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16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED

COMPANY LIMITED by GUARANTEE

(and not having a SHARE CAPITAL)

ACCOUNTS

FOR THE YEAR ENDED

31ST MARCH 1996



ALLIOTTS

CHARTERED ACCOUNTANTS
REGISTERED AUDITORS

16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED

REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31ST MARCH 1996

Directors: J.J. Turner
C.P. Hargreaves
P. Thornton
Miss N. Griffiths
Miss M.C. Waggs

The Directors submit their report and the accounts for the year ended 31st March 1996.

1. Statement of directors' responsibilities

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

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the accounts;
- prepare the accounts 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 accounts 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.

2. Activities of the company

The activities of the company have been confined to the ownership and management of the property, 16 Gwendwr Road, London W14.

3. Review of the business

The results for the year are set out in the Income and Expenditure account on page 3. The surplus for the year of £704.52 is transferred to Reserve Fund, Part I. There were no significant developments in the business during the year and none are anticipated in the future. The directors consider the year end position is satisfactory.

4. Directors and their interests

In accordance with the Articles of Association all the Directors retire and being eligible offer themselves for re-election. The company is limited by guarantee and does not have a share capital.

16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED

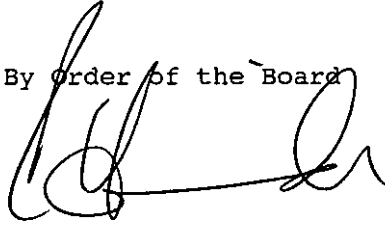
REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31ST MARCH 1996

(Continued)

5. Auditors

Messrs. Alliotts have expressed their willingness to continue in office and in accordance with Section 385 of the Companies Act 1985 a resolution for their re-appointment will be laid before the Annual General Meeting.

By Order of the Board



R.N. Hinde
Secretary

6th October 1996

Registered number:-
England 2064343

Registered office:-
C/O Scotts,
Bentley House,
4a Disraeli Road,
Putney,
London.
SW15 2DS

16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED
COMPANY LIMITED by GUARANTEE (and not having a SHARE CAPITAL)

INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31ST MARCH 1996

	<u>Note</u>	<u>£</u>	<u>1996</u>	<u>£</u>	<u>1995</u>	<u>£</u>
<u>Turnover and other income</u>						
Contributions in respect of annual expenses for the year ended 31st March 1996	2		5,971.50		5,552	
Interest receivable						
Funds held by Scotts			27.46		59	
Business Premium Account			116.44		39	
			<u>6,115.40</u>		<u>5,650</u>	
<u>Other operating charges</u>						
<u>Part I</u>						
Repairs		1,034.00		255		
Insurance		1,438.80		1,486		
Sundry expenses		55.13		40		
Audit fees		517.00		499		
Secretarial fee		107.70		85		
Management charges		866.62		756		
		<u>4,019.25</u>		<u>3,121</u>		
<u>Part II</u>						
Cleaning		548.00		536		
Repairs		33.31		63		
Electricity		37.23		92		
Door entryphone		594.55		573		
Management charges		142.54		149		
		<u>1,355.63</u>		<u>1,413</u>		
			5,374.88		4,534	
<u>Surplus on ordinary activities before taxation</u>			740.52		1,116	
Tax on surplus on ordinary activities	3		36.00		10	
<u>Surplus for the financial year</u>			<u>704.52</u>		<u>1,106</u>	
<u>Transfer to reserve funds</u>	7					
Part I		704.52		1,106		
Part II		-		-		
		<u>704.52</u>		<u>1,106</u>		

Note: All recognised gains and losses in the year and in the previous year have been included in the Income and Expenditure Account.

The results for the year and previous year as set out above have been derived entirely from continuing operations.

16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED

COMPANY LIMITED by GUARANTEE (and not having a SHARE CAPITAL)

BALANCE SHEET AS ON 31ST MARCH 1996

	Note	£	1996	£	£	1995	£
<u>Fixed assets</u>							
<u>Tangible assets</u>							
Freehold property	4			5.00			5
<u>Current assets</u>							
<u>Debtors</u>							
Maintenance	2(a)	1,847.51			829		
Additional contributions	2(c)	61.01			1		
			1,908.52		830		
<u>Prepayments</u>							
Entryphone		-			595		
Insurance		1,224.67			1,439		
Electricity		28.32			-		
			1,252.99		2,034		
<u>Cash at bank and in hand</u>							
Scotts - maintenance		2,355.23			698		
Business Premium Account		2,625.88			3,529		
			4,981.11		4,227		
<u>Total current assets</u>			8,142.62		7,091		
<u>Creditors: Amounts falling due within one year</u>							
<u>Trade and other creditors</u>							
Scotts - management fees		404.04			385		
- secretarial fees		13.70			-		
Corporation tax		45.70			-		
			463.44		385		
<u>Accruals and deferred income</u>							
Lessees - maintenance in advance	2(c)	62.36			33		
Repairs		816.63			-		
Audit fee		517.00			499		
Electricity		10.00			12		
Cleaning		45.50			45		
Entryphone		-			594		
			1,451.49		1,183		
<u>Total creditors</u>			1,914.93		1,568		
<u>Net current assets</u>				6,227.69			5,523
<u>Total assets less current liabilities</u>				£6,232.69			£5,528

16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED

COMPANY LIMITED by GUARANTEE (and not having a SHARE CAPITAL)

BALANCE SHEET AS ON 31ST MARCH 1996

(Continued)

	<u>Note</u>	<u>1996</u> <u>£</u>	<u>1995</u> <u>£</u>
<u>Capital and reserves</u>			
Called up share capital	5	-	-
Irredeemable loans	6	5.00	5
Reserve fund - Part I	7	5,309.52	4,605
- Part II	7	918.17	918
<hr/>			
<u>Shareholders' funds - Equity</u>	8	<u>£6,232.69</u>	<u>£5,528</u>

The accounts set out on pages 3 to 8 were approved by the Board on *6th October* 1996 and were signed on their behalf by:-

<i>J. J. Turner</i>)	
.....)	
J.J. Turner)	
<i>Colin Hargreaves</i>)	Directors
.....)	
C.P. Hargreaves)	

16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED

COMPANY LIMITED by GUARANTEE (and not having a SHARE CAPITAL)

NOTES TO THE ACCOUNTS

1. Accounting policies

(i) Basis of accounting

The accounts have been prepared under the historical cost convention and in accordance with applicable accounting standards.

(ii) Fixed assets and depreciation

Fixed assets are stated at cost.

No depreciation is provided on freehold land and buildings as the directors are of the opinion that the estimated residual value will be greater than the original cost.

2.(a) Interim service charges

<u>Flat</u>		<u>Interim balance b/fwd</u>	<u>Interim service charge</u>	<u>Received from lessees</u>	<u>Transferred from credit b/fwd note 2(c)</u>	<u>1996 Due from lessees</u>
1	Ms. N. Griffiths	258.00	859.50	623.34	-	494.16
2	Mr. P. Thornton	-	1,278.00	1,263.00	14.98	0.02
3	Mr. Hargreaves	131.00	1,278.00	1,000.00	-	409.00
4	Mr. & Mrs. Turner	-	1,278.00	1,263.00	14.99	0.01
5	Ms. M.C. Wagg	439.80	1,278.00	773.48	-	944.32
		£828.80	£5,971.50	£4,922.82	£29.97	£1,847.51

The interim service charge has been calculated to take account of the allocation between common parts and the remainder as set out in Schedules seven and eight of the leases. The basement flat bearing none of the expenses relating to the common parts contributes only 1/5th of joint expenditure.

2.(b) Additional maintenance 1996

<u>Flat</u>		<u>Expenditure</u>		<u>Total</u>	<u>Interim</u>	<u>1996 Due/ (in advance)</u>
		<u>Part I</u>	<u>Part II</u>			
1	20%	923.18	-	923.18	859.50	63.68
2	20%	923.17	25% 338.91	1,262.08	1,278.00	(15.92)
3	20%	923.17	25% 338.91	1,262.08	1,278.00	(15.92)
4	20%	923.17	25% 338.91	1,262.08	1,278.00	(15.92)
5	20%	923.18	25% 338.90	1,262.08	1,278.00	(15.92)
		£4,615.87	£1,355.63	£5,971.50	£5,971.50	£ -

16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED

COMPANY LIMITED by GUARANTEE (and not having a SHARE CAPITAL)

NOTES TO THE ACCOUNTS

(continued)

2.(c) Additional maintenance summary

<u>Flat</u>	<u>1995 Due/in advance brought forward</u>	<u>Credited against 1995/96 service charge</u>	<u>1996 Due/ In advance</u>	<u>Due/ in advance carried forward</u>
1	(2.67)	-	63.68	61.01
2	(14.98)	14.98	(15.92)	(15.92)
3	0.67	-	(15.92)	(15.25)
4	(14.99)	14.99	(15.92)	(15.92)
5	0.65	-	(15.92)	(15.27)
	£(31.32)	£29.97	£ -	£(1.35)

3. Tax on surplus on ordinary activities

	<u>1996</u>	<u>1995</u>
	<u>£</u>	<u>£</u>
U.K. Corporation tax at 25% on bank interest for the year	36	9
	<u> </u>	<u> </u>

Tax is payable only on interest received. No tax is payable on other revenue as it is received from members of the company.

4. Freehold property

On 18th August 1987 there was transferred to the company the freehold property, 16 Gwendwr Road, London W14 in consideration of the sum of £5.00. The company's interest is subject to the leases of the flats comprising the property which are for a term of 125 years from 25th December 1986.

As at 31st March 1996, the buildings comprising 16 Gwendwr Road were insured for a sum of £613,911.

5. Called up share capital

The company is limited by guarantee and does not have a share capital.

Every member of the company undertakes to contribute to the assets of the company in the event of its being wound-up while he is a member of the company or within one year afterwards for payment of the debts and liabilities of the company contracted before he ceases to be a member and the costs, charges and expenses of winding-up and for the adjustments of the rights of the contributories among themselves such amount as may be required, not exceeding £1.

6. Irredeemable loans

The irredeemable loans relate to Member's contributions in respect of the acquisition of the freehold property.

16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED

COMPANY LIMITED by GUARANTEE (and not having a SHARE CAPITAL)

NOTES TO THE ACCOUNTS

(continued)

7. Reserves

<u>Reserve funds</u>	<u>Part I</u>	<u>Part II</u>
	<u>£</u>	<u>£</u>
As at 31st March 1995	4,605	918
Transfer from Income and Expenditure account	705	-
	<u> </u>	<u> </u>
As at 31st March 1996	£5,310	£918
	<u> </u>	<u> </u>

8. Reconciliation of movements in members' funds

	<u>1996</u>	<u>1995</u>
	<u>£</u>	<u>£</u>
Surplus for the financial year	705	1,106
Refund to members	-	(900)
	<u> </u>	<u> </u>
Net increase in members' funds	705	206
Opening members' funds	5,528	5,322
	<u> </u>	<u> </u>
Closing members' funds	£6,233	£5,528
	<u> </u>	<u> </u>

9. Directors and employees

The directors and the secretary are the only employees of the company. The directors receive no emoluments and the secretary was paid a fee of £98.70 (1995: £85.00).

AUDITORS' REPORT TO THE MEMBERS OF
16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED

We have audited the accounts on pages 3 to 8.

Respective responsibilities of directors and auditors

As described on page 1, the company's directors are responsible for the preparation of accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts 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 accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the accounts, 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 accounts 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 accounts.


Fundamental uncertainty

The managing agents of the property maintain the company's accounting records as a separate section within a general accounting system for many similar clients. In our experience the system used by the agent is generally reliable but in isolated instances expenditure attributable to the company may, due to miscoding, be allocated to another client of the agent. The company's expenditure would, therefore, be understated by the amount of any such errors. There were no satisfactory audit procedures that we could adopt to confirm independently that all expenditure was properly recorded. In this respect alone we were unable to satisfy ourselves as to the completeness of the accounting records. Our opinion is not qualified in this respect.

Opinion

In our opinion the accounts give a true and fair view of the state of the company's affairs as at 31st March 1996 and of its surplus for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Canterbury House,
Sydenham Road,
Croydon,
Surrey.
CR9 2DG


ALLIOTTS
Chartered Accountants
Registered Auditors

1st October 1996