

16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED

COMPANY LIMITED by GUARANTEE

(and not having a SHARE CAPITAL)

ACCOUNTS

FOR THE YEAR ENDED

31ST MARCH 2000

ALLIOTTS

CHARTERED ACCOUNTANTS
REGISTERED AUDITORS



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16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED

REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31ST MARCH 2000

Directors:	J. J. Turner	
	C. P. Hargreaves	(resigned 22nd September 1999)
	Miss N. Griffiths	
	Miss M. C. Wagg	(resigned 20th August 1999)
	Miss S. Radford	
	Miss S. Li Wan Po	(appointed 29th September 1999)

The Directors submit their report and the accounts for the year ended 31st March 2000.

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 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.

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.

Review of the business

The results for the year are set out in the Income and Expenditure account on page 3. The deficit for the year of £2,370.26 is withdrawn from Reserve Fund, Part I. There were no significant developments in the business during the year and none are anticipated in the future.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.

Year 2000 issues

The directors confirm that Year 2000 computer issues did not have a significant impact on the company's activities.

16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED

REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31ST MARCH 2000

(continued)

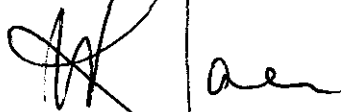
Directors and their interests

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.

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



Secretary

Registered number:-
England 2064343

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

27th November 2000

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 2000

	<u>Notes</u>	<u>2000</u>	<u>1999</u>
		£	£
<u>Turnover and other income</u>			
Contributions in respect of annual expenses for the year ended 31st March 2000	2	6,950.00	5,948
Interest receivable			
Funds held by Scotts		110.69	100
Business Premium Account		93.35	86
		<hr/>	<hr/>
		7,154.04	6,134
<u>Other operating charges</u>			
Part I			
Damp proofing work		4,124.25	-
Repairs		1,099.23	223
Insurance		1,205.08	1,138
Sundry expenses		24.40	8
Audit and accountancy fees		616.88	588
Secretarial fee		(60.00)	26
Management charges		950.93	812
		<hr/>	<hr/>
To be borne by all 5 lessees		7,960.77	2,795
		<hr/>	<hr/>
Part II			
Cleaning		570.00	564
Repairs		-	928
Electricity		90.62	92
Door entryphone		705.33	673
Management charges		160.50	265
		<hr/>	<hr/>
To be borne by lessees flats 2 to 5		1,526.45	2,522
		<hr/>	<hr/>
		9,487.22	5,317
		<hr/>	<hr/>
<u>(Deficit)/surplus on ordinary activities before taxation</u>		(2,333.18)	817
Tax on result on ordinary activities	3	(37.08)	(43)
		<hr/>	<hr/>
<u>(Deficit)/surplus for the financial year</u>		(2,370.26)	774
		<hr/>	<hr/>
<u>Transfer (from)/to reserve funds</u>	7		
Part I		(2,370.26)	774
Part II		-	-
		<hr/>	<hr/>
		£(2,370.26)	£774
		<hr/>	<hr/>

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 AT 31ST MARCH 2000

	<u>Notes</u>	<u>£</u>	<u>2000</u>	<u>£</u>	<u>£</u>	<u>1999</u>	<u>£</u>
<u>Fixed assets</u>							
<u>Tangible assets</u>							
Freehold property	4			5.00			5
<u>Current assets</u>							
<u>Debtors</u>							
Maintenance	2 (a)	612.50			350		
Additional contributions	2 (b)	134.71			109		
Interest receivable		37.45			-		
		<u>784.66</u>			<u>459</u>		
<u>Prepayments</u>							
Door entry system		735.66			705		
Insurance		1,475.48			1,180		
		<u>2,211.14</u>			<u>1,885</u>		
<u>Cash at bank and in hand</u>							
Scotts - maintenance		3,879.61			3,040		
Business Premium Account		2,877.85			2,785		
		<u>6,757.46</u>			<u>5,825</u>		
<u>Total current assets</u>		<u>9,753.26</u>			<u>8,169</u>		
<u>Creditors: Amounts falling due within one year</u>							
<u>Trade and other creditors</u>							
Scotts - management fees		506.32			473		
- secretarial fees		-			60		
Corporation tax		137.21			100		
		<u>643.53</u>			<u>633</u>		
<u>Accruals and deferred income</u>							
Maintenance	2 (a)	375.02			613		
Lessees - maintenance in advance	2 (b)	134.71			109		
Repairs		182.85			227		
Audit and accountancy fees		616.88			587		
Electricity		11.64			15		
Cleaning		49.00			-		
Bank charges		-			-		
Damp proofing		4,124.25			-		
		<u>5,494.35</u>			<u>1,551</u>		
<u>Total creditors</u>		<u>6,137.88</u>			<u>2,184</u>		
<u>Net current assets</u>				3,615.38			5,985
<u>Total assets less current liabilities</u>				<u>£3,620.38</u>			<u>£5,990</u>

16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED
COMPANY LIMITED by GUARANTEE (and not having a SHARE CAPITAL)
BALANCE SHEET AS AT 31ST MARCH 2000

(continued)

	<u>Notes</u>	<u>2000</u> <u>£</u>	<u>1999</u> <u>£</u>
<u>Capital and reserves</u>			
Irredeemable loans	6	5.00	5
Reserve fund - Part I	7	2,697.31	5,067
- Part II	7	918.07	918
<hr/>			
<u>Shareholders' funds</u> - Equity	8	£3,620.38	£5,990
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The accounts set out on pages 3 to 8 were approved by the directors on 27th November 2000 and were signed on their behalf by:-

J. J. Turner)
 J. J. Turner)
Miss N. Griffiths)
 Miss N. Griffiths)

Directors

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

Flat		Balance b/fwd	Interim service charge	Received from lessees	Transferred from maintenance b/fwd note 2 (c)	2000 Due/(in advance)
1	Miss N. Griffiths	(237.50)	950.00	(366.21)	(108.79)	237.50
2	Miss. S. Radford	(374.99)	1,500.00	(1,527.20)	27.19	(375.00)
3	Miss A. J. Willis	349.99	1,500.00	(1,502.19)	27.20	375.00
4	Mr. & Mrs. Turner	(0.01)	1,500.00	(1,527.20)	27.20	(0.01)
5	Miss S. Li Wan Po	(0.01)	1,500.00	(1,527.20)	27.20	(0.01)
		£(262.52)	£6,950.00	£(6,450.00)	£ -	£237.48

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 2000

Flat		<u>Expenditure</u>		<u>Total</u>	<u>Interim</u>	2000 Due/(in advance)
		<u>Part I</u>	<u>Part II</u>			
1	20%	1,084.71	-	1,084.71	950.00	134.71
2	20%	1,084.71	25%	381.61	1,466.32	(33.68)
3	20%	1,084.71	25%	381.61	1,466.32	(33.68)
4	20%	1,084.71	25%	381.61	1,466.32	(33.68)
5	20%	1,084.71	25%	381.62	1,466.33	(33.67)
		£5,423.55	£1,526.45	£6,950.00	£6,950.00	£ -

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>1999 Due/(in advance) brought forward</u>	<u>Transferred against 1999/00 interim service charge</u>
1	108.79	(108.79)
2	(27.19)	27.19
3	(27.20)	27.20
4	(27.20)	27.20
5	(27.20)	27.20
	<hr/>	<hr/>
	£ -	£ -
	<hr/>	<hr/>

3. Tax on result on ordinary activities

	<u>2000</u>	<u>1999</u>
	<u>£</u>	<u>£</u>
U. K. Corporation tax at 20% on bank interest for the year (1999 - 21%)	£37	£43
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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 2000, the buildings comprising 16 Gwendwr Road were insured for a sum of £697,833.

5. 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 the person is a member of the company or within one year afterwards for payment of the debts and liabilities of the company contracted before the person 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.

16 GWENDWR ROAD (MANAGEMENT) COMPANY LIMITED

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

NOTES TO THE ACCOUNTS

(continued)

6. **Irredeemable loans**

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

7. **Reserves**

<u>Reserve funds</u>	<u>Part I</u> <u>£</u>	<u>Part II</u> <u>£</u>
As at 31st March 1999	5,067	918
Transfer to Income and Expenditure account	(2,370)	-
	<hr/>	<hr/>
As at 31st March 2000	£2,697	£918
	<hr/>	<hr/>

8. **Reconciliation of movements in members' funds**

	<u>2000</u> <u>£</u>	<u>1999</u> <u>£</u>
(Deficit)/surplus for the financial year	(2,370)	774
Refund to members	-	-
	<hr/>	<hr/>
Net (decrease)/increase in members' funds	(2,370)	774
Opening members' funds	5,990	5,216
	<hr/>	<hr/>
Closing members' funds	£3,620	£5,990
	<hr/>	<hr/>

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 £ Nil (1999 - Nil).

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 2000 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

1st December 2000



ALLIOTTS
Chartered Accountants
Registered Auditors