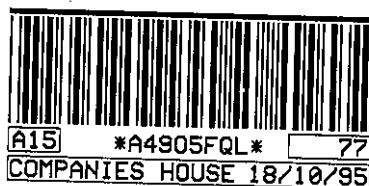


First of three signed originals

**Lovat Mead
Residents Company Limited
Directors' report and financial statements**

31 March 1995

Registered number 2420121



Lovat Mead
Residents Company Limited
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31 March 1995
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Lovat Mead Residents Company Limited

Directors' report and financial statements

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Lovat Mead Residents Company Limited

Directors' report

The directors present their annual report and the audited financial statements for the year ended 31 March 1995.

Principal activities

The purpose of the company is to manage the mutual interests of the lessees of numbers 1-12 and 14-89 Lovat Mead, Bexhill Road, St Leonards on Sea, East Sussex.

Proposed dividend and transfer to reserves

The directors do not recommend the payment of a dividend.

Proposed transfers to reserves

The result shown in the attached income and expenditure account will be carried forward.

Directors and directors' interests

The directors who held office during the year were as follows:

C H Payne

J Begbie

C G Seymour (resigned 1 July 1995)

The directors who held office during the year had no beneficial interests in the shares of the company. P E Healey and I M Randall were appointed as directors of the company on 1 July 1995.

Auditors

On 6 February 1995 our auditors changed the name under which they practise to KPMG and, accordingly, have signed their report in their new name. In accordance with Section 384 of the Companies Act 1985, a resolution for the re-appointment of KPMG as auditors of the company is to be proposed at the forthcoming Annual General Meeting.

By order of the board

C H Payne
Director

J Begbie
Director

Lovat Mead Residents Company Limited

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 and of the profit or loss 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 financial 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 have a general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

The statement of directors' responsibilities was approved by the board of directors on 12 October 1995

CH Payne
Director

J Begbie
Director



Norfolk House
499 Silbury Boulevard
Central Milton Keynes
MK9 2HA

Report of the auditors to the members of Lovat Mead Residents Company Limited

We have audited the financial statements on pages 4 to 8.

Respective responsibilities of directors and auditors

As described on page 2 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 of 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.

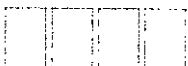
We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of the 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 at 31 March 1995 and of its result for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Chartered Accountants
Registered Auditors
13 October 1995

Milton Keynes



Lovat Mead Residents Company Limited

Profit and loss account

for the year ended 31 March 1995

	Note	1995 £	1994 £
Turnover			
Service charges invoiced		14,071	12,283
Tenants service charges accrued		465	3,547
Borne by landlords re voids		-	18
		<u>14,536</u>	<u>15,848</u>
Administrative expenses			
Insurance	1,225		1,250
Electricity	771		728
Repairs	2,367		1,508
Door entry	1,051		170
Water rates	176		308
Cleaning and gardening	3,800		5,374
Audit fee	600		600
Administration fee	1,671		3,139
Annual return	32		32
Maintenance	8,345		-
Transfer (from)/to maintenance provision	(5,502)		2,739
		<u>(14,536)</u>	<u>(15,848)</u>
Result for the financial year	3	<u>-</u>	<u>-</u>

There were no acquisitions or discontinued operations during the year.

The company had no recognised gains or losses, other than the retained result for the financial year stated above.

The notes on pages 7 to 8 form part of these financial statements.

Lovat MeadResidents Company Limited

Balance sheet at 31 March 1995

	Note	1995	1994
		£	£
Current assets			
Unpaid service charges		8,424	5,561
Prepayments		3,304	3,354
Tenants service charges accrued		10,209	9,744
		<u>21,937</u>	<u>18,659</u>
Creditors: amounts falling due within one year			
Service charges received in advance		-	46
Due to Laing Homes Limited		16,643	11,221
Accruals		4,034	630
		<u>(20,677)</u>	<u>(11,897)</u>
Provisions for liabilities and charges			
Maintenance provision		-	(5,502)
		<u>-</u>	<u>(5,502)</u>
Net assets		<u>1,260</u>	<u>1,260</u>
Capital and reserves			
Called up share capital	5	210	210
Share premium	5	1,050	1,050
		<u>1,260</u>	<u>1,260</u>

The notes on pages 7 to 8 form part of these financial statements.

These financial statements were approved by the board of directors on 12 October 1995 and were signed on its behalf by:

C H Payne
Director

J Begbie
Director

Lovat Mead Residents Company Limited

Reconciliation of shareholders' funds

for the year ended 31 March 1995

	1995 £	1994 £
Shareholders' funds brought forward	1,260	1,230
Issue of shares		
Ordinary	-	5
Share premium	-	25
Shareholders' funds carried forward	<u>1,260</u>	<u>1,260</u>

Lovat Mead Residents Company Limited

Notes

(forming part of the financial statements)

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules. Under Financial Reporting Standard 1, the company is exempt from the requirement to prepare a cash flow statement on the grounds of its size.

Service charges

The residents' company is currently administered by Laing Homes Limited, the developers. Service charges are charged to the tenants each year based on the budgeted expenditure. Any deficit or surplus arising where the actual expenditure does not equal the budgeted expenditure is reflected in the accounts as a debtor or creditor and is recovered from, or refunded to tenants in the course of the following year. Any service charges relating to a property which is built but not sold is borne by Laing Homes Limited.

Maintenance provision

The company is liable to ensure that certain areas, external to the flats, are kept in good repair and decorative order. This includes major redecorative work every few years. It has been decided that a separate provision should be maintained to cover the expected costs and appropriations are made from the income and expenditure account for this purpose.

Taxation

The company is a non-profit making enterprise and surpluses or deficits arising as a result of differences between service charges levied (based on estimated costs) and actual costs incurred do not fall within the scope of corporation tax. Tax is payable on investment income only.

Turnover

Turnover represents the amounts (excluding value added tax) derived from the provision of services to customers during the year.

2 Analysis of turnover and result on ordinary activities before taxation

The turnover and result are wholly attributable to the company's main activity.

The turnover arises entirely in the UK.

Lovat MeadResidents Company Limited

Notes (continued)

3 Retained result for the financial year

	1995 £	1994 £
<i>The retained result for the financial year is stated</i>		
<i>after charging</i>		
Auditors' remuneration	600	600

4 Directors and staff

No emoluments were paid to the directors during either year and the company had no employees.

5 Called up share capital

	1995 £	1994 £
<i>Authorised</i>		
100 Ordinary shares of £5 each	500	500
<i>Allotted, called up and fully paid</i>		
42 Ordinary shares of £5 each	210	210

6 Commitments

There were no capital commitments as at the balance sheet date.