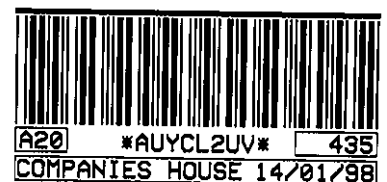


Accounts
of
24, Madeley Road, Ealing, Management Co. Ltd.
for the year ended
31 March 1997

Registered Number : 2395052



24, MADELEY ROAD, EALING, MANAGEMENT Co. Ltd.

DIRECTORS' REPORT

The directors are pleased to present the annual accounts of the company for the year ended 31 March 1997.

Principle activities

The main objects of the company's activities are twofold :

- 1 To hold the freehold title to the property at 24, Madeley Road, Ealing.
- 2 To maintain the said property in a proper state of repair by levying a service charge on the leaseholders of the 5 flats making up the property.

Review of activities for the period

Expenditure to maintain the property exceeded service charges levied during the year by £2,478 (surplus of £1,855, year ended 31 March 1996.) In the summer of 1996, the outside of the property was redecorated. The cost of this work is the principal reason for the deficit in the year which is almost entirely matched by surplus on the Reserve brought forward. The deficit on the Income & Expenditure Account for the year has been transferred to reserves.

The company is not permitted to make a distribution as laid down by its Memorandum of Association.

Future Developments

The directors expect the company to continue its present activities.

Significant events after the date of the balance sheet

It is planned to execute identical Deeds of Variation in respect of all 5 Leases. The changes comprise an extension to the term of the Leases and the enhancement of certain of the covenants. The Deed of Variation for Flat 3 was executed on 30 May 1997. It is planned to execute the Deeds of Variation for Flats 1 and 4 in the near future. The Deeds of Variation for Flats 2 and 5 will be executed upon the next assignment of the relevant leases.

Except for the execution of the Deed of Variation to the lease of Flat 3 described above, there are no post balance sheet events which the directors consider should be disclosed in the accounts.

Significant changes in fixed assets

There were no changes in the company's fixed assets during the year.

24, MADELEY ROAD, EALING, MANAGEMENT Co. Ltd.

DIRECTORS' REPORT (continued)

Directors

The directors of the Company during the year were:

Mr John Newell Chairman

Miss Phyllis Roast

Mr Hugh Evans

Miss D Catherine Ferguson

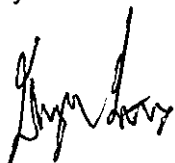
Mr David Granger

Directors' Interests

The interests of the Company's directors for directors holding office at the end of the year were as follows:

	31 March 1997	31 March 1996
Mr John Newell	1	1
Miss Phyllis Roast	1	1
Mr Hugh Evans	1	1
Miss D Catherine Ferguson	1	1
Mr David Granger	1	1

By order of the Board.



H W Evans
Director

24, MADELEY ROAD, EALING, MANAGEMENT Co. Ltd.

INCOME & EXPENDITURE ACCOUNT for the year ended 31 March 1997

	Note	Year ended 31 March 1997 £	Year ended 31 March 1996 £
Income	2	1,463	2,750
Administrative expenses	3	(15)	(34)
Other operating costs	4	<u>(3,926)</u>	<u>(861)</u>
SURPLUS / (DEFICIT) TRANSFERRED TO RESERVE	11	<u>(2,478)</u>	<u>1,855</u>

24, MADELEY ROAD, EALING, MANAGEMENT Co. Ltd.

BALANCE SHEET at 31 March 1997

	Note	31 March 1997 £	31 March 1996 £
FIXED ASSETS			
Tangible fixed assets	6	<u>4,225</u>	<u>4,225</u>
CURRENT ASSETS			
Debtors	7	80	1,536
Cash at bank		296	852
PREPAYMENTS AND ACCRUED INCOME	8	<u>338</u> 714	<u>302</u> 2,690
CREDITORS : AMOUNTS FALLING DUE WITHIN 1 YEAR			
Accruals and deferred income	9	<u>(502)</u>	<u>—</u>
NET CURRENT ASSETS/(LIABILITIES)		<u>212</u>	<u>2,690</u>
TOTAL ASSETS LESS CURRENT ASSETS		<u>4,437</u>	<u>6,915</u>
CAPITAL AND RESERVES			
Called up share capital	10	5	5
Share premium account	11	4,467	4,467
Reserve	11	<u>(35)</u> <u>4,437</u>	<u>2,443</u> <u>6,915</u>

In the opinion of the directors, the company was entitled for the year ended 31 March 1997 to the exemption from the requirement to have the accounts for that year audited as conferred by Subsection (1) of Section 249A of the Companies Act 1985. Accordingly the accounts for the year ended 31 March 1997 have not been audited.

No notice has been deposited under Subsection (2) of Section 249B of the Companies Act 1985 in relation to the accounts for the year ended 31 March 1997.

The directors acknowledge their responsibilities for:

- (1) ensuring that the company keeps accounting records which comply with Section 221 of the Companies Act 1985; and
- (2) preparing accounts 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 its profit and loss for the financial year in accordance with the requirements of Section 226, and which otherwise comply with the requirements of the Act relating to accounts, so far as applicable to the company.

Approved by the board on 7 January 1997.

Phyllis C. Roast

Director

NOTES TO THE FINANCIAL STATEMENTS for the year ended to 31 March 1997

1 Accounting policies

(a) Accounting convention

These accounts have been prepared under the historical cost convention and in accordance with applicable accounting standards with the exception described in Note 1(d) below.

(b) Income

Income comprises maintenance charges due from the owners of the individual flats and has been accounted for when due on an accruals basis.

(c) Expenditure

Expenditure represents that necessary to maintain or effect repairs to the property at 24, Madeley Road and with the exception of insurance premiums is accounted for when paid.

Insurance premiums are treated on an accruals basis.

(d) Fixed assets

Fixed assets are stated at cost.

The Directors consider that the Freehold to the property at 24, Madeley Road has an indefinite useful economic life. Hence they do not consider it appropriate to charge depreciation on this asset as required by Statement of Standard Accounting Practice No. 12 since they are of the opinion that there is no consumption of the asset through use or the effluxion of time.

(e) Insurance claims

The cost of repairs for which a successful claim in full is made against the Buildings Insurance policy will not be accounted for in the Company's books.

(f) Taxation

No provision for Corporation Tax has been made. The Company does not operate with a view to profit.

24, MADELEY ROAD, EALING, MANAGEMENT Co. Ltd.

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 1997

	Year ended 31 March 1997 £	Year ended 31 March 1996 £
2 Income		
Maintenance charges	<u>1,463</u>	<u>2,750</u>
<p>Maintenance charged to each of the flats was at an annual rate of £263 per annum. (£550 per annum, year ended 31 March 1996.) In addition, Flats 1 and 4 were charged £75 for legal costs in connection with the execution of a Deed of Variation in respect of the leases for those flats.</p>		
3 Administrative expenses		
Sundry	<u>15</u>	<u>34</u>
4 Other operating costs		
Electricity	47	45
Gardening	321	108
Insurance	(Note 5) 775	708
Maintenance	<u>2,783</u>	<u>—</u>
	<u>3,926</u>	<u>861</u>

24, MADELEY ROAD, EALING, MANAGEMENT Co. Ltd.

NOTES TO THE FINANCIAL STATEMENTS for the year to 31 March 1997

5 Insurance

The Company has taken out a Buildings Insurance Policy over the property at 24, Madeley Road, Ealing with Commercial Union Assurance. The sum insured as at 31 March 1997 was £239,752. (£228,205 as at 31 March 1996.)

Total premiums paid during the year were £811. (£725, year to 31 March 1996.)

6 Tangible fixed assets

Freehold property	£
Cost:	
Brought forward, 1 April 1996	<u>4,225</u>
Carried forward, 31 March 1997	<u>4,225</u>

The sole fixed asset of the company is the freehold property at 24, Madeley Road, Ealing. This was acquired by the Company on 30 August 1989. No depreciation is charged on this asset per the accounting policy stated in Note 1(d).

	31 March 1997 £	31 March 1996 £
7 Debtors		
Unpaid maintenance charges	75	1,531
Called up share capital not paid	<u>5</u>	<u>5</u>
	<u>80</u>	<u>1,536</u>
8 Pre-payments and accrued income		
Insurance premiums pre-paid	<u>338</u>	<u>302</u>

24, MADELEY ROAD, EALING, MANAGEMENT Co. Ltd.

NOTES TO THE FINANCIAL STATEMENTS for the year ended to 31 March 1997

	31 March 1997 £	31 March 1996 £
9 Accruals and deferred income		
Pre-paid maintenance charges	<u>502</u>	<u>-</u>
10 Share capital		
Authorised: £1 Ordinary Shares	<u>100</u>	<u>100</u>
Allotted: £1 Ordinary Shares	<u>5</u>	<u>5</u>
11 Reserves		
	Share Premium £	Reserve £
Brought forward	4,467	2,443
Transfer from income and expenditure account	<u>-</u>	<u>(2,478)</u>
	<u>4,467</u>	<u>(35)</u>

12 Directors and employees

No emoluments were paid to any director during the year.

The Company has no employees.