

FAIRFAX HOMES (CROYDON) LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2006



FAIRFAX HOMES (CROYDON) LIMITED

COMPANY INFORMATION

Directors	D J McCartney J McCartney
Secretary	K Weaver
Company number	05075534
Registered office	2nd Floor 70 Conduit Street London W1S 2GF
Auditors	Clarkson Hyde 137-143 High Street Sutton Surrey SM1 1JH
Bankers	Barclays Bank plc 43 High Street Sutton Surrey SM1 1DR

FAIRFAX HOMES (CROYDON) LIMITED

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FAIRFAX HOMES (CROYDON) LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2006

The directors present their report and financial statements for the year ended 31 March 2006

Principal activities and review of the business

The was incorporated on 16th March 2004 and commenced trading on 1st April 2004. The principal activity of the company is that of property development.

Results and dividends

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

Directors

The following directors have held office since 1 April 2005:

D J McCartney

J McCartney

Directors' interests

The directors' interests in the shares of the company were as stated below:

	Ordinary shares of £1 each	
	31 March 2006	1 April 2005
D J McCartney	-	-
J McCartney	-	-

Auditors

Clarkson Hyde were appointed auditors to the company and in accordance with section 385 of the Companies Act 1985, a resolution proposing that they be re-appointed will be put to the Annual General Meeting.

FAIRFAX HOMES (CROYDON) LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2006

Directors' responsibilities

The directors are responsible for preparing the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to 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 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, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

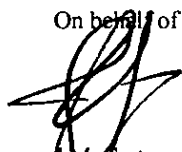
The directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure to auditor

(a) so far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware, and

(b) they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

On behalf of the board



J. McCartney
Director
26 April 2007

FAIRFAX HOMES (CROYDON) LIMITED

INDEPENDENT AUDITORS' REPORT

TO THE SHAREHOLDERS OF FAIRFAX HOMES (CROYDON) LIMITED

We have audited the financial statements of Fairfax Homes (Croydon) Limited for the year ended 31 March 2006 set out on pages 5 to 9. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the directors and auditors

The directors' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the directors' report is consistent with the financial statements.

In addition we report to you if, in our opinion, the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read the directors' report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) 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.



Clarkson Hyde
CHARTERED ACCOUNTANTS

FAIRFAX HOMES (CROYDON) LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE SHAREHOLDERS OF FAIRFAX HOMES (CROYDON) LIMITED

Opinion

In our opinion

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 March 2006 and of its profit for the year then ended,
- the financial statements have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the directors' report is consistent with the financial statements

Clarkson Hyde

Clarkson Hyde

26 April 2007

Chartered Accountants

Registered Auditor

137-143 High Street
Sutton
Surrey
SM1 1JH



Clarkson Hyde
CHARTERED ACCOUNTANTS

FAIRFAX HOMES (CROYDON) LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2006

	Notes	2006 £	2005 £
Turnover	2	1,313,250	-
Cost of sales		(1,042,898)	42,651
Gross profit		270,352	42,651
Administrative expenses		(59,393)	(15,480)
Operating profit		210,959	27,171
Other interest receivable and similar income	3	15	4
Interest payable and similar charges	4	(43,821)	(42,651)
Profit/(loss) on ordinary activities before taxation		167,153	(15,476)
Tax on profit/(loss) on ordinary activities	5	-	-
Profit/(loss) for the year	10	167,153	(15,476)

The profit and loss account has been prepared on the basis that all operations are continuing operations

There are no recognised gains and losses other than those passing through the profit and loss account


FAIRFAX HOMES (CROYDON) LIMITED

BALANCE SHEET

AS AT 31 MARCH 2006

	Notes	2006 £	£	2005 £	£
Current assets					
Stocks	6	1,495,729		1,009,595	
Debtors	7	5,113		176	
Cash at bank and in hand		458		29	
		<u>1,501,300</u>		<u>1,009,800</u>	
Creditors amounts falling due within one year	8	<u>(1,349,622)</u>		<u>(1,025,275)</u>	
Total assets less current liabilities			<u>151,678</u>		<u>(15,475)</u>
Capital and reserves					
Called up share capital	9		1		1
Profit and loss account	10		151,677		(15,476)
Shareholders' funds	11		<u>151,678</u>		<u>(15,475)</u>

Approved by the Board and authorised for issue on 26 April 2007


J. McCartney
Director

FAIRFAX HOMES (CROYDON) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2006

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention

The company has taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from the requirement to produce a cash flow statement on the grounds that it is a subsidiary undertaking where 90 percent or more of the voting rights are controlled within the group

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated)

1.3 Turnover

Turnover represents amounts receivable for goods and services net of VAT and trade discounts

1.4 Stock and work in progress

Stock is valued at the lower of cost and net realisable value

1.5 Deferred taxation

Deferred tax is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes

2 Turnover

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the United Kingdom

3	Investment income	2006 £	2005 £
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Bank interest	15	4
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4	Interest payable	2006 £	2005 £
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On bank loans and overdrafts	43,821	42,651
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5 Taxation

On the basis of these financial statements no provision has been made for corporation tax

FAIRFAX HOMES (CROYDON) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2006**

6	Stocks and work in progress	2006	2005
		£	£
	Work in progress	-	49,374
	Stock of land	1,495,729	960,221
		<u>1,495,729</u>	<u>1,009,595</u>

7	Debtors	2006	2005
		£	£
	Other debtors	<u>5,113</u>	<u>176</u>

8	Creditors: amounts falling due within one year	2006	2005
		£	£
	Bank loans and overdrafts	1,210,194	695,346
	Trade creditors	33,860	-
	Amounts owed to parent and fellow subsidiary undertakings	97,155	327,152
	Accruals and deferred income	8,413	2,777
		<u>1,349,622</u>	<u>1,025,275</u>

Bank loans and overdrafts are secured by legal charge over the company's freehold property included in stock

9	Share capital	2006	2005
		£	£
	Authorised		
	1,000 Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
	Allotted, called up and fully paid		
	1 Ordinary share of £1	<u>1</u>	<u>1</u>

FAIRFAX HOMES (CROYDON) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2006**

10 Statement of movements on profit and loss account

	Profit and loss account
	£
Balance at 1 April 2005	(15,476)
Profit for the year	167,153
	<hr/>
Balance at 31 March 2006	151,677
	<hr/>

11 Reconciliation of movements in shareholders' funds

	2006	2005
	£	£
Profit/(Loss) for the financial year	167,153	(15,476)
Opening shareholders' funds	(15,475)	1
	<hr/>	<hr/>
Closing shareholders' funds	151,678	(15,475)
	<hr/>	<hr/>

12 Employees

Number of employees

There were no employees during the year apart from the directors

13 Control

The company is wholly owned subsidiary of Fairfax Homes plc, a company registered in England and Wales

14 Related party transactions

The company has taken advantage of the exemption in Financial Reporting Standard Number 8 from the requirement to disclose transactions with group companies on the grounds that consolidated financial statements are prepared by the ultimate parent company