

Lovat Mead
Residents Company Limited
Directors' report and financial statements

31 March 1997

Registered number 2420121



Lovat Mead Residents Company Limited

Directors' report and financial statements

<i>Contents</i>	<i>Page</i>
Directors' report	1
Statement of directors' responsibilities	2
Auditors' report	3
Profit and loss account	4
Balance sheet	5
Notes	6 - 7

Lovat Mead Residents Company Limited

Directors' report

The directors present their annual report and the audited financial statements for the year ended 31 March 1997.

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

The directors do not recommend the payment of a dividend.

Directors and directors' interests

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

C H Payne	
J Begbie	(resigned 26 September 1996)
I M Randall	
P E Healey	
P A Flatman	(appointed 8 July 1996)
T Pathmanathan	(appointed 8 July 1996)
P T Taylor	(appointed 8 July 1996)

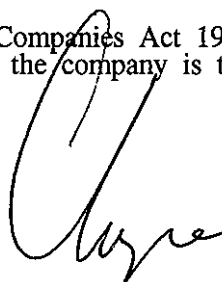
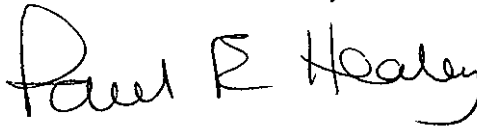
The directors who held office during the year had no beneficial interests in the shares of the company.

Auditors

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

Director

Lovat Mead Residents Company Limited

Statement of directors' responsibilities

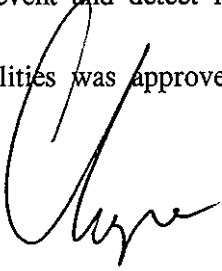
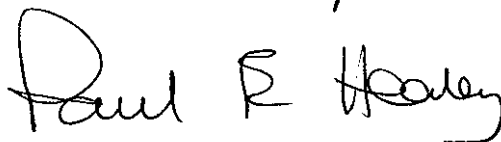
Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss for that period. In preparing those financial statements, the directors are required to

- . select suitable accounting policies and then apply them consistently;
- . make judgements and estimates that are reasonable and prudent;
- . 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 24 June 1997

Director

Norfolk House
Silbury Boulevard
Central Milton Keynes
MK9 2HA

Auditors' report to the members of Lovat Mead Residents Company Limited

We have audited the financial statements on pages 4 to 7.

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, on those statements and to report our opinion to you.

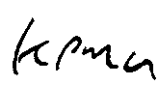
Basis of opinion

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 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 1997 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

11.11.97

Milton Keynes

Lovat Mead Residents Company Limited

Profit and loss account

for the year ended 31 March 1997

	Note	1997 £	1996 £
Turnover			
Service charges invoiced		12,611	12,301
Tenants service charges prepaid		(686)	(9,640)
Contribution by landlord		2,001	9,003
		13,926	11,664
Administrative expenses			
Insurance	1,107	1,255	
Electricity	805	624	
Repairs	1,504	365	
Door entry	236	553	
TV aerial	213	-	
Water rates	175	175	
Cleaning and gardening	3,652	3,627	
Audit fee	800	800	
Administration fee	2,716	2,247	
Annual return	18	18	
Transfer to maintenance provision	2,700	2,000	
		(13,926)	(11,664)
Retained result for the financial year	3	-	-

All results derive from continuing operations.

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

The notes on pages 6 to 7 form part of these financial statements.

Lovat Mead Residents Company Limited

Balance sheet at 31 March 1997

	Note	£	1997	£	£	1996	£
Current assets							
Debtors	5	14,629			9,079		
Prepayments		1,235			3,375		
Tenants service charges accrued		-			569		
			15,864			13,023	
Creditors: amounts falling due within one year							
Service charges received in advance		381			13		
Tenants service charges prepaid		113			-		
Due to Laing Homes Limited		6,442			7,071		
Accruals		2,968			2,679		
			(9,904)			(9,763)	
Provisions for liabilities and charges							
Maintenance provision		(4,700)			(2,000)		
			(4,700)			(2,000)	
Net assets			1,260			1,260	
Capital and reserves							
Called up share capital	6		210			210	
Share premium	6		1,050			1,050	
			1,260			1,260	

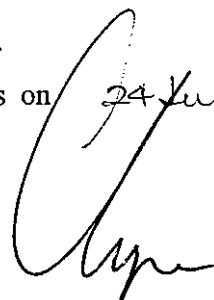
There were no movements in shareholders' funds during either year.

The notes on pages 6 to 7 form part of these financial statements.

These financial statements were approved by the board of directors on 24 June 1997 and were signed on its behalf by:

Director

Paul E Healy



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. The company is exempt from the requirement of Financial Reporting Standard 1 to prepare a cashflow statement as it is entitled to the filing exemptions as a small company under sections 246 to 249 of the Companies Act 1985 when filing accounts with the Registrar of Companies.

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 mutually trading 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 Mead Residents Company Limited

Notes (continued)

3 Retained result for the financial year

	1997 £	1996 £
<i>The retained result for the financial year is stated</i>		
<i>after charging</i>		
Auditors' remuneration	800	800

4 Directors and staff

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

5 Debtors

Included in debtors is an amount of £5,766 which is represented by an individual bank account held by the managing agents, Priority Management.

6 Called up share capital

	1997 £	1996 £
<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