director's report.

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 director's remuneration and other transactions is not disclosed.

We read other information contained in the annual report, and consider whether it is consistent with the audited financial statements. This information comprises only the director's report. We consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements. Our responsibilities do not extend to any other information.

Scope of the Audit of the Financial Statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on Financial Statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 October 2014 and of its profit/(loss) for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on Other Matter Prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us;
- the financial statements are not in agreement with the accounting records or returns;
- certain disclosures of directors' remuneration specified by law are not made;
- we have not received all the information and explanations we require for our audit, or



Richard Waring (Senior Statutory Auditor)
for and on behalf of RWCA Ltd, Statutory Auditor

158 Upper Newtownards Road
Belfast
BT4 3EQ

01/04/2015

SAM HAGAN LEISURE (UK) LTD
Profit and Loss Account
For The Year Ended 31 October 2014

	Notes	2014 £	2013 £
TURNOVER		3,766,835	3,435,145
Cost of sales		(1,013,437)	(799,249)
GROSS PROFIT		2,753,398	2,635,896
Administrative expenses		(2,424,111)	(2,309,963)
OPERATING PROFIT BEFORE EXCEPTIONAL ITEMS	3	329,287	325,933
Profit on disposal of fixed assets		51,528	63,417
PROFIT ON ORDINARY ACTIVITIES BEFORE INTEREST		380,815	389,350
Interest payable and similar charges	6	(262,504)	(259,235)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		118,311	130,115
Tax on profit on ordinary activities	7	(5,899)	1,729
PROFIT FOR THE FINANCIAL YEAR	13	112,412	131,844

Statement of Total Recognised Gains and Losses

There were no gains and losses in the period other than those in the profit and loss account.

SAM HAGAN LEISURE (UK) LTD
Balance Sheet
As at 31 October 2014

		2014		2013	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible assets	8		9,250,627		9,200,768
			<u>9,250,627</u>		<u>9,200,768</u>
CURRENT ASSETS					
Stocks		573,982		473,156	
Debtors	9	1,566,059		1,680,108	
Cash at bank and in hand		46,250		19,863	
		<u>2,186,291</u>		<u>2,173,127</u>	
Creditors: Amounts Falling Due Within One Year	10	<u>(2,474,649)</u>		<u>(2,224,038)</u>	
NET CURRENT ASSETS (LIABILITIES)			<u>(288,358)</u>		<u>(50,911)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>8,962,269</u>		<u>9,149,857</u>
Creditors: Amounts Falling After More Than One Year	11		<u>(4,912,811)</u>		<u>(5,212,811)</u>
NET ASSETS			<u>4,049,458</u>		<u>3,937,046</u>
CAPITAL AND RESERVES					
Called up share capital	12		100,000		100,000
Share premium account			200,000		200,000
Revaluation reserve			3,000,000		3,000,000
Profit and Loss account			749,458		637,046
SHAREHOLDERS' FUNDS	13		<u>4,049,458</u>		<u>3,937,046</u>

The financial statements were approved by the Board on 23-02-15 and signed on its behalf by:



Mr Sam Hagan
01-04-15

SAM HAGAN LEISURE (UK) LTD
Balance Sheet
As at 31 October 2014

	2014 £	2013 £
Reconciliation of operating profit to net cash outflow from operating activities		
Operating profit/(loss)	380,815	389,350
Depreciation	126,187	100,044
(Increase)/decrease in stocks	-100,826	19,967
Decrease/(increase) in debtors	114,049	229,073
Increase in creditors	230,700	93,660
	<u>750,925</u>	<u>832,094</u>
Net cash outflow from operating activities		
	<u>750,925</u>	<u>832,094</u>
Cash Flow Statement		
Net cash outflow from operating activities	750,925	832,094
Returns on investments and servicing of finance	0	0
Taxation	-7,422	-38,582
Capital expenditure	<u>-176,046</u>	<u>-124,002</u>
	567,457	669,510
Financing	-262,504	-259,234
	<u>304,953</u>	<u>410,276</u>
Increase/(decrease) in cash in the year		
	<u>304,953</u>	<u>410,276</u>
Reconciliation of net cash flow to movement in net debt		
Increase/(decrease) in cash in the year	304,953	410,276
Cash outflow from decrease in debts and lease financing	0	0
	<u>304,953</u>	<u>410,276</u>
Change in net debt resulting from cash flows		
Net debt at 1 November 2013	-6,517,873	-6,928,149
	<u>-6,212,920</u>	<u>-6,517,873</u>
Net debt at 31 October 2014		
	<u>-6,212,920</u>	<u>-6,517,873</u>

SAM HAGAN LEISURE (UK) LTD
Balance Sheet
As at 31 October 2014

	2014 £	2013 £
Gross Cash Flows		
Returns on investments and servicing finance	<u>0</u>	<u>0</u>
Taxation		
Corporation tax paid	7,422	38,582
Capital expenditure		
Payments to acquire tangible assets	-285,089	-187,419
Receipts from sales of tangible assets	<u>109,043</u>	<u>63,417</u>
	<u>-176,046</u>	<u>-124,002</u>
Analysis of changes in net funds		
	Opening balance £	Cash flows £
Cash at bank and in hand	19,863	26,387
Overdrafts	<u>1,024,925</u>	<u>-21,434</u>
	1,005,062	4,953
Debts falling due within one year	-300,000	0
Debts falling due after one year	<u>5,212,811</u>	<u>300,000</u>
	<u>6,517,873</u>	<u>304,953</u>
		<u>6,212,920</u>

SAM HAGAN LEISURE (UK) LTD
Notes to the Accounts
For The Year Ended 31 October 2014

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

The financial statements are prepared under the historical cost convention modified to include the revaluation of certain fixed assets and comply with the financial reporting standards of the Accounting Standards Board.

1.2. Turnover

Turnover comprises the invoiced value of goods and services supplied by the company, net of Value Added Tax and trade discounts.

1.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold	Straight line over 25 years
Plant & Machinery	25% straight line
Motor Vehicles	25% straight line
Hire Fleet	25% straight line

1.4. Stocks and Work in Progress

Stocks and work in progress are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2. Turnover by Geographic Analysis

Company turnover derived from markets outside the United Kingdom.

	2014	2013
Geographical turnover	0%	0%

3. Operating Profit

The operating profit is stated after charging:

	2014	2013
	£	£
Directors' Remuneration	37,589	37,500
Audit fees	10,725	5,750
Depreciation of tangible fixed assets	<u>177,715</u>	<u>163,461</u>

4. Staff Costs

Staff costs, including directors' remuneration, were as follows:

	2014	2013
	£	£
Wages and salaries	709,401	751,398
Social security costs	49,770	47,975
	<u>759,171</u>	<u>799,373</u>

SAM HAGAN LEISURE (UK) LTD
Notes to the Accounts (continued)
For The Year Ended 31 October 2014

Average number of employees during the year, including directors, during the year was as follows:

	2014	2013
Office and administration	5	5
Sales, marketing and distribution	43	50
	<u>48</u>	<u>55</u>

5. Directors' Remuneration

	2014	2013
	£	£
Emoluments	37,589	37,500
	<u>37,589</u>	<u>37,500</u>

6. Interest Payable

	2014	2013
	£	£
Bank loans and overdrafts	249,767	254,173
Finance charges payable under finance leases and hire purchase contracts	12,737	5,062
	<u>262,504</u>	<u>259,235</u>

7. Tax on Profit on Ordinary Activities

	Tax Rate		2014	2013
	2014	2013	£	£
UK Corporation Tax	20%	20%	2,167	3,689
Prior period adjustment			3,732	(5,418)
Total Current Tax Charge			<u>5,899</u>	<u>(1,729)</u>

SAM HAGAN LEISURE (UK) LTD
Notes to the Accounts (continued)
For The Year Ended 31 October 2014

8. Tangible Assets

	Land & Property	Plant & Machinery	Motor Vehicles	Hire Fleet	Total
	Freehold				
	£	£	£	£	£
Cost					
As at 1 November 2013	10,389,676	1,059,531	181,888	939,761	12,570,856
Additions	-	96,951	1,000	187,138	285,089
Disposals	-	-	-	(260,370)	(260,370)
As at 31 October 2014	<u>10,389,676</u>	<u>1,156,482</u>	<u>182,888</u>	<u>866,529</u>	<u>12,595,575</u>
Depreciation					
As at 1 November 2013	1,478,402	894,499	175,965	821,222	3,370,088
Provided during the period	77,028	68,213	3,278	29,196	177,715
Disposals	-	-	-	(202,855)	(202,855)
As at 31 October 2014	<u>1,555,430</u>	<u>962,712</u>	<u>179,243</u>	<u>647,563</u>	<u>3,344,948</u>
Net Book Value					
As at 31 October 2014	<u>8,834,246</u>	<u>193,770</u>	<u>3,645</u>	<u>218,966</u>	<u>9,250,627</u>
As at 1 November 2013	<u>8,911,274</u>	<u>165,032</u>	<u>5,923</u>	<u>118,539</u>	<u>9,200,768</u>

Included in Land & Buildings is £8,444,780 (2013: £8,444,780) of which land is not depreciated.

9. Debtors

	2014	2013
	£	£
Due within one year		
Trade debtors	244,024	271,785
Prepayments and accrued income	282,959	231,736
Other debtors	134,383	208,326
Amounts owed by connected companies	904,693	968,261
	<u>1,566,059</u>	<u>1,680,108</u>

SAM HAGAN LEISURE (UK) LTD
Notes to the Accounts (continued)
For The Year Ended 31 October 2014

10. Creditors: Amounts Falling Due Within One Year

	2014	2013
	£	£
Trade creditors	953,250	786,855
Bank loans and overdrafts	1,346,359	1,324,925
Corporation tax	2,167	3,690
Other taxes and social security	127,776	91,571
Other creditors	17,435	2,900
Accruals and deferred income	27,662	14,097
	<u>2,474,649</u>	<u>2,224,038</u>

11. Creditors: Amounts Falling After More Than One Year

	2014	2013
	£	£
Bank loans	<u>4,912,811</u>	<u>5,212,811</u>

The Bank loans and overdraft are secured as follows;

Fixed and floating charge over all company assets present and future.

Legal mortgage over Solway Holiday Village, Silloth, Cumbria and Lido Residential Park, Cumbria.

Legal mortgage over 7.8 acre site adjacent to Solway Holiday Village, Cumbria.

Legal mortgage over Beacon Fell View Holiday Park, Preston.

12. Share Capital

	Value	Number	2014	2013
	£		£	£
Allotted, called up and fully paid:				
Ordinary shares	1.000	75,000	75,000	75,000
Ordinary A shares	1.000	24,999	24,999	24,999
Ordinary B shares	1.000	1	1	1
		<u>100,000</u>	<u>100,000</u>	<u>100,000</u>

13. Reconciliation of Reserves

	Share Capital	Share Premium	Revaluation Reserve	Profit & Loss Account
	£	£	£	£
As at 1 November 2013	100,000	200,000	3,000,000	637,046
Profit for year	-	-	-	112,412
As at 31 October 2014	<u>100,000</u>	<u>200,000</u>	<u>3,000,000</u>	<u>749,458</u>

SAM HAGAN LEISURE (UK) LTD
Notes to the Accounts (continued)
For The Year Ended 31 October 2014

14. Transactions With and Loans to Directors

Included within Debtors are the following loans to directors:

	As at 1 November 2013	Amounts advanced	Amounts repaid	As at 31 October 2014
	£	£	£	£
Mr Sam Hagan	208,326	134,383	208,326	134,383

The above loan will be repaid in full prior to 31 July 2015.

15. Related Party Transactions

Hagans Caravans

Sam Hagan & Mrs Margaret Hagan trading as a partnership.

During the year the company bought goods from Hagans Caravans for £39,268. At the year end the company was owed £223,036 by Hagans Caravans.

Hagans Leisure Limited

Sam Hagan is a common director and controlling shareholder in both companies.

During the year there were transactions with Hagans Leisure Limited with Sales of £109,812, Purchases of £75,804 and a Management Charge of £65,000. At the year end the following balances were due, Trade Debtors £208,670, Trade Creditors £320,744, Inter-company Loan Debtor £681,657

The ultimate controlling party is Sam Hagan by virtue of ownership of 100% of the issued share capital in the company.

SAM HAGAN LEISURE (UK) LTD
Trading Profit and Loss Account
For The Year Ended 31 October 2014

	2014		2013	
	£	£	£	£
TURNOVER				
Sales		3,766,835		3,435,145
COST OF SALES				
Opening stock - finished goods	473,156		493,123	
Purchases	549,424		282,896	
Bar Purchases	235,345		227,364	
Calor Gas Purchases	23,506		28,298	
Swimming Pool Expenses	4,918		6,742	
Site Entertainment	74,240		39,422	
Shop Purchases	64,842		26,530	
Agency Commissions	116,197		109,169	
Waste disposal	45,791		41,552	
Sales consultancy	-		17,309	
Closing stock - finished goods	<u>(573,982)</u>		<u>(473,156)</u>	
		(1,013,437)		(799,249)
GROSS PROFIT		2,753,398		2,635,896
Administrative Expenses				
Directors' salaries	37,589		37,500	
Directors' NI	4,096		4,127	
Wages and salaries	671,812		713,898	
Employers NI	45,674		43,848	
Staff training	1,861		1,256	
Health and safety costs	1,084		1,230	
Travel expenses	2,215		23,189	
Rent	21,000		21,002	
Rates	149,324		120,702	
Light and heat	337,067		364,120	
Water rates	123,849		105,908	
Laundry	34,359		39,466	
Security costs	7,413		6,139	
Hire and leasing of plant and machinery	3,325		8,782	
Vehicle running costs	29,002		37,900	
Computer software, consumables and maintenance	18,078		14,837	
Repairs, renewals and maintenance	341,724		260,253	
Insurance	141,844		117,352	
Printing, postage and stationery	9,048		9,221	
Advertising and marketing costs	66,268		31,776	

...CONTINUED

SAM HAGAN LEISURE (UK) LTD
Trading Profit and Loss Account (continued)
For The Year Ended 31 October 2014

Telephone	8,593	17,867
Audit fees	10,725	5,750
Legal & professional	22,630	16,868
Consultancy fees	51,040	50,295
Management fees	65,000	55,000
Licences	13,697	8,852
Charitable donations	666	421
Depreciation of plant and machinery	68,213	57,996
Depreciation of motor vehicles	3,278	6,329
Depreciation of hire fleet	29,196	23,308
Depreciation of freehold land and property	77,028	75,828
Sundry expenses	<u>27,413</u>	<u>28,943</u>
	(2,424,111)	(2,309,963)
OPERATING PROFIT	<u>329,287</u>	<u>325,933</u>
Profit on disposal of tangible fixed assets	<u>(51,528)</u>	<u>(63,417)</u>
	<u>51,528</u>	<u>63,417</u>
PROFIT ON ORDINARY ACTIVITIES BEFORE INTEREST	380,815	389,350
Finance Costs		
Bank interest payable	34,328	32,740
Bank charges	33,135	36,915
Bank loan interest	182,304	184,518
Hire purchase charges	<u>12,737</u>	<u>5,062</u>
	(262,504)	(259,235)
NET PROFIT	<u>118,311</u>	<u>130,115</u>