

AUDITORS' REPORT TO THE DIRECTORS OF FOXES DALE LESSEES LIMITED
PURSUANT TO PARAGRAPH 24 OF SCHEDULE 8 TO THE COMPANIES ACT 1985

We have examined the abbreviated accounts on pages 5 to 7 together with the full financial statements of Foxes Dale Lessees Limited for the year ended 30th June 1994. The scope of our work for the purpose of this report was limited to confirming that the company is entitled to the exemptions claimed in the directors' statements on page 5 and that the abbreviated accounts have been properly prepared from the full financial statements.

In our opinion, the company is entitled under sections 246 and 247 of the Companies Act 1985 to the exemptions conferred by Section A of Part III of Schedule 8 to that Act in respect of the year ended 30th June 1994, and the abbreviated accounts on pages 5 to 7 have been properly prepared in accordance with that Schedule.

On 30th August 1994 we reported, as auditors of Foxes Dale Lessees Limited, to the members on the full financial statements prepared under section 226 of the Companies Act 1985 for the year ended 30th June 1994, and our audit report was as follows:

We have audited the financial statements on pages 4 to 8 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 2 the company's directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based upon 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 misstatements, 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.

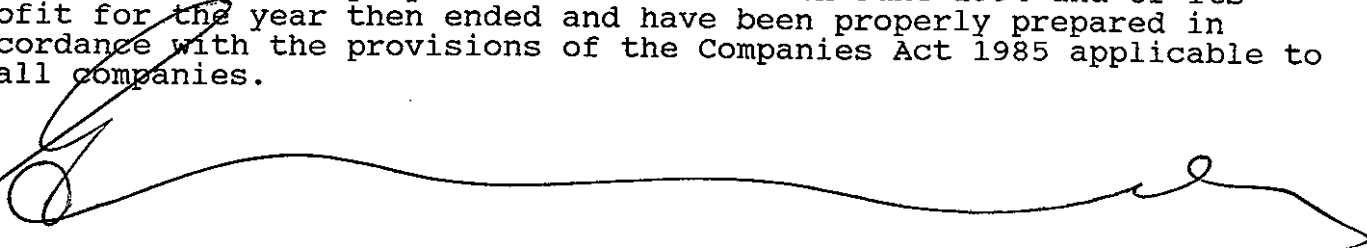


FOXES DALE LESSEES LIMITED

AUDITORS' REPORT (continued)

OPINION

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 30th June 1994 and of its profit for the year then ended and have been properly prepared in accordance with the provisions of the Companies Act 1985 applicable to small companies.



Enoch Epstein Shears & Co.
Chartered Accountants
Registered Auditor

31st August 1994

Hillside House
2-6 Friern Park
London N12 9BY

FOXES DALE LESSEES LIMITED

BALANCE SHEET

AS AT 30TH JUNE 1994

	<u>Note</u>	<u>1994</u>	<u>1993</u>
<u>FIXED ASSETS</u>			
Tangible	4	1,364	1,377
<u>UNQUOTED INVESTMENT</u> at cost	5	80	80
		-----	-----
		1,444	1,457
<u>CURRENT ASSETS</u>			
Debtors	6	550	290
Bank Balance		1,569	1,154
		-----	-----
		2,119	1,444
<u>CREDITORS</u>			
Amounts falling due within one year	7	1,938	1,307
		-----	-----
<u>NET CURRENT ASSETS</u>		181	137
		-----	-----
<u>TOTAL ASSETS LESS CURRENT LIABILITIES</u>		£ 1,625	£ 1,594
		=====	=====
<u>CAPITAL AND RESERVES</u>			
<u>Called up Share Capital</u>	2	241	241
<u>Profit and Loss Account</u>		154	123
<u>Residents Capital Fund</u>		1,230	1,230
		-----	-----
<u>SHAREHOLDERS' FUNDS</u>		£ 1,625	£ 1,594
		=====	=====

In preparing these financial statements:

- (a) Advantage has been taken of the special exemptions applicable to small companies conferred by Part I of Schedule 8 to the Companies Act 1985, and
- (b) In the directors' opinion the company is entitled to these exemptions as a small company.

The financial statements were approved by the Board on 30th August 1994.



Mrs P.M. Harris
Director

FOXES DALE LESSEES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30TH JUNE 1994

1. ACCOUNTING POLICIES

Accounting Convention

The financial statements have been prepared under the historical cost convention and include the results of the company's operations as indicated in the directors' report, all of which are continuing.

The company has taken advantage of the exemption in Financial Reporting Standard No 1. from the requirement to produce a cashflow statement on the grounds that it is a small company.

Depreciation

No depreciation is provided on Land.

Depreciation has been provided on Garden Equipment on the reducing balance basis at 10 per cent per annum.

2. SHARE CAPITAL

	<u>1994</u>	<u>1993</u>
<u>Authorised</u>		
150 "A" Ordinary Shares of £1 each	150	150
200 "B" Ordinary Shares of £1 each	200	200
	---	---
	£ 350	£ 350
	---	---
 <u>Issued and Fully paid</u>		
41 "A" Ordinary Shares of £1 each	41	41
200 "B" Ordinary Shares of £1 each	200	200
	---	---
	£ 241	£ 241
	---	---

3. OPERATING PROFIT

This is stated after charging:

Depreciation of Tangible Assets	13	14
Auditors Remuneration	617	617
	===	===

The company is exempt from paying Corporation Tax on its profit as it is not a profit making concern.