



**FAIRVIEW NEW HOMES (ASHFORD)
LIMITED
(formerly Fairview New Homes (Reading)
Limited)
Report and Financial Statements**

31 December 1998



**Deloitte & Touche
Hill House
1 Little New Street
London EC4A 3TR**



REPORT AND FINANCIAL STATEMENTS 1998

CONTENTS	Page
Directors' report	1
Statement of directors' responsibilities	3
Auditors' report	4
Balance sheet	5
Notes to the accounts	6



DIRECTORS' REPORT

The directors present their report and the audited financial statements for the period from incorporation on 20 February 1998 to 31 December 1998.

ACTIVITIES AND REVIEW OF DEVELOPMENTS

The company was incorporated on 20 February 1998 and has yet to commence trading. The company's principal activity will be that of residential property developers. The directors do not foresee that there will be any changes in the activity in the current year.

CHANGE OF NAME

On the 16 March 1999, the company changed its name to Fairview New Homes (Ashford) Limited.

DIRECTORS AND THEIR INTERESTS

The directors who served throughout the period are set out below.

The directors' interests, including their beneficial and family interests at their date of appointment and the end of the period in the shares and options of the ultimate parent company, Fairview Holdings Plc, are as follows:

		Ultimate parent company Ordinary 10p shares 1998	Ultimate parent company share options held in Ordinary 10p shares 1998
R H Westcott	(appointed 20 February 1998)	139,559	-
S C Casey	(appointed 20 February 1998)	180,467	3,252
C E Walker	(appointed 20 February 1998)	204,570	-

The Directors had no other interests apart from those listed above.

On 5 October 1998, the company, as part of the Fairview Group, demerged from Hillsgdown Holdings plc on that date Fairview Holdings Plc became the ultimate parent company.

None of the directors has a service contract or contract for services with the company.

ISSUE OF SHARES

Details of the shares issued by the company during the period are set out in note 4 to the accounts.

YEAR 2000

The Board recognises the potential implications of Year 2000 issues for the business. An assessment has been made by the senior management of the possible impact on office equipment, information systems and environmental equipment owned by the company. Consideration is also being given to the action being taken by our trading partners, suppliers of materials, subcontractors and banks.

Where necessary upgrades and replacements are being undertaken to ensure that the company's own systems will operate without disruption into the new millennium. In many cases these improvements form part of a general programme of maintenance and replacement. Costs relating to the Year 2000 are not expected to be material in amount.



DIRECTORS' REPORT

AUDITORS

Deloitte & Touche were appointed auditors during the period and have expressed their willingness to continue in office. A resolution to reappoint them will be proposed at the forthcoming Annual General Meeting.

Approved by the Board of Directors
and signed on behalf of the Board

D.K. Tipping
Secretary

16 June 1999

Registered Office:

50 Lancaster Road
Enfield
Middlesex
EN2 0BY

**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 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;
- state whether applicable accounting standards have been followed;
- 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.



AUDITORS' REPORT TO THE MEMBERS OF

FAIRVIEW NEW HOMES (ASHFORD) LIMITED (formerly Fairview New Homes (Reading) Limited)

We have audited the financial statements on pages 5 to 7 which have been prepared under the accounting policies set out on page 6.

Respective responsibilities of directors and auditors

As described on page 3 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 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 31 December 1998 and of the result for the period from 20 February 1998 to 31 December 1998 and have been properly prepared in accordance with the Companies Act 1985.

Deloitte & Touche
DELOITTE & TOUCHE

Chartered Accountants and
Registered Auditors

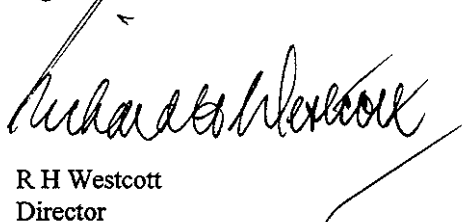
13 June 1999

**BALANCE SHEET**
31 December 1998

	Note	1998 £
CURRENT ASSETS		
Debtors	3	<u>2</u>
CAPITAL AND RESERVES		
Called up equity share capital	4	<u>2</u>

These financial statements were approved by the Board of Directors on 16 June 1999.

Signed on behalf of the Board of Directors



R H Westcott
Director



NOTES TO THE ACCOUNTS
Period 20 February 1998 to 31 December 1998

1. ACCOUNTING POLICIES

The financial statements are prepared in accordance with applicable accounting standards. The particular accounting policies adopted are described below.

Accounting convention

The financial statements are prepared under the historical cost convention.

Deferred taxation

Deferred taxation is provided on timing differences, arising from the different treatment of items for Accounting and Taxation purposes, which are expected to reverse in the future, calculated at the rates at which it is expected that tax will arise.

2. PROFIT AND LOSS ACCOUNT

The company has not traded during the period from incorporation on 20 February 1998 to 31 December 1998. No transactions have taken place and the company is classified as dormant.

The company has had no employees during the period and none of the directors has received any emoluments or other benefits. Auditors' remuneration has been borne by another group company.

3. DEBTORS

	1998 £
Amount due from Fairview New Homes Plc	2
	<hr/>

4. CALLED UP EQUITY SHARE CAPITAL

	1998 £
Authorised share capital: 100 ordinary shares of £1 each	100
	<hr/>
Called up, allotted and fully paid: 2 ordinary shares of £1 each	2
	<hr/>

The company was incorporated with an authorised share capital of £100 divided into 100 ordinary shares of £1 each, of which two subscriber shares were issued at par to Company Directors Limited and Temple Secretaries Limited. The two shares were transferred to Fairview New Homes Plc on 20 February 1998.

**NOTES TO THE ACCOUNTS****Period 20 February 1998 to 31 December 1998****5. ULTIMATE PARENT COMPANY**

The company was, until 5 October 1998, a subsidiary of Hillsdown Holdings plc, a company incorporated in Great Britain.

On 5 October 1998 Fairview

New Homes (Ashford) Limited as part of the Fairview Group demerged from Hillsdown Holdings plc. With effect from 5 October 1998, Fairview Holdings Plc became the ultimate parent company and controlling party.

The largest and smallest group of undertakings for which group accounts were drawn up and of which the company was a member was Fairview Holdings Plc.

**Largest parent company and ultimate
controlling party:**

Fairview Holdings Plc
(incorporated in Great Britain)
50 Lancaster Road
Enfield
Middlesex EN 0BY

Smallest and immediate parent company:

Fairview New Homes Plc
(incorporated in Great Britain)
50 Lancaster Road
Enfield
Middlesex EN2 0BY

Copies of the group accounts may be obtained at the addresses shown above.

6. RELATED PARTY TRANSACTIONS

In accordance with FRS 8 "Related Party Disclosures", transactions with other undertakings within the Fairview New Homes Plc group have not been disclosed in these financial statements.