

ST. JAMES' GATE RESIDENTS COMPANY LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 30TH JUNE 1995

<u>Contents</u>	<u>Page</u>
Report of the Directors	1 - 2
Report of the Auditors	3
Balance Sheet	4
Income and Expenditure Account	5
Notes to Financial Statements	6 - 7



ST. JAMES' GATE RESIDENTS COMPANY LIMITEDDIRECTORS REPORT

The directors present their annual report and the audited financial statements for the year ended 30th June 1995.

Principal Activities

The principal activity of the Company is to manage the mutual interests of the lessees of numbers 1-12 and 14-45 Tilebarn Close, Henley on Thames, Oxfordshire.

Statement of Directors' Responsibilities

Company law requires the directors to prepare financial statements for each 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:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- comply with applicable accounting standards subject to any material departures disclosed and explained in the financial statements; and
- 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.

Directors and Directors' Interest

The directors who held office during the year and their interests in the share capital of the Company were as follows:

	<u>£5 Ordinary Shares</u>	
	<u>30th June 1995</u>	<u>1st July 1994</u>
Dr. J. R. Brooks	1	1
P. J. Coxeter	1	1
R. Tregoning-Davis	-	-
D. K. Magauran	1	1
P. Syrett (Resigned 20th April 1995)	1	1
L. P. Fryer (Appointed 20th April 1995)	1	1

ST. JAMES' GATE RESIDENTS COMPANY LIMITED

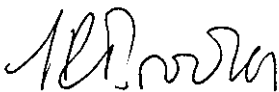
DIRECTORS REPORT - Continued

Auditors

In accordance with Section 384(1) of the Companies Act 1985, a resolution proposing re-appointment of Messrs. E. A. Kench & Co. as auditors to the Company will be put to the Annual General Meeting.

Advantage has been taken in the preparation of the directors' report of the special exemptions applicable to small companies conferred by Part II of Schedule 8 to the Companies Act 1985.

By Order of the Board



Dr. J. R. Brooks
Secretary

2nd August 1995

REPORT OF THE AUDITORS
TO THE MEMBERS OF
ST. JAMES' GATE RESIDENTS COMPANY 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 6.

Respective Responsibilities of Directors and Auditors

As described on page 1 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.

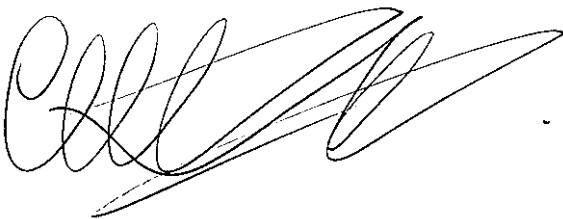
Basis of Opinion

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 at 30th June 1995 and of its result for the year then ended and have been properly prepared in accordance with the provisions of the Companies Act 1985 applicable to small companies.

A handwritten signature in black ink, appearing to be 'E. A. Kench & Co.', written in a cursive, flowing style.

E. A. KENCH & CO.,
Registered Auditor,
8 Station Road,
Henley on Thames,
Oxfordshire.

2nd August 1995

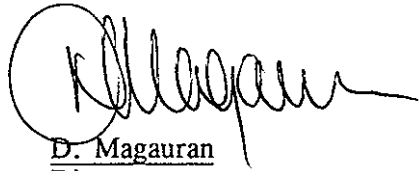
ST JAMES' GATE RESIDENTS COMPANY LIMITEDBALANCE SHEET30TH JUNE 1995

	<u>Notes</u>		<u>30th June 1994</u>
<u>FIXED ASSETS</u>			
Freehold Property	2	1	-
<u>CURRENT ASSETS</u>			
Due from Laing Homes Limited	-		2428
Unpaid Service Charges	725		3906
Prepayments	1747		1694
Balance at Bank	8034		-
		10506	<u>8028</u>
<u>CURRENT LIABILITIES</u>			
Service Charges received in advance	-		114
Accruals	943		2957
Accumulated surplus of Tenants' Service Charges	727		430
		(1670)	<u>(3501)</u>
<u>NET CURRENT ASSETS</u>		<u>8837</u>	<u>4527</u>
<u>PROVISIONS FOR LIABILITIES AND CHARGES</u>			
Maintenance Provision	3	(7517)	(3207)
<u>NET ASSETS</u>		<u>£ 1320</u>	<u>£ 1320</u>
<u>CAPITAL AND RESERVE</u>			
Called up Share Capital	4	220	220
Share Premium		1100	1100
<u>SHAREHOLDERS FUNDS</u>	5	<u>£ 1320</u>	<u>£ 1320</u>

Advantage is taken of the exemptions conferred by Parts I and II of Schedule 8 to the Companies Act 1985. In the directors' opinion, the Company is entitled to those exemptions having met the qualifications for a small company specified in Sections 246 and 247 of the Companies Act 1985.

The attached notes form an integral part of these financial statements.

The financial statements were approved by
the Board of Directors on 2nd August 1995


D. Magauran
Director

ST. JAMES' GATE RESIDENTS COMPANY LIMITED
INCOME AND EXPENDITURE ACCOUNT FOR THE
YEAR ENDED 30TH JUNE 1995

	<u>Notes</u>		<u>Year Ended 30th June 1994</u>
<u>TURNOVER</u>			
Tenants' Service Charges due	1	17617	14576
(Surplus)/Deficit of Tenants' Service Charges		(297)	203
Borne by landlords re voids		-	1197
		<u>17320</u>	<u>15976</u>
<u>ADMINISTRATIVE EXPENSES</u>			
Insurance	2464		1550
Electricity	791		996
Repairs and Maintenance	-		356
Cleaning and Gardening	7198		7731
Audit Fee	500		600
Administration Fee	1556		2462
Transfer to Maintenance Provision	4400		2249
Sundry Expenses	411		32
		<u>(17320)</u>	<u>(15976)</u>
Retained Result for the Year	6	-	-
<u>RESULT CARRIED FORWARD</u>		<u>-</u>	<u>-</u>

The Company's turnover and expenses all relate to continuing operations. The Company has no recognised gains nor losses for the year. The retained result has been calculated on historical cost basis.

The attached notes form an integral part of these financial statements.

ST JAMES' GATE RESIDENTS COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30TH JUNE 1995

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 under the historical cost convention. 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 Charge

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 was built but not sold was borne by Laing Homes Limited, the developers.

Maintenance Provision

The Company is liable to ensure that certain communal areas 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 derived from the provision of services to lessees during the year.

ST JAMES' GATE RESIDENTS COMPANY LIMITEDNOTES TO THE FINANCIAL STATEMENTSYEAR ENDED 30TH JUNE 19952. FREEHOLD PROPERTY

<u>Cost</u>	<u>Land</u>
Addition	1
At 30th June 1995	£ <u>1</u>

3. MAINTENANCE PROVISION

At 1st July 1994	3207
Charge for the year	4400
Utilised during the year	(90)
At 30th June 1995	£ <u>7517</u>

4. CALLED UP SHARE CAPITAL1994

Authorised:		
100 Ordinary Shares of £5 each	£ <u>500</u>	£ <u>500</u>
Allotted, called up and fully paid:		
44 Ordinary Shares of £5 each	£ <u>220</u>	£ <u>220</u>

5. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	<u>Share Capital</u>	<u>Share Premium</u>	<u>Total Share- Holders Funds</u>
Balance as at 1st July 1994 & 30th June 1995	£ <u>220</u>	£ <u>1100</u>	£ <u>1320</u>

6. RETAINED RESULTS FOR THE FINANCIAL YEAR1994

The retained result for the financial year
is stated after charging:

Auditors' Remuneration and Expenses	£ <u>500</u>	£ <u>600</u>
-------------------------------------	--------------	--------------

7. DIRECTORS

Total Emoluments	£ <u>Nil</u>	£ <u>Nil</u>
------------------	--------------	--------------