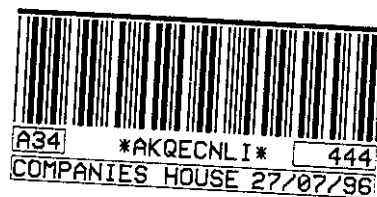


COMPANIES HOUSE

ASHWORTH HOMES LIMITED

REPORT AND FINANCIAL STATEMENTS

◆ 31 January 1996 ◆



ASHWORTH HOMES LIMITED

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ASHWORTH HOMES LIMITED

COMPANY INFORMATION

Director	P J Windus
Secretary	T A Cole
Registered office	64 Queen Street London EC4 1AD
Auditors	Robson Rhodes Chartered Accountants 186 City Road London EC1V 2NU
Company number	1140180

ASHWORTH HOMES LIMITED

REPORT OF THE DIRECTOR

The director presents his report and the audited financial statements of the company for the year ended 31 January 1996.

Principal activities

The principal activity of the company is to develop and deal in land and property. The company also holds various properties as long term investments.

Review of the business

The company continues to purchase properties for development and resale on a selective basis.

Results and dividend

The profit for the year after tax amounted to £49,527. The director paid an interim dividend on 1 July 1996 of £15,000. No final dividend is proposed leaving £34,527 to be transferred to reserves.

Director

P J Windus has served as sole director during the year.

The director's beneficial interest in the ordinary shares of the company, as defined by the Companies Act 1985, were as follows:

	£1 Ordinary shares	
	1996	1995
P J Windus	7,600	7,600

P J Windus is also non-beneficially interested in 2,400 shares by virtue of being a trustee.

There have been no changes in the director's shareholdings between 31 January 1996 and the date of this report.

The director had no material interest in any contract or arrangement with the company during the year.

ASHWORTH HOMES LIMITED

REPORT OF THE DIRECTOR (Continued)

Director's responsibilities for financial statements

Company law requires the director 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 these financial statements, the director has:

- selected suitable accounting policies and applied them consistently;
- made judgments and estimates that are reasonable and prudent;
- followed applicable accounting standards; and
- prepared the financial statements on the going concern basis.

The director is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and enable him to ensure that the financial statements comply with the Companies Act 1985. He is 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.

Auditors

The auditors, Robson Rhodes, are willing to continue in office and are expected to be deemed to be re-appointed in accordance with the elective resolution currently in force.

The report of the director was approved on 1st JULY 1996 and signed on his behalf by:



Terence Arthur Cole
Secretary

ASHWORTH HOMES LIMITED

AUDITORS' REPORT TO THE SHAREHOLDERS OF ASHWORTH HOMES LIMITED

We have audited the financial statements on pages 5 to 13 which have been prepared on the basis of the accounting policies set out on page 7.

Respective responsibilities of directors and auditors

As described on page 3 the company's director is 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.

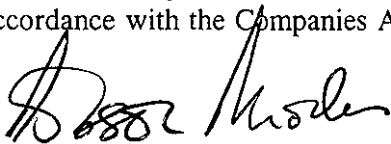
Basis of opinion

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 director 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 affairs of the company as at 31 January 1996 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Robson Rhodes
Chartered Accountants and Registered Auditor

London *18 July* 1996

ASHWORTH HOMES LIMITED**PROFIT AND LOSS ACCOUNT**
for the year ended 31 January 1996

	Note	1996 £	1995 £
Turnover: continuing operations		204,000	233,525
Cost of sales		(145,339)	(141,725)
Gross profit		58,661	91,800
Administrative expenses		(150,644)	(156,482)
Operating loss: continuing operations	4	(91,983)	(64,682)
Net rental income		226,573	210,924
Income from shares in group undertakings		-	91,302
Amount written off value of investment in group undertaking which is to be dissolved		-	(91,302)
		-	-
Profit before interest and tax		134,590	146,242
Interest receivable and similar income	5	51	165
Amounts written off fixed asset investments		-	(100,000)
Interest payable	6	(64,851)	(63,897)
Profit/(loss) on ordinary activities before taxation		69,790	(17,490)
Tax on profit/(loss) on ordinary activities	7	(20,263)	(19,999)
Profit/(loss) for the financial year		49,527	(37,489)
Retained profits brought forward		915,043	906,230
Release of revaluation reserve		-	91,302
Interim dividend	8	(15,000)	(45,000)
Retained profit carried forward		949,570	915,043

The company has no recognised gains or losses other than the profits/losses for the two years ended 31 January 1996.

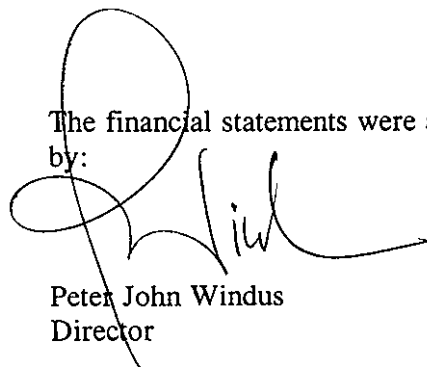
The historical cost profit on ordinary activities before taxation for 1995 amounts to £73,812, being the sum of the reported loss on ordinary activities before tax of £17,490 and the amount written off the value of the investment in group undertaking of £91,302. The retained historical cost profit after tax and dividends amounts to £8,813.

ASHWORTH HOMES LIMITED

BALANCE SHEET at 31 January 1996

	Note	1996 £	1995 £
Fixed assets			
Tangible assets	9	14,893	22,707
Investments			
- Shares in group and other undertakings	10	4	6
- Investment properties	11	1,609,438	1,584,929
		<u>1,624,335</u>	<u>1,607,642</u>
Current assets			
Stocks		232,938	188,309
Debtors	12	23,090	23,035
		<u>256,028</u>	<u>211,344</u>
Creditors: Amounts falling due within one year	13	(373,341)	(457,743)
Net current liabilities		<u>(117,313)</u>	<u>(246,399)</u>
Total assets less current liabilities		1,507,022	1,361,243
Creditors: amounts falling due after more than one year	14	(547,452)	(436,200)
Net assets		<u>959,570</u>	<u>925,043</u>
Capital and reserves			
Called up share capital	16	10,000	10,000
Profit and loss account		949,570	915,043
Equity shareholders' funds		<u>959,570</u>	<u>925,043</u>

The financial statements were approved by the Board on 1st JULY 1996 and signed on its behalf by:



Peter John Windus
Director

NOTES TO THE FINANCIAL STATEMENTS

31 January 1996

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements are prepared under the historical cost convention.

Turnover

Turnover consists of the gross sales proceeds of development properties.

Sales of property are accounted for as sales upon full receipt of the sales proceeds.

Tangible fixed assets and depreciation

Depreciation is provided evenly on the cost of motor vehicles and equipment in order to write them down to their estimated residual values over their expected useful lives. The rate used is 25% pa. No depreciation is provided on buildings included as investment properties.

Stocks

Stocks represents properties held for resale and are stated at the lower of cost and estimated net realisable value. Cost comprises property acquisition costs, plus subsequent improvement costs where relevant.

Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred or accelerated because of timing differences between the treatment of certain items for accounting and taxation purposes.

Provision for deferred taxation is made under the liability method only to the extent that it is probable that the liability will become payable in the foreseeable future.

Rents receivable on investment properties

Rents receivable on investment properties are credited to the profit and loss account in the period to which the rental income relates. Where properties are subject to rent reviews, the change in the rental is only brought into account when agreed, including any increase which may relate to a period commencing in a previous accounting period.

Investment properties

Investment properties are stated at cost less provision for permanent diminution in value. Investment properties are stated at cost as in the opinion of the director, market value is not materially different. Investment properties are not depreciated as in the opinion of the director any such depreciation would be immaterial.

ASHWORTH HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

31 January 1996

2. EMPLOYEES AND PENSIONS

	1996 £	1995 £
Staff costs, including the director:		
Wages and salaries	92,750	92,500
Social security costs	9,751	9,877
Pension costs	7,800	4,800
	<u>110,301</u>	<u>107,177</u>

The company had one employee, the director, during the year.

3. DIRECTOR

	1996 £	1995 £
Emoluments including benefits	106,894	106,275

The emoluments of the sole director, exclusive of pension contributions were £99,094 (31 January 1995: £101,475).

4. OPERATING LOSS

	1996 £	1995 £
Operating loss for the year is arrived at after charging:		
Depreciation	7,814	7,813
Auditors' remuneration	3,800	3,800

5. INTEREST RECEIVABLE AND SIMILAR INCOME

	1996 £	1995 £
Fee income	40	-
Bank deposit interest	11	165
	<u>51</u>	<u>165</u>

ASHWORTH HOMES LIMITED**NOTES TO THE FINANCIAL STATEMENTS****31 January 1996****6. INTEREST PAYABLE**

	1996	1995
	£	£
Bank loans and overdrafts repayable wholly within five years	17,782	13,028
Bank loans and overdrafts repayable within five years by instalments	3,563	15,029
Bank loans repayable in more than five years	43,506	35,840
	<u>64,851</u>	<u>63,897</u>

7. TAXATION

	1996	1995
	£	£
Taxation charge for the year		
Corporation tax at 25%	20,000	20,000
Under/(over) provision in previous years	263	(1)
	<u>20,263</u>	<u>19,999</u>

8. DIVIDEND

	1996	1995
	£	£
Interim dividend proposed of £1.97 pence per share (1994: interim dividend paid of £5.92 pence per share)	<u>15,000</u>	<u>45,000</u>

The holders of 2,400 shares have waived their entitlement to the dividends.

ASHWORTH HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

31 January 1996

9. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Motor vehicles £	Office equipment £	Total £
Cost				
At 1 February 1995	3,482	28,049	4,851	36,382
Additions	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 January 1996	3,482	28,049	4,851	36,382
	<hr/>	<hr/>	<hr/>	<hr/>
Depreciation				
At 1 February 1995	3,482	7,012	3,181	13,675
Charge for the year	-	7,012	802	7,814
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 January 1996	3,482	14,024	3,983	21,489
	<hr/>	<hr/>	<hr/>	<hr/>
Net book value				
At 31 January 1996	-	14,025	868	14,893
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 January 1995	-	21,037	1,670	22,707
	<hr/>	<hr/>	<hr/>	<hr/>

10. INVESTMENTS - SHARES IN GROUP AND OTHER UNDERTAKINGS

	Shares in group undertakings £	Participating interest £	Total £
Cost or valuation			
At 1 February 1995	2	4	6
Amount written off investment	(2)	-	(2)
	<hr/>	<hr/>	<hr/>
At 31 January 1996	-	4	4
	<hr/>	<hr/>	<hr/>

(a) Group undertakings

The shares in group undertakings comprised an investment in Ashworth Properties Limited which was dissolved during the year.

(b) Participating interest

	Country of incorporation	Capital and reserves	Group interest in ordinary shares
Rowley Park Management Ltd	England & Wales	£8	50%

ASHWORTH HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

31 January 1996

11. INVESTMENTS - INVESTMENT PROPERTIES

	Freehold £	Long leasehold £	Total £
Cost			
At 1 February 1995	1,414,857	170,072	1,584,929
Additions	24,509	-	24,509
	<hr/>	<hr/>	<hr/>
At 31 January 1996	1,439,366	170,072	1,609,438
	<hr/>	<hr/>	<hr/>

12. DEBTORS

	1996 £	1995 £
Other debtors	1,918	1,616
Advance corporation tax recoverable	3,750	-
Prepayments and accrued income	17,422	21,419
	<hr/>	<hr/>
	23,090	23,035
	<hr/>	<hr/>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	1996 £	1995 £
Debt (Note 15)	243,829	304,741
Corporation tax	23,750	8,750
Other taxation and social security	5,809	13,397
Other creditors	19,825	30,712
Accruals and deferred income	65,128	100,143
Dividend payable	15,000	-
	<hr/>	<hr/>
	373,341	457,743
	<hr/>	<hr/>

ASHWORTH HOMES LIMITED**NOTES TO THE FINANCIAL STATEMENTS****31 January 1996****14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	1996	1995
	£	£
Debt (note 15)	547,452	436,198
Amount owed to subsidiary undertaking	-	2
	<u>547,452</u>	<u>436,200</u>

15. DEBT ANALYSIS

	1996	1995
	£	£
Due within one year		
Bank loans and overdraft	243,829	304,741
	<u>243,829</u>	<u>304,741</u>
Due after more than one year		
Bank loans	547,452	436,198
	<u>547,452</u>	<u>436,198</u>

The above debt is repayable as follows:

	1996	1995
	£	£
Due within one year	243,829	304,741
Between one and two years	84,616	90,996
Between two and five years	253,848	176,598
After five years	208,988	168,604
	<u>791,281</u>	<u>740,939</u>

The bank loans and overdraft are secured by a fixed and floating charge over the assets of the company together with specific fixed charges over certain of the company's properties. Bank loans are repayable by instalments over ten and twelve year periods. Interest is payable at varying rates up to 3% above bank base rate.

ASHWORTH HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

31 January 1996

16. CALLED UP SHARE CAPITAL

	1996 £	1995 £
Authorised		
50,000 ordinary shares of £1 each	50,000	50,000
	<hr/>	<hr/>
Allotted and fully paid		
10,000 ordinary shares of £1 each	10,000	10,000
	<hr/>	<hr/>

17. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	1996 £	1995 £
Total recognised gains/(losses)	49,527	(37,489)
Dividend	(15,000)	(45,000)
	<hr/>	<hr/>
Increase/(decrease) in shareholders' funds	34,527	(82,489)
Opening shareholders' funds	925,043	1,007,532
	<hr/>	<hr/>
Closing shareholders' funds	959,570	925,043
	<hr/>	<hr/>

18. CAPITAL COMMITMENTS

At 31 January 1996, there was capital expenditure for the purchase of an investment property authorised and contracted for amounting to £198,450 (1995: £30,600).

The purchase was completed in February 1996 and funded by a new bank loan.