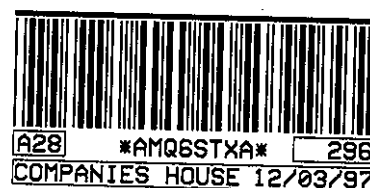


Enton Hall Estate Management Company Limited
Directors' Report and Financial Statements
for the period ended 30 September 1996



**Enton Hall Estate Management Company Limited
(Limited by Guarantee)**

Company Information

Directors

J Guthrie
J M Johnson
J D Wood

Secretary

James Martin Johnson

Auditors

Moore Stephens
Chartered Accountants
12 Alma Square
Scarborough
North Yorkshire

Bankers

The Royal Bank of Scotland
London City Office
62-63 Threadneedle Street
London
EC2R 8LA

Registered Office

12 Alma Square
Scarborough
North Yorkshire
YO11 1JU

Company Number

3089243

**Enton Hall Estate Management Company Limited
(Limited by Guarantee)**

Directors' Report for the period ended 30 September 1996

The directors have pleasure in presenting their annual report together with the company's audited accounts for the period ended 30 September 1996.

Incorporation

The company was incorporated on 9 August 1995 and commenced trading on 1 September 1995.

Principal Activity and Review of the Business

The principal activity of the company is the management of properties within the Enton Hall estate, on a mutual basis for the benefit of the members. The results for the year are set out on pages 3 and 4.

Directors

The directors who served during the period were:

J Guthrie
J M Johnson
J D Wood

Status of the Company

The company has no share capital. The liability of members in the event of winding up is limited by guarantee to an amount not exceeding £1 per member.

Elective resolutions

The members have passed elective resolutions dispensing with the requirement to hold an annual general meeting and to lay the accounts before an annual general meeting. Nevertheless the directors would like to remind the members that any member has the right to call for the accounts to be laid before a meeting of the members and this right may be exercised by notice in writing to the company's registered office within 28 days from the date of receipt of the accounts.

Directors' Responsibilities

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

- select suitable accounting policies and 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 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 reasonable steps for the prevention and detection of fraud and other irregularities.

By order of the board



James Martin Johnson
Secretary

**Enton Hall Estate Management Company Limited
(Limited by Guarantee)**

**Auditors' Report to the Members of
Enton Hall Estate Management Company 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 5.

Respective responsibilities of directors and auditors

As described on page 1 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 judgements made by the directors in the preparation of the financial statements, and 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.

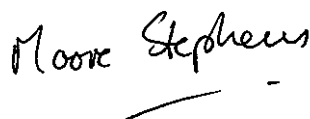
In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 30 September 1996 and of its results for the period then ended and have been properly prepared in accordance with the Companies Act 1985.

12 Alma Square
Scarborough
North Yorkshire
YO11 1JU

7 March 1997



Moore Stephens
Chartered Accountants
Registered Auditor

**Enton Hall Estate Management Company Limited
(Limited by Guarantee)**

**Income and expenditure account
for the period ended 30 September 1996**

	1996 £	1996 £
Income - tenants' contributions		47,006
General expenses		
Caretaker - Wages & N I	14,185	
Grounds Maintenance	2,259	
Pest Control	6,021	
Mains Water & Sewage	3,858	
Equipment Hire	2,468	
Leisure Complex - Heating	1,500	
Leisure Complex - Window Cleaning	529	
Buildings Insurance	1,372	
Accountancy & Audit	1,500	
Misc Equipment & Purchases	2,168	
Council Tax - Caretaker's Lodge	827	
Telephone Rental - Caretaker's Lodge	313	
Maintenance - Caretaker's Lodge	36	
Bank Charges	90	
General expenses	24	
fund A		37,150
Enton Hall (6)		
Buildings Insurance	3,350	
fund B		3,350
Oak House (9)		
Common Parts - Lighting & Power	181	
Window Cleaning	525	
Buildings Insurance	1,575	
fund C		2,281
Clock House Cottages (10)		
Window Cleaning	399	
Buildings Insurance	1,400	
fund D		1,799
Clock House Apartments (12)		
Common Parts - Lighting & Power	152	
Window Cleaning	518	
Buildings Insurance	1,756	
fund E		2,426
Surplus/(deficit) for the period		-

The income and expenditure account relates to continuing activities. There are no recognised gains and losses other than have been included in the income and expenditure account.

**Enton Hall Estate Management Company Limited
(Limited by Guarantee)**

Balance sheet as at 30 September 1996

	Note	1996 £	1996 £
Current assets			
Debtors	3	16,704	
Cash at bank and in hand		873	
		<hr/>	<hr/> 17,577
			<hr/> <hr/> 17,577
Current liabilities			
Creditors	4	17,577	
		<hr/>	<hr/> 17,577
			<hr/> <hr/> 17,577

The financial statements were approved by the board of directors on 7 March 1997


J Guthrie
Director

**Enton Hall Estate Management Company Limited
(Limited by Guarantee)**

**Notes to the Financial Statements
for the period ended 30 September 1996**

1. Accounting Policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention.

2. Employees

Number of employees

The average weekly numbers of employees (including the directors) during the period were:

1996 Number	1995 Number
4	-
<u>4</u>	<u>-</u>
<u>4</u>	<u>-</u>

Employment costs

Wages and salaries
Social security costs

1996 £	1995 £
12,859	-
1,326	-
<u>14,185</u>	<u>-</u>
<u>14,185</u>	<u>-</u>

No directors' remuneration was paid during the period.

3. Debtors

Prepayments and accrued income

1996 £	1995 £
16,704	-
<u>16,704</u>	<u>-</u>
<u>16,704</u>	<u>-</u>

**4. Creditors: amounts falling due
within one year**

Trade creditors
Other creditors

1996 £	1995 £
13,261	-
4,316	-
<u>17,577</u>	<u>-</u>
<u>17,577</u>	<u>-</u>

5. Related party transactions

Included within these accounts is income of £47,006, a period end debtor of £12,431 and equipment hire costs of £2,468 from Time Securities Limited, a company of which J Guthrie and J M Johnson are also directors.