AND RETURN

SPRINGVALE HOLDINGS LIMITED

FINANCIAL STATEMENTS

31ST DECEMBER 1998

Registered number: 2274018

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FINANCIAL STATEMENTS

for the year ended 31st December 1998

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The following pages do not form part of the statutory accounts

| Detailed trading and profit and loss account | Appendix | 1 |
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| Schedule to the detailed trading and profit and loss account | Appendix | 2 |

COMPANY INFORMATION

31st December 1998

NUMBER

2274018

CHAIRMAN

R Bevan

OTHER DIRECTORS

A S Bevan P J Bevan C A Bevan

SECRETARY

P J Bevan

REGISTERED OFFICE

Blakeley Hall Road

Oldbury

West Midlands B69 4ET

AUDITORS

Clement Keys

Chartered Accountants
Dartmouth House
Sandwell Road
West Bromwich
West Midlands

DIRECTORS' REPORT

31st December 1998

The directors present their report and the audited financial statements for the year ended 31st December 1998.

Principal activity

The principal activity of the company was property investment, and management services.

Business review

The company's balance sheet as detailed on page 6 shows a satisfactory position, shareholders' funds amounting to £876,742.

Results and dividends

The results for the year are shown in the profit and loss account on page 5. The directors do not propose payment of an ordinary dividend.

Fixed assets

The company's properties were revalued during the year. The valuations have been incorporated in these accounts and are set out in notes 7 and 8.

Directors

The directors of the company during the year and their interests in the shares of the company as recorded in the register of directors' interests were as follows:

| | 31st December 1998 Ordinary shares | 1st January 1998 Ordinary shares |
|-----------|---------------------------------------|-------------------------------------|
| R Bevan | - | - |
| A S Bevan | 528 | 528 |
| P J Bevan | 528 | 528 |
| C A Bevan | - | - |

Auditors

Clement Keys have agreed to offer themselves for re-appointment as auditors of the company.

On behalf of the board

J Bevan

Blakeley Hall Road Oldbury

West Midlands B69 4ET

14th May 1999

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 of the company for that period. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and 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 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.

On behalf of the board

P Bevan Director

14th May 1999

AUDITORS' REPORT

Auditors' report to the members of

Springvale Holdings Limited

We have audited the financial statements on pages 4 to 12 which have been prepared in accordance with the Financial Reporting Standard for Smaller Entities, under the historical cost convention and the accounting policies set out on page 7.

Respective responsibilities of directors and auditors

As described on page 3, 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 error or other irregularity. 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 December 1998 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

West Bromwich

14th May 1999

Clement Veys Clement Keys

Registered Auditors

Chartered Accountants

PROFIT AND LOSS ACCOUNT

for the year ended 31st December 1998

| | | 1998 | 1997 |
|--|------|-----------|-----------|
| | Note | £ | £ |
| Turnover | 2 | 670,000 | 400,000 |
| Net operating expenses | | | |
| Administrative expenses | | (616,032) | (308,773) |
| Operating profit | 3 | 53,968 | 91,227 |
| Investment income | 5 | 97,517 | 60,223 |
| Profit on ordinary activities before taxation | | 151,485 | 151,450 |
| Taxation | 6 | (31,997) | (33,259) |
| Profit on ordinary activities after taxation retained for the year | 15 | 119,488 | 118,191 |

Movements in reserves are shown in the notes to the financial statements.

BALANCE SHEET

at 31st December 1998

| | | 1998 | | 1997 | |
|--|--------|--------------------|--------------------|-----------|--------------------|
| | Note | £ | £ | £ | £ |
| Fixed assets | | | | | |
| Tangible assets Investments | 7 9 | | 450,000 157,557 | | 450,000 157,557 |
| | | | 607,557 | | 607,557 |
| Current assets | | | | | |
| Debtors Cash at bank and in hand | 10 | 5,500 1,070,011 | | 1,126,823 | |
| | _ | 1,075,511 | | 1,126,823 | |
| Creditors: amounts falling due within one year | 11 | (806,326) | | (977,126) | |
| Net current assets | | | 269,185 | | 149,697 |
| Total assets less current liabilities | | - | 876,742 | _ | 757,254 |
| Capital and reserves | | | | | |
| Called up share capital | 12 | | 1,056 | | 1,056 |
| Share premium account | 13 | | 157,241 | | 157,241 |
| Revaluation reserve | 14 | | 227,565 | | 227,565 |
| Profit and loss account | 15 | _ | 490,880 | | 371,392 |
| Total shareholders' funds | | = | 876,742 | == | 757,254 |

The financial statements on pages 4 to 12 were approved by the board of directors on 14th May 1999 and signed on its behalf by:

P Bevan Director

NOTES ON FINANCIAL STATEMENTS

31st December 1998

1 Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules.

The financial statements have also been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective March 1999).

The company has taken advantage of the exemption from preparing a cash flow statement as conferred by Financial Reporting Standard No. 1 (Revised 1996) on the grounds that it qualifies as a small company under the Companies Act 1985.

Turnover

Turnover represents the amount derived from the provision of goods and services falling within the company's activities after deduction of trade discounts and value added tax.

Depreciation

Depreciation of fixed assets is calculated to write off their cost or valuation less any residual value over their estimated useful lives as follows:

Plant and machinery

10% straight line

No depreciation is provided on freehold property as the directors are of the opinion that their useful economic lives and residual values are such that any element of depreciation is not material.

Consolidation

The accounts present information about the company as an individual entity. The company has not prepared consolidated financial statements as permitted by the Companies Act 1985 as it meets the criteria defined for a small sized group. The investment in the subsidiary has been accounted for using the equity method of accounting.

2 Turnover

The turnover for the year was derived from the company's principal activity. The whole of the turnover is attributable to the UK market.

NOTES ON FINANCIAL STATEMENTS

31st December 1998

| 3 | Operating profit | 1998 | 1997 |
|---|--|-------------------|-------------------|
| | | | 1997 |
| | Operating profit is stated after charging: | £ | £ |
| | Staff costs (note 4) | 616,000 | 308,000 |
| | Depreciation of tangible fixed assets (note 7): Owned assets | _ | 468 |
| 4 | Directors and employees | | |
| | Staff costs including directors' emoluments | | |
| | Wages and salaries Social security costs | 560,000 56,000 | 280,000 28,000 |
| | | 616,000 | 308,000 |
| | Average monthly number employed including executive directors: | Number | Number |
| | Office and management | 2 | 2 |
| | Directors | £ | £ |
| | Emoluments | 560,000 | 280,000 |
| | Highest paid director | | |
| | Emoluments and amounts receivable under long term incentive schemes Company contributions to a money purchase pension scheme | 280,000 | 130,000 |
| 5 | Investment income | | |
| | Interest receivable | 97,517 | 60,223 |
| 6 | Taxation | | |
| | Corporation tax on profit on ordinary activities at 31% (1997 24%) | 31,997 | 33,259 |

NOTES ON FINANCIAL STATEMENTS

31st December 1998

7 Tangible fixed assets

| | Plant and machinery | Land and buildings | Total |
|--|--|--|---|
| Cost or valuation | £ | £ | £ |
| 1st January 1998 and 31st December 1998 | 2,340 | 450,000 | 452,340 |
| Depreciation | | | |
| 1st January 1998 | 2,340 | - | 2,340 |
| 31st December 1998 | 2,340 | <u> </u> | 2,340 |
| Net book amount | | | |
| 31st December 1998 | | 450,000 | 450,000 |
| 1st January 1998 | <u>-</u> | 450,000 | 450,000 |
| Land and buildings | | | |
| | | 1998 | 1997 |
| | | £ | £ |
| Freehold | | 450,000 | 450,000 |
| Historical cost information | | | |
| Freehold land and buildings historical cost - cost | | 222,435 | 222,435 |
| | Depreciation 1st January 1998 31st December 1998 Net book amount 31st December 1998 1st January 1998 Land and buildings Freehold Historical cost information | Cost or valuation 1st January 1998 and 31st December 1998 2,340 Depreciation 1st January 1998 2,340 31st December 1998 2,340 Net book amount 31st December 1998 | Cost or valuation £ £ £ 1st January 1998 and 31st December 1998 2,340 450,000 Depreciation 1st January 1998 2,340 - 31st December 1998 2,340 - Net book amount 31st December 1998 - 450,000 1st January 1998 - 450,000 Land and buildings £ Freehold 450,000 Historical cost information |

NOTES ON FINANCIAL STATEMENTS

31st December 1998

9 Fixed asset investments

| | | | | Investments other than loans |
|-----------------------------------|--------------------------|----------------|------------------|------------------------------------|
| Cost | | | | £ |
| 1st January 1998 and | l at 31st December 199 | 98 | | 157,557 |
| Net book amount | | | | |
| 31st December 1998 | | | | 157,557 |
| 1st January 1998 | | | | 157,557 |
| | Nature of business | Class of share | Amount issued | Amount owned by parent undertaking |
| Bevan Motor | Commercial | £1 | £ | £ |
| Bodies Limited | vehicle body | Ordinary | 2 | 2 |
| (Registered in England and Wales) | construction & finishing | | = | = |

At 31st December 1998, the total capital and reserves of the subsidiary undertaking was £696,830 (1997 £574,988). Its profit after taxation for the year ended 31st December 1998 amounted to £121,842 (1997 £104,557).

10 Debtors

| | 1998 | 1997 |
|--|-------|------|
| Amounts falling due after more than one year | £ | £ |
| Other debtors | 5,500 | - |

NOTES ON FINANCIAL STATEMENTS

31st December 1998

| 11 | Creditors: amounts falling due within one year | | | | |
|----|--|-----------|--------|-----------|---------|
| | | | | 1998 | 1997 |
| | | | | £ | £ |
| | Trade creditors | | | 560,000 | 280,000 |
| | Amounts owed to group undertakings | | | 130,329 | 641,367 |
| | Corporation tax | | | 31,997 | 27,759 |
| | Other taxation and social security | | | 84,000 | 28,000 |
| | | | | 806,326 | 977,126 |
| 12 | Called up share capital | | | | |
| | | 19 | 98 | 19 | 97 |
| | | Number of | | Number of | |
| | | shares | £ | shares | £ |
| | Authorised | | | | |
| | Ordinary shares of £1 each | 10,000 | 10,000 | 10,000 | 10,000 |
| | Allotted, called up and fully paid | | | | |
| | Ordinary shares of £1 each | 1,056 | 1,056 | 1,056 | 1,056 |
| 13 | Share premium account | | | | 1998 |
| | | | | | £ |
| | 1.1. 1000 131.7 | 1000 | | | 155.04: |
| | 1st January 1998 and 31st December 3 | 1998 | | | 157,241 |

NOTES ON FINANCIAL STATEMENTS

31st December 1998

14 Revaluation reserve

1998

£

1st January 1998 and 31st December 1998

227,565

No taxation has been provided on the surplus arising on revaluation of the property as it is not the company's intention to dispose of the property in the foreseeable future.

15 Profit and loss account

| 1st January 1998 | 371,392 |
|------------------------------|---------|
| Retained profit for the year | 119,488 |
| 31st December 1998 | 490,880 |