

Company number: 956116

965116

WATES LANCEWOOD ESTATES LIMITED

STATEMENT OF ACCOUNTS

FOR THE YEAR ENDED

31ST DECEMBER 1993

**SLATER, CHAPMAN & COOKE,
CHARTERED ACCOUNTANTS,
16A, ST. JAMES'S STREET,
LONDON, SW1A 1ER.**



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A15 RECEIPT DATE: 22/06/94

WATES LANCEWOOD ESTATES LIMITED

DIRECTORS' REPORT

The directors present their report and statement of accounts for the year ended 31st December 1993.

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

A dividend of £2,250,000 was paid during the year. Apart from the 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:-

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

The directors have no shareholding interests required to be reported under section 235(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



N. S. SAREEN
SECRETARY

Dated: 25 APRIL 1994

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

We have audited the financial statements on pages 3 to 6 which have been prepared under the historical cost convention and in accordance with the accounting policies set out on page 5.

Respective responsibilities of directors and auditors

As described on page 5 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 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 1993 and of its result for the year then ended and have been properly prepared in the accordance with the Companies Act 1985.

Slater, Chapman & Cooke

LONDON
DATED 25 APRIL 1994

SLATER, CHAPMAN & COOKE
Chartered Accountants and
Registered Auditors

WATES LANCEWOOD ESTATES LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST DECEMBER 1993

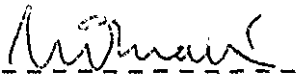
	Notes	1993 £	1992 £
TURNOVER		-	34,660
Cost of sales		<u>-</u>	<u>455</u>
GROSS PROFIT		-	34,205
Administrative expenses		<u>-</u>	<u>4,489</u>
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	3	-	29,716
Tax on profit on ordinary activities	4	<u>-</u>	<u>9,738</u>
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION		-	19,978
Balance brought forward from previous account		2,356,430	2,336,452
Dividend paid in respect of the year		(2,250,000)	<u>-</u>
RETAINED PROFIT CARRIED FORWARD		<u>£ 106,430</u>	<u>£2,356,430</u>
TOTAL RECOGNISED GAINS AND LOSSES			

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

CONTINUING OPERATIONS

The company has not traded during the year and has no continuing operations.

WATES LANCEWOOD ESTATES LIMITED
BALANCE SHEET AT 31ST DECEMBER 1993

	Notes	1993	1992
		£	£
CURRENT ASSETS			
Debtors			
Amounts owed by group undertakings		106,931	2,368,112
Cash at bank and in hand		<u>100</u>	<u>50</u>
		107,031	2,368,162
CREDITORS: amounts falling due within one year			
Corporation tax		-	9,806
Accruals and deferred income		<u>400</u>	<u>1,725</u>
			11,531
NET CURRENT ASSETS BEING TOTAL ASSETS LESS CURRENT LIABILITIES		<u>£106,631</u>	<u>£2,356,631</u>
CAPITAL AND RESERVES			
Called up share capital	5	201	201
Profit and loss account		106,430	2,356,430
Approved by the Board on 25 APRIL 1994			
 M.E. WATES DIRECTOR			
		<u>£106,631</u>	<u>£2,356,631</u>

WATES LANCEWOOD ESTATES LIMITED
NOTES FORMING PART OF THE ACCOUNTS

31ST DECEMBER 1993

1. Statement of directors' responsibilities

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit and loss of the company for that period. In preparing those financial statements, the directors are required to:

- i) select suitable accounting policies and then apply them consistently;
- ii) make judgments and estimates that are reasonable and prudent;
- iii) state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- iv) 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 which disclose with reasonable accuracy at any time the financial position of the company and to 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 steps for the prevention and detection of fraud and other irregularities.

2. Accounting policies

(i) Basis of accounting

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

(ii) Turnover

Turnover represents sales of properties and land completed during the year.

3. Profit on ordinary activities before taxation

	1993	1992
This is stated after charging:-		
Auditors' remuneration	-	£750

4. Taxation

The charge for taxation shown in the profit and loss account comprises:

	1993	1992
	£	£
Corporation tax for the year		
at the rate of 33% (1992-33%)	-	9,806
Adjustment in respect of earlier year	-	(68)
	<u>£ -</u>	<u>£9,738</u>

WATES LANCEWOOD ESTATES LIMITED
NOTES FORMING PART OF THE ACCOUNTS (CONTINUED)
31ST DECEMBER 1993

5. Called up share capital	1993 and 1992
	£
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>
Allotted 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 is redeemable by the company at par upon seven days' notice.

6. Ultimate parent company

The company's ultimate parent company is Wates Building Group Limited, registered in England and Wales.