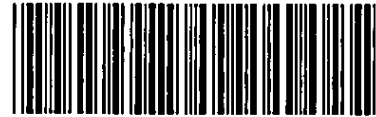


Limited Liability Partnership Registration No. OC313378 (England and Wales)

HEATH WEST LLP
MEMBERS' REPORT AND FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 SEPTEMBER 2006

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HEATH WEST LLP

LIMITED LIABILITY PARTNERSHIP INFORMATION

Designated members	Mr J Stein	(Appointed 23 May 2005)
	Mrs S A Stein	(Appointed 23 September 2005)
	S G Consultants Holdings Limited	(Appointed 6 June 2006)
	Stein West End (Cayman) Limited	(Appointed 14 October 2005)
	Mr J Ledley	(Appointed 14 October 2005)
Limited liability partnership number	OC313378	
Registered office	66 Wigmore Street London W1U 2SB	
Auditors	HLB Vantis Audit plc 66 Wigmore Street London W1U 2SB	
Bankers	Bank of Ireland 4-8 High Street Belfast Northern Ireland BT1 2BA	

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MEMBERS' REPORT

FOR THE PERIOD ENDED 30 SEPTEMBER 2006

The members present their report and financial statements for the period ended 30 September 2006

Principal activities

The Limited Liability Partnership (LLP) was formed on 23 May 2005 and acquired a property on 30 September 2005, when the LLP commenced to trade

The principal activity of the LLP is that of the acquisition of land and buildings at West Heath Drive, London, NW3 and the construction of a number of residential units on this site to hold as an investment with a view to long term rental returns

The results for the period and the financial position at the period end were considered satisfactory by the members who expect satisfactory results in the foreseeable future

Designated Members

The following designated members have held office since 23 May 2005

Mr J Stein	(Appointed 23 May 2005)
Mrs S A Stein	(Appointed 23 September 2005)
S G Consultants Holdings Limited	(Appointed 6 June 2006)
Stein West End Inc	(Appointed 23 May 2005 and resigned 14 October 2005)
Stein West End (Cayman) Limited	(Appointed 14 October 2005)
Mr J Ledley	(Appointed 14 October 2005)

Mr J Ledley is a member of the LLP in his capacity as Trustee of the Betty Stein 1997 Settlement for Daniel Stein

Policy on members' drawings

The members' drawing policy allows each member to draw a proportion of their profit share, subject to the cash requirements of the business

A member's capital requirement is linked to their share of profit and the financing requirement of the limited liability partnership. There is no opportunity for appreciation of the capital subscribed. Just as incoming members introduce their capital at "par", so the retiring members are repaid their capital at "par".

HEATH WEST LLP

MEMBERS' REPORT (CONTINUED)

FOR THE PERIOD ENDED 30 SEPTEMBER 2006

Statement of members' responsibilities

Company law (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001) requires the members to prepare financial statements for each financial period. Under that law the members 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 limited liability partnership and of the profit or loss of the limited liability partnership for that period. In preparing those financial statements, the members are required to

- select suitable accounting policies and then 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 limited liability partnership will continue in business.

The members are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the limited liability partnership and enable them to ensure that the financial statements comply with the Companies Act 1985 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001). They are also responsible for safeguarding the assets of the limited liability partnership 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 members are aware, there is no relevant audit information of which the limited liability partnership's auditors are unaware, and

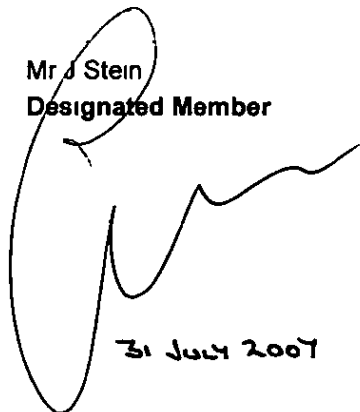
(b) they have taken all the steps that they ought to have taken as members in order to make themselves aware of any relevant audit information and to establish that the liability partnership's auditors are aware of that information.

Auditors

HLB Vantis Audit plc were appointed auditors to the limited liability partnership and in accordance with section 385 of the Companies Act 1985 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001), a resolution proposing that they be re-appointed will be put to the Annual General Meeting.

On behalf of the members

Mr J Stein
Designated Member



31 July 2007

HEATH WEST LLP

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF HEATH WEST LLP

We have audited the financial statements of Heath West LLP for the period ended 30 September 2006 set out on pages 5 to 10. These financial statements have been prepared in accordance with the accounting policies set out therein and the requirements of the Financial Reporting Standard for Smaller Entities (effective January 2005).

This report is made solely to the limited liability partnership's members, as a body, in accordance with Section 235 of the Companies Act 1985 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001). Our audit work has been undertaken so that we might state to the limited liability partnership'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 limited liability partnership and the limited liability partnership's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the members and auditors

The members' 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 Members' 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 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001).

In addition, we report to you if, in our opinion, the limited liability partnership has not kept proper accounting records, if we have not received all the information and explanations we require for our audit.

We read the members' 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 members in the preparation of the financial statements, and of whether the accounting policies are appropriate to the limited liability partnership'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.

HEATH WEST LLP

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE MEMBERS OF HEATH WEST LLP

Opinion

In our opinion

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, of the state of the limited liability partnership's affairs as at 30 September 2006 and of its loss for the period then ended,
- the financial statements have been properly prepared in accordance with the Companies Act 1985 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001)

HLB Vantis Audit plc

HLB Vantis Audit plc

Chartered Accountants

Registered Auditor



3 August 2007

66 Wigmore Street
London
W1U 2SB

HEATH WEST LLP

PROFIT AND LOSS ACCOUNT

FOR THE PERIOD ENDED 30 SEPTEMBER 2006

		Period ended 30 September 2006 £
	Notes	
Administrative expenses		(70,141)
Operating loss	2	(70,141)
Other interest receivable and similar income	3	410
Interest payable and similar charges		(363,644)
Loss on ordinary activities before taxation		(433,375)
Tax on loss on ordinary activities		-
Loss for the period before members' remuneration and profit shares		(433,375)

HEATH WEST LLP

BALANCE SHEET

AS AT 30 SEPTEMBER 2006

	Notes	2006 £	£
Fixed assets			
Tangible assets	4		6,553,105
Current assets			
Debtors	5	486,263	
		<u>486,263</u>	
Creditors' amounts falling due within one year	6	(6,253,743)	
Net current liabilities			<u>(5,767,480)</u>
Total assets less current liabilities			<u>785,625</u>
REPRESENTED BY:			
Equity - Members' other interests.			
Members capital	7		785,625
			<u>785,625</u>
TOTAL MEMBERS' INTERESTS			
Amounts due from members	5		(343,230)
Members' other interests	7		785,625
			<u>442,395</u>

These financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2001) relating to small limited liability partnerships and with the Financial Reporting Standard for Smaller Entities (effective January 2005)

Approved by the Members for issue on 31 July 2007

Mr J Stein
Designated Member

HEATH WEST LLP

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 SEPTEMBER 2006

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005)

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) and the Limited Liability Partnership Statement of Recommended Practice, which have been applied consistently (except as otherwise stated)

1.3 Tangible fixed assets and depreciation

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005), it is a departure from the general requirement of the Companies Act 1985 for all tangible assets to be depreciated. In the opinion of the members compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified

2 Operating loss	2006
	£
Operating loss is stated after charging	
Auditors' remuneration	2,500

3 Investment income	2006
	£
Bank interest	410

4 Tangible fixed assets	Investment properties
	£
Cost	
At 23 May 2005	-
Additions	6,553,105
At 30 September 2006	6,553,105

HEATH WEST LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 30 SEPTEMBER 2006

5 Debtors	2006
	£
Amounts due from members	343,230
Other debtors	143,033
	<hr/>
	486,263
	<hr/>

6 Creditors' amounts falling due within one year	2006
	£
Bank loans and overdrafts	6,209,290
Trade creditors	3,951
Other creditors	40,502
	<hr/>
	6,253,743
	<hr/>

The bank loan is secured by a fixed charge over the investment property, a debenture over the assets of the limited liability partnership and a capital guarantee from Central Securities Limited, a company connected through the interests of Mr J Stein, a designated member. In the final instance there is an interest shortfall guarantee from Mr J Stein personally.

HEATH WEST LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 30 SEPTEMBER 2006

7 Members' interests

	Members' other interests		Total	Loans and other debts due to/(from) members	Total
	Members' capital (classified as equity)	Other reserves			
	£	£	£	£	£
Members' interests at 23 May 2005	-	-	-	-	-
Loss for the period available for discretionary division among members	-	(433,375)	(433,375)	-	(433,375)
Members' interests after loss for the period	-	(433,375)	(433,375)	-	(433,375)
Other divisions of losses	(433,375)	433,375	-	-	-
Capital introduced by members	1,219,000	-	1,219,000	-	1,219,000
Drawings	-	-	-	(343,230)	(343,230)
Members' interests at 30 September 2006	785,625	-	785,625	(343,230)	442,395
Amounts due from members, included in debtors				(343,230)	

In the event of a winding up the amounts included in "Loans and other debts due to members" will rank equally with unsecured creditors

8 Information in relation to members

2006
Number

The average number of members during the period was

5

9 Control

The ultimate controlling party is Mr J Stein

HEATH WEST LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 30 SEPTEMBER 2006

10 Related party transactions

Included in Debtors is £140,951 owed to the limited liability partnership by Central Securities Limited. Central Securities Limited is connected to the limited liability partnership through the interests of Mr J Stein, a designated member.

As security on the bank loan Mr J Stein has provided an interest shortfall guarantee.