

1331429

**Albert Hall Mansions Management
Limited**

Report and Financial Statements

Year Ended

25 March 2002



BDO Stoy Hayward
Chartered Accountants

ALBERT HALL MANSIONS MANAGEMENT LIMITED

Annual report and financial statements for the year ended 25 March 2002

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Directors

O S Chamma
S Hakura
G E Mogil
N N Jivraj
H Damirji
E Dangoor (Resigned 22/02/02)
W Felson
J Schapero (Appointed 22/02/02)

Secretary and registered office

G E Mogil, 8 Baker Street, London, W1U 3LL

Company number

1331429

Auditors

BDO Stoy Hayward, 69 Tweedy Road, Bromley, Kent, BR1 3WA

ALBERT HALL MANSIONS MANAGEMENT LIMITED

Report of the directors for the year ended 25 March 2002

The directors present their report and annual financial statements of the company for the year ended 25 March 2002.

Principal activities

The principal activity of the company, which remains unchanged from the previous year, is to manage the property known as Albert Hall Mansions, London, SW7 and provide the services for the benefit of the residents.

Review of operations

Recoverable maintenance expenditure being total service cost for the year is £ 725,567 (2001 - £720,303).

A transfer to the major works reserve was made in the year of £ 749,316 (2001 - £500,289).

Directors

The directors in office during the year and their beneficial interest in the ordinary shares of the company are as follows:

	25 March 2002 (or date of resignation)	25 March 2001
O S Chamma	1	1
N Doctor (resigned 18 July 2001)	1	1
S Hakura	1	1
G E Mogil	1	1
N N Jivraj	-	-
H Damirji	-	-
C Kyriacoudis (resigned 3 April 2001)	1	1
R Walters (resigned 26 March 2001)	1	1
W Felson	1	1

The company maintains liability insurance for directors and officers.

ALBERT HALL MANSIONS MANAGEMENT LIMITED

Report of the directors for the year ended 25 March 2002 (*Continued*)

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 surplus or deficit 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The company's managing agents are responsible for keeping the accounting records of day to day transactions of the company. On this basis, the managing agents are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and the directors place reliance on the managing agents to enable the directors 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.

Auditors

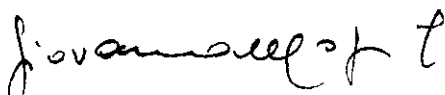
BDO Stoy Hayward, have expressed their willingness to continue in office and a resolution to re-appoint them will be proposed at the annual general meeting.

In the preparation of the above report, the directors have taken advantage of the special provisions of Part VII of the Companies Act 1985 applicable to small companies.

On behalf of the Board

Company Secretary

Date:



8/3/03

ALBERT HALL MANSIONS MANAGEMENT LIMITED

Report of the independent auditors

To the shareholders of Albert Hall Mansions Management Limited

We have audited the financial statements of Albert Hall Mansions Management Limited for the year ended 25 March 2002 on pages 6 to 12 which have been prepared under the accounting policies set out on page 8.

Respective responsibilities of directors and auditors

The directors' responsibilities for preparing the annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards 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 United Kingdom Auditing Standards.

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 if, in our opinion, the Directors' Report is not consistent with the financial statements, if 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 transactions with the company 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.

Our report has been prepared pursuant to the requirements of the Companies Act 1985 and for no other purpose. No person is entitled to rely on this report unless such a person is a person entitled to rely upon this report by virtue of and for the purpose of the Companies Act 1985 or has been expressly authorised to do so by our prior written consent. Save as above, we do not accept responsibility for this report to any other person or for any other purpose and we hereby expressly disclaim any and all such liability.

Basis of audit opinion

We conducted our audit in accordance with United Kingdom 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.

ALBERT HALL MANSIONS MANAGEMENT LIMITED

Report of the independent auditors (*Continued*)

Fundamental uncertainty – Recoverability of debtors

In forming our opinion, we have considered the recoverability of debts amounting to £50,725 owed by UAE Investments Limited, referred to in note 5 to the financial statements.

Given the significance of the uncertainty relating to the recoverability of these debts we draw your attention to this matter but our opinion is not qualified in this respect.

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 25 March 2002 and of its excess income over expenditure for the year then ended and have been properly prepared in accordance with the provisions of the Companies Act 1985 applicable to small companies.

BDO Stoy Hayward

BDO STOY HAYWARD

*Chartered Accountants
and Registered Auditors*

Bromley

Date: *11 March 2003*

ALBERT HALL MANSIONS MANAGEMENT LIMITED

Income and expenditure account for the year ended 25 March 2002

	Note	2002 £	2002 £	2001 £	2001 £
Turnover - Service charge	1		753,200		740,579
- Major works			749,316		500,289
			<hr/>		<hr/>
			1,502,516		1,240,868
Interest received	2		27,633		24,912
			<hr/>		<hr/>
			1,530,149		1,265,780
Property expenses	3	753,200		740,579	
Transfer to major works reserve	9	749,316		500,289	
		<hr/>		<hr/>	
			1,502,516		1,240,868
Excess of income over expenditure on ordinary activities before taxation			<hr/>		<hr/>
			27,633		24,912
Taxation on interest received	2		(4,824)		(4,636)
			<hr/>		<hr/>
Excess of income over expenditure for the financial year after taxation			22,809		20,276
Interest and other income offset against total service cost for year	2		(22,809)		(20,276)
			<hr/>		<hr/>
Movement in shareholders funds			-		-
			<hr/>		<hr/>

All amounts relate to continuing activities.

All recognised gains and losses have been included in the income and expenditure account.

The notes on pages 8 to 12 form part of these financial statements.

ALBERT HALL MANSIONS MANAGEMENT LIMITED

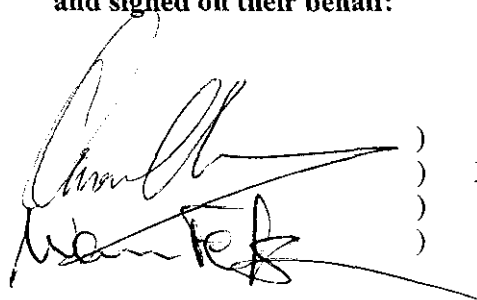
Balance sheet at 25 March 2002

	Note	2002 £	2001 £
Current assets			
Debtors	5	347,913	559,392
Cash at bank	6	1,205,729	1,004,244
		<u>1,553,642</u>	<u>1,563,636</u>
Creditors: amounts falling due within one year	7	(570,253)	(666,229)
		<u>983,389</u>	<u>897,407</u>
Net current assets			
Provisions for liabilities and charges	8	-	(2,000)
		<u>983,389</u>	<u>895,407</u>
Net assets			
Reserve fund	9	(983,278)	(895,296)
		<u>111</u>	<u>111</u>
Capital and reserves			
Called up share capital	10	111	111
		<u>111</u>	<u>111</u>

The financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Approved by the directors on
and signed on their behalf:

8 March 2003



Directors

The notes on pages 8 to 12 form part of these financial statements.

ALBERT HALL MANSIONS MANAGEMENT LIMITED

Notes forming part of the financial statements for the year ended 25 March 2002

1 Accounting policies

Basis of accounting

The financial statements are prepared under the historical cost convention.

Cash flow statement

The company qualifies as a small company under the Companies Act 1985. The directors have elected to take advantage of the exemption under FRS1 not to prepare a cash flow statement.

Turnover

Turnover represents contributions receivable from members towards the cost of services and towards the major works reserve fund.

2 Interest received

- a) Interest received in the year ended 25 March 2002 and corporation tax thereon is as follows:

	2002 £	2001 £
Interest	27,633	24,912
Corporation tax at 18% (2001 – 18.6%)	(4,970)	(4,636)
Prior year overprovision	146	-
	<u>22,809</u>	<u>20,276</u>

- b) As prescribed by a standard underlease (6th Sch., Clause 8), interest received for the year is applied in reduction of total service cost.

3 Property expenses

	2002 £	2001 £
These are arrived at after charging:		
Audit fee (incl. VAT)	<u>30,361</u>	<u>11,750</u>

4 Directors

The directors received no remuneration from the company.

ALBERT HALL MANSIONS MANAGEMENT LIMITED

Notes forming part of the financial statements for the year ended 25 March 2002(Continued)

5 Debtors

	2002 £	2002 £	2001 £	2001 £
Fuel stock		-		1,000
Lessees arrears - service charge	138,927		191,818	
- major works	168,535		130,987	
		307,462		322,805
Insurance debtors		-		205,409
Prepayments and other debtors		40,451		30,178
		347,913		559,392

6 Cash at bank

	2002 £	2001 £
Short term deposit - A H M Management Limited	-	669,564
Current account - A H M Management Limited	-	40,736
	-	710,300
Managing agents – designated clients deposit accounts	524,739	-
Managing agents - designated client's current accounts	448,481	33,615
Tenant deposits account	232,509	260,329
	1,205,729	1,004,244

The tenant deposit account has been included as an asset of the company and a corresponding creditor is shown in Note 7.

ALBERT HALL MANSIONS MANAGEMENT LIMITED

Notes forming part of the financial statements for the year ended 25 March 2002(Continued)

7 Creditors: amounts falling due within one year

	2002 £	2001 £
Corporation tax	4,967	7,338
Tax and social security	2,498	4,531
Accruals	247,004	243,423
Lessees - credit balances	-	74,908
Other creditors	315,784	336,029
	<u>570,253</u>	<u>666,229</u>

Included within other creditors is a balance of £232,509 (2001 – £260,329) which represents monies repayable to tenants in respect of security deposits. A corresponding asset is shown in Note 6.

8 Provisions for liabilities and charges

Provision for health and safety fine	-	2,000
	<u>-</u>	<u>2,000</u>

ALBERT HALL MANSIONS MANAGEMENT LIMITED

Notes forming part of the financial statements for the year ended 25 March 2002(Continued)

9 Reserve funds	2002	2002	2002	2001	2001	2001
	Major works £	Service charges in advance £	Total £	Major works £	Service charges in advance £	Total £
Balance at commencement of year	782,941	112,355	895,296	446,520	112,355	558,875
Raised in year	749,316	-	749,316	500,289	-	500,289
Expenditure in year:						
Internal decorations	(88,736)	-	(88,736)	-	-	-
External repairs	(155,771)	-	(155,771)	-	-	-
Water tank works	(2,861)	-	(2,861)	-	-	-
Entry-phone installation	(19,002)	-	(19,002)	(35,290)	-	(35,290)
Legal and survey costs	(27,046)	-	(27,046)	(6,640)	-	(6,640)
Lifts	-	-	-	(74,938)	-	(74,938)
Boiler works/ heating system	(339,452)	-	(339,452)	(47,000)	-	(47,000)
Other expenditure	(28,466)	-	(28,466)	-	-	-
Balance at end of year	870,923	112,355	983,278	782,941	112,355	895,296

The service charges in advance figure represents an additional interim charge requested for the quarter to 30 June 1996 to alleviate cash flow problems caused by the timing of the collection of service charges. This balance represented one quarter of the service charge for the year when levied.

ALBERT HALL MANSIONS MANAGEMENT LIMITED

Notes forming part of the financial statements for the year ended 25 March 2002(Continued)

10 Share capital

	Authorised		Issued and fully paid	
	2002 £	2001 £	2002 £	2001 £
111 ordinary shares of £1 each	111	111	111	111

11 Reconciliation of movements on shareholders' funds

	2002 £	2001 £
Excess of income over expenditure for the financial year after taxation	27,633	20,276
Net interest credited against service cost for year	(27,633)	(20,276)
	-	-
Shareholders' fund at 26 March 2001	111	111
Shareholders' fund at 25 March 2002	111	111

12 Capital commitments

	2002 £	2001 £
Contracted but not provided for	405,665	Nil

These commitments relate to the internal lobby redecorations and external building repairs.