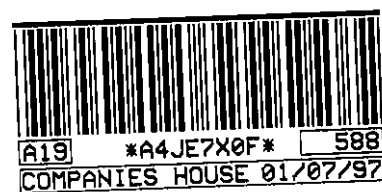


LANGHOLM (MANAGEMENT) CO. LTD

BALANCE SHEET AND ACCOUNTS

FOR THE YEAR ENDED
5TH APRIL 1997

FORDYCE, CURRY & CO
CERTIFIED ACCOUNTANTS
61 WEST SMITHFIELD
LONDON EC1A 9EA



LANGHOLM (MANAGEMENT) CO. LTD

DIRECTORS' REPORT

The Directors have pleasure in presenting their report and the Company's Audited Accounts for the year ended 5th April 1997.

PRINCIPAL ACTIVITY

The principal activity of the Company continues to be the administration and management of the flats numbered 1 to 49 inclusive of Armadale Court Reading.

RESULTS

The results for the year are as set out in the attached Financial Statements.

DIRECTORS

The Directors in the year were:-

C. S. Maidstone
G. H. Chamberlain
R. A. Harris

AUDITORS

A resolution to reappoint the auditors, Messrs. Fordyce, Curry & Co. will be proposed at the Annual General Meeting

BY ORDER OF THE BOARD

A handwritten signature in dark ink, appearing to read 'C. S. Maidstone', written over the printed name and title.

C. S. MAIDSTONE
SECRETARY

LANGHOLM (MANAGEMENT) CO. LTD

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 then apply them consistently.

Make judgements and estimates that are reasonable and prudent.

State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.

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.

AUDITORS' REPORT TO THE MEMBERS OF
LANGHOLM (MANAGEMENT) CO. LTD

We have audited the financial statements on pages 4 to 6 which have been prepared under 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 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 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 the Company's affairs as at 5th April 1997, and of its excess of expenditure over income for the year then ended and have been properly prepared in accordance with the Companies Act 1985.


FORDYCE, CURRY & CO.
CERTIFIED ACCOUNTANTS

REGISTERED AUDITORS

61 WEST SMITHFIELD
LONDON EC1A 9EA

DATE: 14 May 1997

LANGHOLM (MANAGEMENT) CO. LTD

BALANCE SHEET AS AT 5TH APRIL 1997

As At
5th April 1996

CURRENT ASSETS

Debtors & Prepayments	3,586	4,685
Bank - Deposit Account	18,280	20,689
	<hr/>	<hr/>
	21,866	25,374

CREDITORS FALLING DUE WITHIN ONE YEAR

Creditors & Accruals	5,034	5,207
Corporation Tax (Note 2)	29	118
	<hr/>	<hr/>
	5,063	5,325

NET CURRENT ASSETS

16,803 20,049

CREDITORS FALLING DUE OUTSIDE

<u>ONE YEAR</u> (Note 4)	1,440	1,440
	<hr/>	<hr/>
	£ 15,363	£ 18,609

RESERVES

Maintenance Reserve (Note 3)	14,900	18,100
Income & Expenditure (Note 3)	463	509
	<hr/>	<hr/>
	£ 15,363	£ 18,609

R. A. HARRIS

R. A. Harris
C. S. Maidstone

C. S. MAIDSTONE

)
)
) DIRECTORS

DATE: 14 May 1997

LANGHOLM (MANAGEMENT) CO. LTD

INCOME & EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 5TH APRIL 1997

For the Year Ended
5th April 1996

INCOME

Maintenance Contributions	20,160	20,160
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LESS: EXPENSES

Ground Rent	2,160	2,160
Insurance	5,086	6,387
Cleaning & Maintenance	3,051	2,689
Decorating	4,112	3,877
Improvement Works	7,301	-
Repairs & Renewals	1,166	913
Tree Pruning	110	105
Print, Post, Phone & Stationery	146	74
Annual Return Filing Fee	18	18
Lighting	437	34
Audit & Accountancy	347	335
Survey Costs	-	411
Bank Charges & Interest	6	54
Sundry Expenses	23	23
	23,963	17,080
	(3,803)	3,080
Interest Received	733	593
<u>EXCESS OF (EXPENDITURE OVER INCOME)/</u> <u>INCOME OVER EXPENDITURE BEFORE TAX</u>	(3,070)	3,673
Taxation (Note 2)	176	148
<u>EXCESS OF (EXPENDITURE OVER INCOME)/</u> <u>INCOME OVER EXPENDITURE AFTER TAX</u>	(3,246)	3,525
Transfer from/(to) Maintenance Reserve	3,200	(3,500)
<u>UNAPPROPRIATED (DEFICIT)/SURPLUS</u> <u>FOR THE YEAR</u>	(46)	25
<u>INCOME & EXPENDITURE BROUGHT FORWARD</u>	509	484
<u>INCOME & EXPENDITURE CARRIED FORWARD</u>	£ 463	£ 509

STATEMENT OF RECOGNISED GAINS & LOSSES

There were no recognised gains or losses for the year other than the Excess of Expenditure over Income after tax.

LANGHOLM (MANAGEMENT) CO. LTD

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 5TH APRIL 1997

1. ACCOUNTING POLICIES

Basis of financial statements:

The financial statements are prepared under the historical cost convention.

Property Maintenance Fund:

An annual transfer is made to/ from this for meeting repair & redecoration costs.

2. TAXATION

The charge in the Income and Expenditure Account represents the liability to Corporation Tax on interest received at 24%.

The liability falls due for payment as follows:

	<u>1997</u>	<u>1996</u>
Income Tax, deducted at source	147	30
Due 6th January 1998	<u>29</u>	<u>118</u>
	£ <u>176</u>	£ <u>148</u>

3. RESERVES

	<u>Property Maintenance Fund</u>	<u>Income and Expenditure Account</u>	<u>Total</u>
At 6th April 1996	18,100	509	18,609
Excess of Expenditure over Income	-	(3,246)	(3,246)
Transfer for Maintenance Costs	<u>(3,200)</u>	<u>3,200</u>	<u>-</u>
At 5th April 1997	£ <u>14,900</u>	£ <u>463</u>	£ <u>15,363</u>

4. DEPOSITS

Under the terms of the lease agreements between the Company, the lessees and the freeholder, each lessee is obliged to deposit with the Company £30 which sum may be retained by the Company during the term of the lease to make good any default by a lessee in paying sums due to the Company.

5. LIMITED LIABILITY

The liability of members is limited by guarantee to a maximum of £1 per member. At the date of these accounts there were 48 members.