



CIVVALS

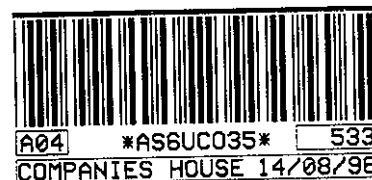
Chartered Accountants
&
Registered Auditors

STUART TOWER LIMITED
COMPANY NO: 01587235

ACCOUNTS

FOR THE YEAR ENDED

28TH SEPTEMBER 1995



Marble Arch House
66 - 68 Seymour Street
London W1H 5AF
Telephone 0171 258 3461
Fax 0171 262 2757

STUART TOWER LIMITED
COMPANY INFORMATION

Directors: M Alder
M Fletcher
C Ohlenschlager Hutt (appointed 12.10.94)
A Pallanca (appointed 12.10.94)
Dr G Hussain (resigned 12.10.94)
Dr A M Sarrafan (resigned 19.10.95)

Secretary: M E Alder

Company Number: 01587235

Registered Office: Marble Arch House
66-68 Seymour Street
London
W1H 5AF

Auditors: Civvals
Chartered Accountants and Registered Auditors
Marble Arch House
66-68 Seymour Street
London
W1H 5AF

Bankers: National Westminster Bank plc
P O Box 2BA
69 Baker Street
London
W1A 2BA

STUART TOWER LIMITED
REPORT OF THE DIRECTORS

The directors present their report and financial statements for the year ended 28th September 1995.

PRINCIPAL ACTIVITIES AND REVIEW OF THE BUSINESS

The principal activity of the company continues to be a mutual company, providing common services to the residents of Stuart Tower, Maida Vale.

RESULTS AND DIVIDENDS

The results for the year are set out on page 5.

DIRECTORS AND THEIR INTERESTS

The directors who served during the year and their beneficial interests in the issued share capital of the company were as follows:-

	<u>At beginning of year</u> <u>Ordinary £1 shares</u>	<u>At end of year</u> <u>Ordinary £1 shares</u>
M Alder	1	1
M Fletcher	1	1
C Ohlenschlager Hutt (appointed 12.10.94)	1	1
A Pallanca (appointed 12.10.94)	1	1
Dr G Hussain (resigned 12.10.94)	1	1
Dr A M Sarrafan (resigned 19.10.95)	1	1
	1	1

FIXED ASSETS

Details of movements in fixed assets during the year are set out in Note 7 to the financial statements.

AUDITORS

In accordance with Section 385 of the Companies Act 1985, a resolution proposing that Messrs. Civvals be reappointed as auditors of the company will be put to the Annual General Meeting.

STUART TOWER LIMITED
REPORT OF THE DIRECTORS


STATEMENT OF 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 as at the end of the financial year and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements 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, for safeguarding the assets of the company and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf
of the board



M E Alder
Company Secretary

Date: 1st August 1996

AUDITORS' REPORT
TO THE MEMBERS OF STUART TOWER LIMITED

We have audited the financial statements on pages 5 to 12 which have been prepared under the historical cost convention and the accounting policies set out on page 7.

Respective responsibilities of directors and auditors

As described on page 3, the company's directors are responsible for the preparation of the 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 judgements 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.

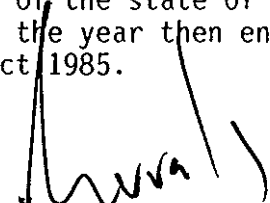
We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity 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 28th September 1995 and of its deficit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Marble Arch House
66-68 Seymour Street
London W1H 5AF

1st August 1996


Civvals
Chartered Accountants
and Registered Auditors

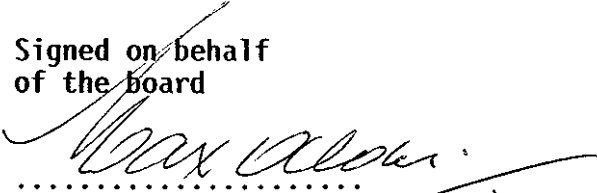

STUART TOWER LIMITED
REVENUE ACCOUNT FOR THE YEAR ENDED 28TH SEPTEMBER 1995

		<u>1995</u>	<u>1994</u>
	NOTES	<u>£</u>	<u>£</u>
SERVICE CHARGES AND OTHER INCOME RECEIVABLE	2	350,819	304,085
GROSS REVENUE		<u>350,819</u>	<u>304,085</u>
Net operating expenses	3	207,538	170,165
OPERATING SURPLUS	4	143,281	133,920
Taxation	6	(7,038)	(3,655)
SURPLUS ON ORDINARY ACTIVITIES AFTER TAXATION		<u>136,243</u>	<u>130,265</u>
Transfer to Building Reserve	11	(136,344)	(132,941)
(DEFICIT) FOR THE YEAR CHARGEABLE TO LEASEHOLDERS		<u>(101)</u>	<u>(2,676)</u>

All deficit arise from continuing operations.

All recognised gains and losses are included in the revenue account.

STUART TOWER LIMITED
BALANCE SHEET AS AT 28TH SEPTEMBER 1995

		<u>1995</u>		<u>1994</u>	
	NOTES	£	£	£	£
FIXED ASSETS					
Tangible assets	7		897		-
CURRENT ASSETS					
Debtors	8	27,063		81,742	
Cash at bank		359,431		411,847	
		<u>386,494</u>		<u>493,589</u>	
CREDITORS: amounts falling due within one year	9	<u>68,685</u>		<u>191,156</u>	
NET CURRENT ASSETS			317,809		302,433
NET ASSETS			<u>318,706</u>		<u>302,433</u>
CAPITAL AND RESERVES					
Called up share capital	10		194		194
Building reserve	11		318,512		302,239
SHAREHOLDERS' FUNDS			<u>318,706</u>		<u>302,433</u>
Signed on behalf of the board					
					
M Alder					
					
M Fletcher					
Date: 1st August 1996					

STUART TOWER LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 28TH SEPTEMBER 1995

1 ACCOUNTING POLICIES

a) Accounting convention

The financial statements have been prepared under the historical cost convention.

b) Compliance with accounting standards

The financial statements have been prepared in accordance with applicable accounting standards.

The company has taken advantage of the exemptions in FRS 1 from the requirement to prepare a cash flow statement on the grounds that it is a small company.

c) Services charges and other income

Service charges and other income comprise of service charges receivable from 3 penthouses and 189 flats including rent, legal fees, court fees and interest on late service charges payment.

d) Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided on all tangible assets at rates calculated to write off the cost or valuation, less estimated residual value, of each asset over its expected useful life, as follows:-

	<u>% per annum</u>	<u>Method</u>
Equipment	33.3	on cost

e) Surplus/(Deficit) on revenue account

It is the policy of the company to repay any surplus and recover any deficit made during the year from the leaseholders.

f) Building reserve expenses

All capital expenditure relating to the property has been charged to the building reserve account.

STUART TOWER LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 28TH SEPTEMBER 1995

2 SERVICE CHARGES RECEIVABLE

	<u>1995</u>	<u>1994</u>
	<u>£</u>	<u>£</u>
3 Penthouses	15,494	13,650
189 Flats	325,452	285,202
	<u>340,946</u>	<u>298,852</u>
Rent receivable	5,210	150
Licence fees	1,370	-
Legal fees	-	262
Service charges written off	(5,615)	-
Balances written off	5,080	-
Interest on late payment	3,828	4,821
	<u>350,819</u>	<u>304,085</u>

3 NET OPERATING EXPENSES

	<u>1995</u>	<u>1994</u>
	<u>£</u>	<u>£</u>
Administrative expenses	225,974	179,978
Other operating income	(18,436)	(9,813)
	<u>207,538</u>	<u>170,165</u>
Other operating income comprises:		
Bank interest received	17,883	9,186
Other interest received	553	627
	<u>18,436</u>	<u>9,813</u>

4 OPERATING SURPLUS

	<u>1995</u>	<u>1994</u>
	<u>£</u>	<u>£</u>
Operating surplus is stated after charging:		
Auditors remuneration	1,750	1,763
Depreciation: owned fixed assets	450	-
	<u>2,200</u>	<u>1,763</u>

STUART TOWER LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 28TH SEPTEMBER 1995

5 STAFF COSTS

1995

1994

£

£

Staff costs were as follows:

Wages and salaries	65,682	50,882
Social security costs	3,787	3,861
	<u>69,469</u>	<u>54,743</u>

Number

Number

The average number of persons employed by the company, including directors, during the year was:-

Category

Administrative	6	6
	<u>6</u>	<u>6</u>

6 TAX ON PROFIT ON ORDINARY ACTIVITIES

1995

1994

£

£

UK corporation tax at 25%	7,038	3,655
	<u>7,038</u>	<u>3,655</u>

STUART TOWER LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 28TH SEPTEMBER 1995

7 TANGIBLE FIXED ASSETS

	Equipment £	Total £
COST OR VALUATION		
Additions	1,347	1,347
At 28th September 1995	<u>1,347</u>	<u>1,347</u>
DEPRECIATION		
Charge for the year	450	450
At 28th September 1995	<u>450</u>	<u>450</u>
NET BOOK VALUES		
Owned assets	897	897
At 28th September 1995	<u>897</u>	<u>897</u>
At 28th September 1994	<u>-</u>	<u>-</u>

8 DEBTORS

	<u>1995</u> £	<u>1994</u> £
Arrears of service charges	18,769	76,531
Corporation tax recoverable	113	-
Other debtors	6,057	2,712
Prepayments	2,124	2,499
	<u>27,063</u>	<u>81,742</u>

STUART TOWER LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 28TH SEPTEMBER 1995

9 CREDITORS: AMOUNTS FALLING DUE
WITHIN ONE YEAR

	<u>1995</u>	<u>1994</u>
	<u>£</u>	<u>£</u>
Current corporation tax	7,033	2,850
Other taxes and social security costs	-	1,605
Other creditors	13,501	14,523
Accruals	48,151	172,178
	<u>68,685</u>	<u>191,156</u>

10 SHARE CAPITAL

	<u>1995</u>	<u>1994</u>
	<u>£</u>	<u>£</u>
Authorised		
200 Ordinary shares of £1 each	<u>200</u>	<u>200</u>
Allotted, called up and fully paid		
194 Ordinary shares of £1 each	<u>194</u>	<u>194</u>

11 BUILDING RESERVE

	<u>1995</u>	<u>1994</u>
	<u>£</u>	<u>£</u>
Balance at 29.9.94	302,239	342,646
Transfer from services charges account	136,344	132,941
	<u>438,583</u>	<u>475,587</u>
Expenditure	(120,071)	(173,348)
Balance at 28.9.95	<u>318,512</u>	<u>302,239</u>

STUART TOWER LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 28TH SEPTEMBER 1995

12 RECONCILIATION OF MOVEMENT IN
SHAREHOLDERS' FUNDS

	Ordinary Share Capital £	Building Reserve £
As at 29th September 1994	194	302,239
Transfer from revenue account for the year	-	136,344
Building reserve expenditure	-	(120,071)
As at 28th September 1995	<u>194</u>	<u>318,512</u>

STUART TOWER LIMITED
SCHEDULE TO THE ACCOUNTS
FOR THE YEAR ENDED 28TH SEPTEMBER 1995

	<u>1995</u> <u>£</u>	<u>1994</u> <u>£</u>
EXPENDITURE		
Wages and national insurance	69,469	54,743
Lift maintenance	881	4,593
Management fees	22,100	15,164
Rates	93	(45)
Electricity	19,113	21,523
Landscape maintenance	1,650	1,344
Insurance	19,392	28,208
Telephone and fax	1,386	666
Porter entryphone system	4,027	3,887
Printing, postage and stationery	854	1,008
Car park barrier	1,522	321
Fire prevention	514	256
General repairs and maintenance	17,375	13,157
T V aerial systems	182	307
Health and safety	1,627	-
Extractor fans and water pumps	-	6,173
Contract cleaning	12,876	10,170
Pest control	298	179
Rubbish container and steam cleaning	653	998
General expenses	1,615	596
Clothing allowances	66	20
Professional fees	25,591	8,000
Auditors' remuneration	1,750	1,763
Accountancy	21,480	5,829
Secretarial costs	705	705
Depreciation	450	-
Bank charges	305	413
	<u>225,974</u>	<u>179,978</u>