

**WATES LANCEWOOD ESTATES LIMITED**  
**Directors' report and**  
**financial statements**  
**for the year ended**  
**31st December 1999**



## WATES LANCEWOOD ESTATES LIMITED

## DIRECTORS' REPORT

The directors present their report and financial statements for the year ended 31st December 1999.

**Principal activities and business review**

The company has not traded during the year and is unlikely to do so in the foreseeable future.

**Results and dividend**

The company neither received income nor incurred expenditure during the year. The directors do not propose payment of a dividend for the year.

**Directors and their interests**

The directors throughout the year were as follows:-

Sir Christopher Wates  
M.E. Wates  
P.C.R. Wates

The directors have no shareholding interests required to be reported under section 234(3) of the Companies Act 1985.

**Auditors**

The auditors, Slater, Chapman and Cooke, continue in office in accordance with an elective resolution.

By order of the Board

W.G. Mackie, Secretary

29th June 2000

**REPORT OF THE AUDITORS TO THE MEMBERS OF  
WATES LANCEWOOD ESTATES LIMITED**

We have audited the financial statements on pages 3 to 5 which have been prepared under the historical cost convention and the accounting policies set out on page 4.

**Respective responsibilities of directors and auditors**

As described on page 4 the company's directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

**Basis of opinion**

We conducted our audit in accordance with Auditing Standards 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.

**Opinion**

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31st December 1999 and have been properly prepared in accordance with the Companies Act 1985.

*Slater, Chapman & Cooke*

LONDON

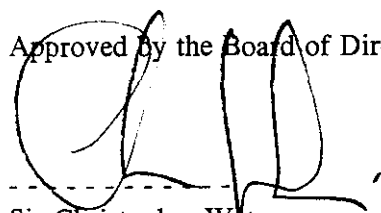
*5th July 2000*

SLATER, CHAPMAN & COOKE  
Chartered Accountants and  
Registered Auditors

**WATES LANCEWOOD ESTATES LIMITED**  
**BALANCE SHEET AT 31ST DECEMBER 1999**

	Notes	1999 £	1998 £
<b>CURRENT ASSETS</b>			
Debtors			
Amounts owed by group undertakings		<u>106,793</u>	<u>106,793</u>
<b>NET CURRENT ASSETS BEING TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>£106,793</u>	<u>£106,793</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	3	201	201
Profit and loss account	4	<u>106,592</u>	<u>106,592</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>£106,793</u>	<u>£106,793</u>

Approved by the Board of Directors on 29th June 2000



Sir Christopher Wates  
DIRECTOR

## WATES LANCEWOOD ESTATES LIMITED

## NOTES TO THE ACCOUNTS

31ST DECEMBER 1999

## 1. Statement of directors' responsibilities

The directors are required by company law to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company as at the end of the period and of the profit and loss for that period. The directors consider that in preparing the financial statements appropriate accounting policies have been used and applied consistently, supported by reasonable and prudent judgments, and that all accounting standards which they consider to be applicable have been followed.

The directors are responsible for ensuring that the company keeps accounting records which disclose with reasonable accuracy the financial position of the company. The directors also have general responsibilities for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

## 2. Accounting policy

Basis of accounting

The financial statements are prepared on the basis of historical cost and in accordance with applicable accounting standards.

## 3. Called up share capital

	1999 and 1998 £
Authorised	
200 Ordinary shares of £1 each	200
1 Controlling redeemable preference share of £1	1
799 Unclassified shares of £1 each	<u>799</u>
	<u>£1,000</u>
Issued and fully paid	
200 Ordinary shares of £1 each	200
1 Controlling redeemable preference share of £1	<u>1</u>
	<u>£201</u>

The controlling redeemable preference share carries no voting rights or rights to participate in the profits of the company and is redeemable by the company at par upon seven days' notice.

## 4. Profit and loss account

The company neither received income nor incurred expenditure during the year and accordingly no profit and loss account or statement of total recognised gains and losses are presented.

**WATES LANCEWOOD ESTATES LIMITED**  
**NOTES TO THE ACCOUNTS (CONTINUED)**  
**31ST DECEMBER 1999**

**5. Contingent liabilities**

*The company has indemnified third parties in respect of performance bonds granted on behalf of a fellow subsidiary undertaking.*

**6. Related party transactions**

The company is not required to report details of group transactions because it is a subsidiary included in the consolidated accounts of Wates Group Limited.

**7. Ultimate parent company**

The company's immediate parent company and ultimate parent company are Wates Homes Limited and Wates Group Limited.