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COMPANY NO. 3219321

BALMAIN CLOSE FREEHOLDERS LIMITED
REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST JULY 1998

PRIDIE BREWSTER
CHARTERED ACCOUNTANTS.

29/39 London Road,
TWICKENHAM,
Middlesex TW1 3SZ.

26 October 1998



DIRECTORS' REPORT

The Directors present their Report and Accounts for the year ended 31st July 1998.

PRINCIPAL ACTIVITIES

The Company's principal activities are to hold the Freehold Title to land at Balmain Close, Grange Road, Ealing W5.

RESULTS AND DIVIDEND

It is considered that the results of the Company for the period to 31st July 1998 and its position at that date are fairly set out in the accompanying Accounts.

The Directors do not recommend a dividend for the period.

FIXED ASSETS

The Movements in the fixed assets of the Company are set out in the Notes to the Accounts.

DIRECTORS

The following served as Directors during the period:-

C A Pearce	C Halliwell
Dr R Coleman	A Bowen (resigned 31.1.98)
G Hewson (appointed 1.2.98)	

Each Director holds one share of £1 each in the Company.

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 of the Company for that year. In preparing those Financial Statements the Directors are required to:

- a] select suitable accounting policies and then apply them consistently;
- b] make judgements and estimates that are reasonable and prudent;
- c] 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 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 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.

DIRECTORS' REPORT (continued)

AUDITORS

The Auditors, Messrs. Pridie Brewster, Chartered Accountants, are willing to continue in office, and a motion for their re-appointment will be put before the Annual General Meeting in accordance with Section 385 of the Companies Act 1985.

EXEMPTIONS

Advantage has been taken in the preparation of the above Report of special exemption applicable to small Companies, conferred by Part II of Schedule 8 of the Companies Act 1985.

BY ORDER OF THE BOARD

A handwritten signature in dark ink, appearing to read 'G Hewson', with a horizontal line underneath the name.

**G HEWSON
SECRETARY**

26 October 1998

**REPORT OF THE AUDITORS TO THE MEMBERS OF
BALMAIN CLOSE FREEHOLDERS LIMITED**

We have audited the Financial Statements on pages 4 to 7 which have been prepared under the historical cost convention and the accounting policies set out on page 7.

Respective responsibilities of Directors and Auditors

As described in the Directors' Report, 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 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 as at 31st July 1998 and of its deficit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

29/39 London Road,
TWICKENHAM,
Middlesex TW1 3SZ.



PRIDIE BREWSTER
CHARTERED ACCOUNTANTS
REGISTERED AUDITORS

26 October 1998

BALMAIN CLOSE FREEHOLDERS LIMITED**4****PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST JULY 1998**

	Note	1998	1997
INCOME			
Ground Rents	100	111	
Interest Received	-	415	
		<u>100</u>	<u>526</u>
EXPENDITURE			
Audit Fees	352	470	
Formation Expenses	-	881	
Sundry Expenses	114	168	
		<u>466</u>	<u>1,519</u>
(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		<u>(366)</u>	<u>(993)</u>
CORPORATION TAX	(2)	-	-
		<u>(366)</u>	<u>(993)</u>
(LOSS) FOR THE PERIOD AFTER TAXATION		<u>(366)</u>	<u>(993)</u>
(LOSS) BROUGHT FORWARD		<u>(993)</u>	<u>-</u>
ACCUMULATED (LOSS) CARRIED FORWARD		<u>(£1,359)</u>	<u>(£993)</u>

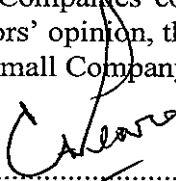
BALMAIN CLOSE FREEHOLDERS LIMITED

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BALANCE SHEET AT 31ST JULY 1998

	Note	1998	1997
FIXED ASSETS			
Tangible Assets	(3)	32,202	73,604
CURRENT ASSETS			
Debtors	(4)	188	129
Bank Balance		7,366	13,744
		7,554	13,873
CREDITORS - amounts falling due within one year	(5)	352	470
		7,202	13,403
TOTAL ASSETS LESS CURRENT LIABILITIES		39,404	87,097
CREDITORS - amounts falling due after more than one year	(6)	40,719	87,956
		(£1,315)	(949)
CAPITAL AND RESERVES			
Called-up Share Capital	(7)	44	44
Profit and Loss Account		(1,359)	(993)
		(£1,315)	(£949)

Advantage has been taken, in the preparation of the accounts, of special exemptions applicable to small Companies conferred by Part II of Schedule 8 of the Companies Act 1985. In the Directors' opinion, the Company is entitled to these exemptions on the grounds that it qualifies as a small Company under Section 247 of the Companies Act 1985.


..... **C A PEARCE - DIRECTOR**

26 October 1998

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST JULY 1998

1) ACCOUNTING POLICIES

The principal accounting policies which are adopted in the preparation of the Company's Accounts are as follows:

Accounting Convention

The Accounts have been prepared under the historical cost convention.

Accounting Standards

The Accounts have been prepared in accordance with applicable accounting standards.

Cash Flow Statement

The Company qualifies as a small Company under the requirements of Financial Reporting Standard No. 1 and therefore is not required to produce a Cash Flow Statement.

2) TAXATION

The Company is a mutual trading Company within the definition of Section 490 ICTA 1988. There is no liability to tax on income other than investment income which is chargeable to Corporation Tax at a rate of 24%/21%. The Corporation Tax charged on investment income for the year is NIL.

3) FIXED ASSETS

Tangible Assets	1998	1997
Freehold Land and Buildings at Balmain Close, Grange Road, Ealing, at cost, including professional fees and other costs	73,604	£73,604
Amounts received from Leaseholders in respect of extension of Leases	41,402	-
	<u>£32,202</u>	<u>£73,604</u>
	<u>=====</u>	<u>=====</u>

BALMAIN CLOSE FREEHOLDERS LIMITED
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST JULY 1998
(continued)

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4)	SUNDRY DEBTORS	1998	1997
	Ground Rents due	33	46
	Income Tax	-	83
		155	-
		<u>£188</u>	<u>£129</u>
		=====	=====

5) **CREDITORS** - amounts falling due within one year

Audit Fees	£352	£470
	<u>=====</u>	<u>=====</u>

6) **CREDITORS** - amounts falling due after more than one year

Loans from Leaseholders:	£40,719	£87,956
	<u>=====</u>	<u>=====</u>

No interest is payable on loans. There are no fixed dates for repayment of loans.

7) **CALLED-UP SHARE CAPITAL**

Authorised: 100 Shares of £1 each	100	
	<u>=====</u>	
Allotted, Called-up and Fully Paid: 44 Shares of £1 each		£44
		<u>=====</u>

8. **GOING CONCERN BASIS**

The Directors are of the opinion that the Accounts should be prepared on a going concern basis. The loans from Leaseholders who are members of the Company are only repayable at the discretion of the Directors. The Directors have confirmed that the loans will not be repaid to the detriment of the Company's other creditors.