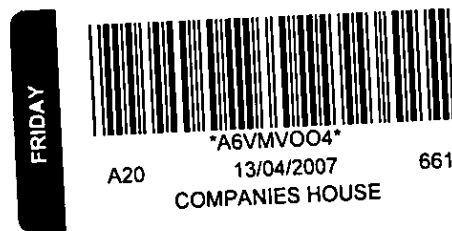


C R O COPY

ORMSBY (FREEHOLD) LIMITED
DIRECTORS' REPORT
AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st DECEMBER 2006



MAURICE ANDREWS
Chartered Accountants
Grove House
25 Upper Mulgrave Road
Cheam
Surrey, SM2 7BE

ORMSBY (FREEHOLD) LIMITED

DIRECTORS

P J Aird-Mash
C Cripps
M M M Grayson
S Rich
I G Richardson
R Slee

SECRETARY

C Cripps

REGISTERED OFFICE

6 Ormsby
Grange Road
Sutton
Surrey SM2 6TH

REGISTERED NUMBER

2433117

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ORMSBY (FREEHOLD) LIMITED**DIRECTORS' REPORT****YEAR ENDED 31st DECEMBER 2006**

The directors submit their report with the audited financial statements of the company for the year ended 31st December 2006

PRINCIPAL ACTIVITY

The principal activity of the company during the year was that of a tenant management company and is unchanged since last year.

DIRECTORS AND THEIR INTERESTS

The directors during the year and their beneficial interests in the issued ordinary share capital were as follows -

	<u>Number of Shares</u>	
	<u>31 12 2006</u>	<u>1 1 2006</u>
C Cripps	1	1
R Slee	1	1
P J Aird-Mash (appointed 16 3 2006)	-	
M M M Grayson (appointed 16 3 2006)	1	
I G Richardson (appointed 16 3 2006)	1 (jointly held)	
S Rich (appointed 25 11 2006)	1 (jointly held)	
M A Shanks (resigned 15 11 2006)		1

DIRECTORS' RESPONSIBILITIES

Company law requires 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 period

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, and
- (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 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

In so far as the directors are aware

- (a) there is no relevant information of which the company's auditor is unaware, and
- (b) the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information

ORMSBY (FREEHOLD) LIMITED

DIRECTORS' REPORT

YEAR ENDED 31st DECEMBER 2006

(continued)

AUDITOR

Maurice Andrews have indicated their willingness to continue in office as auditor and, in accordance with the Companies Act 1985, a resolution dealing with their re-appointment will be put to the members at the next Annual General Meeting.

SMALL COMPANY PROVISIONS

The directors' report has been prepared in accordance with the special provisions of Part VII of the Companies Act relating to small companies

APPROVAL

The directors' report was approved by the Board on 28th March 2007 and signed on its behalf by -



R SLEE
DIRECTOR

INDEPENDENT AUDITOR'S REPORT**TO THE MEMBERS OF ORMSBY (FREEHOLD) LIMITED****31st DECEMBER 2006**

We have audited the financial statements of Ormsby (Freehold) Limited for the year ended 31st December 2006 which comprise the Profit and Loss Account, the Balance Sheet and the related notes. These financial statements have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005) and on the basis of the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's 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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITOR

As described in the statement of Directors' Responsibilities the company's directors are responsible for the preparation of the financial statements in accordance with the applicable law and United Kingdom Accounting Standards ('United Kingdom Generally Accepted Accounting Practice').

Our responsibility is to audit the financial statements in accordance with the 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. We also report to you, if, in our opinion, the Directors' Report is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the Directors' 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 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.

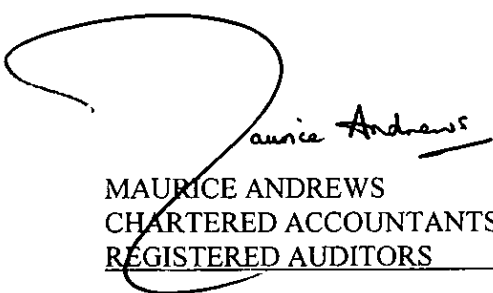
INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF ORMSBY (FREEHOLD) LIMITED
31st DECEMBER 2006
(continued)

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 company's affairs as at 31st December 2006 and of its profit for the year then ended, and have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the Directors' report is consistent with the financial statements

Grove House,
25 Upper Mulgrave Road,
Cheam,
Surrey, SM2 7BE
28th March 2007


MAURICE ANDREWS
CHARTERED ACCOUNTANTS
REGISTERED AUDITORS

ORMSBY (FREEHOLD) LIMITED
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31st DECEMBER 2006

	<u>Notes</u>	<u>2006</u> £	<u>2005</u> £
SERVICE CHARGES RECEIVABLE		32,049	48,000
General maintenance costs		<u>27,163</u>	<u>42,851</u>
		4,886	5,149
Administrative expenses		<u>2,588</u>	<u>4,703</u>
OPERATING PROFIT	2	2,298	446
Interest received		<u>137</u>	<u>32</u>
PROFIT FOR THE FINANCIAL YEAR	6	<u><u>2,435</u></u>	<u><u>478</u></u>

ORMSBY (FREEHOLD) LIMITED**BALANCE SHEET**
31st DECEMBER 2006

	<u>Notes</u>	<u>2006</u> £	<u>2005</u> £
CURRENT ASSETS			
Debtors	3	4,093	9,195
Cash at bank		<u>13,677</u>	<u>7,924</u>
		17,770	17,119
CREDITORS amounts falling due within one year	4	<u>8,081</u>	<u>9,865</u>
NET ASSETS		<u>9,689</u>	<u>7,254</u>
 CAPITAL AND RESERVES			
Called up share capital	5	96	96
Profit and loss account	6	<u>9,593</u>	<u>7,158</u>
SHAREHOLDERS' FUNDS		<u>9,689</u>	<u>7,254</u>

The financial statements have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985 and with the Financial Reporting Standard for Smaller Entities (effective January 2005)

The financial statements were approved by the Board of Directors
on 28th March 2007 and signed on its behalf by -



R. Slee

Director

ORMSBY (FREEHOLD) LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st DECEMBER 2006

1 ACCOUNTING POLICIES

Accounting basis and standards

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

2 OPERATING PROFIT

The operating profit is stated after charging

	<u>2006</u>	<u>2005</u>
	£	£
Directors' emoluments	-	-
Auditor's remuneration	750	735
	<u> </u>	<u> </u>

3 DEBTORS

	<u>2006</u>	<u>2005</u>
	£	£
Due within one year -		
Sundry debtors	4,093	9,195
	<u> </u>	<u> </u>

4 CREDITORS amounts falling due within one year

	<u>2006</u>	<u>2005</u>
	£	£
Sundry creditors and accruals	8,081	9,865
	<u> </u>	<u> </u>

ORMSBY (FREEHOLD) LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st DECEMBER 2006
(continued)

5 SHARE CAPITAL

			<u>2006</u>	<u>2005</u>
			£	£
Authorised				
Number	Class	Nominal Value		
24	Ordinary	£4	96	96
			<u> </u>	<u> </u>
Allotted and fully paid				
Number	Class	Nominal Value		
24	Ordinary	£4	96	96
			<u> </u>	<u> </u>

6 PROFIT AND LOSS ACCOUNT

	<u>2006</u>	<u>2005</u>
	£	£
Balance brought forward 1 1 2006	7,158	6,680
Profit for year	<u>2,435</u>	<u>478</u>
Balance carried forward 31 12 2006	<u>9,593</u>	<u>7,158</u>

7 FREEHOLD REVERSION

The company owns the freehold of 'Ormsby', Grange Road, Sutton, Surrey - which property is leased long term. The freehold has no commercial value.

ORMSBY (FREEHOLD) LIMITED

DETAILED PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31st DECEMBER 2006

	<u>2006</u>		<u>2005</u>	
	£	£	£	£
SERVICE CHARGES RECEIVABLE				
Garage doors replacement	6,369		-	
Roof repairs	-		21,600	
General	<u>25,680</u>		<u>26,400</u>	
		32,049		48,000
GENERAL MAINTENANCE COSTS				
Cleaning and garden maintenance	9,933		6,598	
Repairs and renewals	12,515		31,321	
Pest control	-		60	
Water rates	22		492	
Electricity	610		424	
Insurance	3,613		3,368	
Survey fees	<u>470</u>		<u>588</u>	
		<u>27,163</u>		<u>42,851</u>
		4,886		5,149
ADMINISTRATIVE EXPENSES				
Company Secretarial expenses	353		221	
Audit fee	881		864	
Management fees	1,269		3,243	
Directors' liability insurance	191		191	
Printing, postage and stationery	184		136	
Subscriptions	48		-	
Bank charges	-		48	
Miscellaneous	<u>10</u>		<u>-</u>	
	2,936		4,703	
<u>less</u> miscellaneous fees etc received	<u>348</u>		<u>-</u>	
		<u>2,588</u>		<u>4,703</u>
OPERATING PROFIT		2,298		446
Interest received				
- bank deposit accounts	115		32	
- late payment of service charges	<u>22</u>		<u>-</u>	
		<u>137</u>		<u>32</u>
PROFIT FOR THE FINANCIAL YEAR		<u>2,435</u>		<u>478</u>