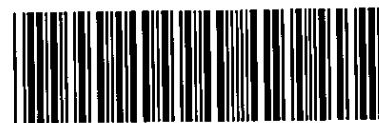


Fairview New Homes (West) Limited

Report and Financial Statements

31 December 2006

FRIDAY



AV686Q8N

A24

08/06/2007

704

COMPANIES HOUSE

Fairview New Homes (West) Limited

Report and financial statements 2006

Contents	Page
Directors' report	1
Statement of directors' responsibilities	2
Independent auditors' report	3
Profit and loss account	4
Balance sheet	5
Notes to the accounts	6

Fairview New Homes (West) Limited

Directors' report

The directors present their annual report and the audited financial statements for the year ended 31 December 2006. The directors' report has been prepared in accordance with the special provision relating to small companies under section 246(4) of the Companies Act 1985.

Principal activities

The company's principal activity is that of residential property development. The directors do not foresee that there will be any change in the company's activities during the current year.

Business review and financial activities

The directors regard progress as satisfactory. Details of the results are set out on page 4. No dividends were paid during the year (2005 £nil).

Directors and their interests

The directors who served during the year and to date are set out below:

W F Blincoe	(appointed 18 April 2007)
S C Casey	
I T Closier	(resigned 31 May 2006)
J B Cousins	(appointed 10 March 2006)
S J Gough	
R J Lotherington	(resigned 16 February 2007)
G A Malton	
M Smith	(appointed 18 April 2007)

The directors had no interests in the company during this year or the prior year. S C Casey and G A Malton are also directors of the ultimate parent company, Fairview Holdings Limited. Directors' interests in the ultimate parent company are detailed in the group financial statements.

Auditors

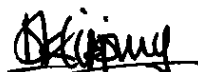
In the case of each of the persons who are directors at the time when the directors' report is approved, the following apply:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s234ZA of the Companies Act 1985.

Pursuant to section 386 of the Companies Act 1985 an elective resolution has been passed to dispense with the requirement to reappoint auditors annually, therefore Deloitte & Touche LLP remain as auditors.

By order of the Board



D K Tipping
Secretary

30 May 2007

Registered office
50 Lancaster Road, Enfield
Middlesex, EN2 0BY

Fairview New Homes (West) Limited

Statement of directors' responsibilities

The directors are responsible for preparing the Annual Report including the financial statements. The directors have chosen to prepare the financial statements for the company in accordance with United Kingdom Generally Accepted Accounting Practice (UK GAAP).

Company law requires the directors to prepare such financial statements for each financial year which give a true and fair view, in accordance with UK GAAP, of the state of affairs of the company and of the profit or loss of the company for that period and comply with UK GAAP and the Companies Act 1985. 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,
- state whether applicable accounting standards have been followed, 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 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.

Independent auditors' report to the members of Fairview New Homes (West) Limited

We have audited the financial statements of Fairview New Homes (West) Limited for the year ended 31 December 2006 which comprise the profit and loss account, the balance sheet and the related notes 1 to 12. These financial statements have been prepared under 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 auditors' 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 auditors

The directors' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

Our responsibility is to audit the financial statements in accordance with 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 whether in our opinion the information given in the Directors' Report is consistent with the financial statements.

In addition we report to you if, in our opinion, 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 other transactions 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 judgments 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, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 December 2006 and of its profit for the year then ended,
- the financial statements 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.


Deloitte & Touche LLP
Chartered Accountants and Registered Auditors
London
30 May 2007

Fairview New Homes (West) Limited

Profit and loss account Year ended 31 December 2006

	Notes	2006 £'000	2005 £'000
Turnover	1	1,775	-
Cost of sales		(548)	(6)
Gross profit/(loss)		1,227	(6)
Administrative expenses		(284)	-
Other operating income		10	-
Operating profit/(loss) and profit/(loss) on ordinary activities before taxation	2	953	(6)
Tax on profit/(loss) on ordinary activities	3	(186)	(8)
Profit/(loss) for the financial year	8	767	(14)

All activities derive from continuing operations. There are no recognised gains or losses for the current or preceding financial year other than as stated in the profit and loss account.

Fairview New Homes (West) Limited

Balance sheet 31 December 2006

	Notes	2006 £'000	2005 £'000
Current assets			
Land and buildings in course of development	1, 4	14,009	6,711
Debtors	5	-	495
		<u>14,009</u>	<u>7,206</u>
Creditors amounts falling due within one year	6	<u>(13,030)</u>	<u>(6,994)</u>
Net assets		<u>979</u>	<u>212</u>
Capital and reserves			
Called up share capital	7	-	-
Profit and loss account	8	<u>979</u>	<u>212</u>
Total equity shareholders' funds		<u>979</u>	<u>212</u>

Approved by the board



G A Malton
Director

30 May 2007

Fairview New Homes (West) Limited

Notes to the accounts

Year ended 31 December 2006

1 Accounting policies

The financial statements are prepared in accordance with applicable United Kingdom law and accounting standards. The particular accounting policies adopted are described below and have been applied consistently in the current and prior year.

Accounting convention

The financial statements are prepared under the historical cost convention.

Turnover

Turnover comprises

- (i) the net proceeds of properties sold to third parties, together with the sale proceeds of both partially developed and undeveloped sites. Sales of units and undeveloped sites are recognised at the time of legal completion, and
- (ii) the value of the freehold title in respect of units sold under leasehold terms. This is recognised at the time of legal completion of the individual leasehold units occupying the respective freehold.

All turnover arises in the United Kingdom.

Land and buildings in course of development

Land and buildings in course of development and land upon which development has not yet commenced are valued at the lower of cost and net realisable value. Cost includes the cost of acquiring land, development expenditure to date and an appropriate proportion of overhead expenditure.

In considering net realisable value, it is assumed that sites will be fully developed and completed residential units sold in the ordinary course of the company's business and that sites will not be placed on the market for immediate sale in their existing state.

Cash flow statement

The company has taken advantage of the exemption provided under Financial Reporting Standard 1 (Revised 1996) not to provide a cash flow statement, as it is a wholly owned subsidiary undertaking.

2 Operating profit/(loss)

Directors and employees

The company had no employees during the current or preceding year, other than directors. None of the directors received any emoluments or other benefits during the current or preceding year.

Auditors' remuneration

Auditors' remuneration of £1,000 (2005: £1,000) has been borne by another group company in both the current and preceding years.

Fairview New Homes (West) Limited

Notes to the accounts Year ended 31 December 2006

3 Tax on profit/(loss) on ordinary activities

	2006 £'000	2005 £'000
United Kingdom corporation tax at 30%	186	8

Reconciliation of current tax charge

The standard rate of current tax for the year is the UK standard rate of corporation tax of 30% (2005 30%)
The tax charge for both the current and previous year differs from the standard rate for the reasons set out in the following reconciliation

	2006 £'000	2005 £'000
Profit/(loss) on ordinary activities before taxation	953	(6)
Tax charge/(credit) on profit/(loss) on ordinary activities at 30%	286	(2)
Factors affecting charge		
Notional interest on intra-group balances	(100)	10
Current tax charge	186	8

4 Land and buildings in course of development

As at 31 December 2006 the company held approximately £14.0 million of land included in land and buildings in the course of development which had not received appropriate residential planning consent

It is the nature of the company's business activities that negotiations with local authorities to obtain planning consent often continue for a number of months and delays in resolution of these negotiations can occasionally occur. The directors have assessed the status of negotiations with local authorities on the sites currently without planning permission and are of the opinion that their underlying value is at least equal to the value shown in the financial statements

5 Debtors

	2006 £'000	2005 £'000
Amount owed by group undertakings	-	495

6 Creditors amounts falling due within one year

	2006 £'000	2005 £'000
Other creditors	-	6,525
Amount owed to group undertakings	12,327	-
Corporation tax	186	8
Accruals and deferred income	517	461
	13,030	6,994

Fairview New Homes (West) Limited

Notes to the accounts Year ended 31 December 2006

7 Called up share capital

	Number	£
Authorised share capital		
At 31 December 2005 and 31 December 2006	100	100
Called up, allotted and fully paid		
At 31 December 2005 and 31 December 2006	2	2

8 Profit and loss account

	£'000
At 31 December 2005	212
Profit for the financial year	767
At 31 December 2006	979

9 Guarantees

The company has given a guarantee in respect of bank loan facilities totalling £175 million (2005 £175 million) available to other group companies

The amount drawn down under this facility at 31 December 2006 is £80 million (2005 £90 million)

10 Contingent liabilities

Other than the guarantee referred to in note 9 the company has no contingent liabilities other than those arising in the normal course of business

11 Related party transactions

The company has taken advantage of the exception granted by paragraph 3 (c) of FRS 8 not to disclose related party transactions with greater than 90% owned companies within the group

12 Ultimate parent company

At 31 December 2006 the ultimate parent company and controlling party was Fairview Holdings Limited, a company incorporated in Great Britain. The immediate parent company is Fairview New Homes Limited, a company incorporated in Great Britain.

The largest and smallest group of undertakings for which group accounts to 31 December 2006 are drawn up and of which the company is a member is Fairview Holdings Limited. Copies of the group accounts may be obtained from 50 Lancaster Road, Enfield, Middlesex EN2 0BY.