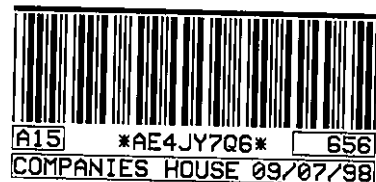


Co No  
01924070

THE BEECHCROFT TRUST LIMITED

FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31 MARCH 1998

A non-profit making company limited by guarantee



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## THE BEEHCROFT TRUST LIMITED

### CHAIRMAN'S STATEMENT

I am pleased to report that The Trust has had a successful year. The annual meetings confirmed that most owners are satisfied and enjoy the standard of services provided at our developments. Owners on new developments tend to be concerned that the costs of maintaining this standard will escalate over time and it is reassuring to be able to report that twelve years after our first scheme at Hungerford, the service charge there has risen by 66.8% compared to the cost of living increase of 66.4%.

All our developments have architectural quality and Old Town Farm at Great Missenden has again demonstrated this by winning a major industry award for the best retirement development. However, we also have our share of maintenance and quality control problems and these can take up a significant amount of management time. Our builders have made progress in improving their performance and have borne the cost of remedial work when necessary.

In April The Orchard at Fairford was officially opened by Geoffrey Clifton-Brown MP and two months later he returned to see the gardens at University Farm, Moreton-in-Marsh, which had been awarded our sixth Green Leaf Housing Award. The quality of the environment, both built and landscaped, is an important aspect of all our projects and the interest in this is well illustrated by the work being coordinated by Dennis and Sue Parkin, the secretaries at Barton Farm, Cerne Abbas. The water meadow is being restored to a natural wildlife habitat and a copse of indigenous trees planted, with help and finance from Dorset County Council.

The accounts exclude the new developments at Great Missenden and Fairford as the freeholds did not belong to The Trust at the year end. Including all ten developments, the total costs of services provided was £339,307, expenditure out of the reserve funds was £54,150 and the total value of the reserve funds at the year-end was £134,571.

There is no way of predicting when properties on completed developments may come back on the market, but last year saw the highest number ever, twenty on seven developments. In the present strong market most sold quickly and our developments have waiting lists.

I am grateful to Commander John Marriott, who retired as a director last year, for his contribution to The Beehcroft Trust since its formation and welcome his replacement The Honourable Philip Seccombe.



G S C Mossop  
Chairman  
20th June 1998

THE BEECHCROFT TRUST LIMITED

THE DIRECTORS REPORT

ACCOUNTS

The Directors present their report and accounts for the year ended 31 March 1998.

Principal Activity/Results for the year

The Trust is a non profit-making company which maintains and administers purpose-built retirement homes on behalf of the owners.

After making provision for taxation, no surplus or deficit arose in respect of the year.

Directors

The directors (all of whom are the members of the Trust) during the year were as under:-

G.S.C.Mossop - Chairman  
P.C.Greenwood  
Sir Stephen Hammick, Bt  
J.Marriott (resigned 26 June 1997)  
The Hon P.S.Seccombe (appointed 26 June 1997)  
H.J.D.Thornton  
T.L.Thornton

Shares/Members

The Trust is limited by guarantee and does not have a share capital. The maximum guarantee that could be contributed by each member is one pound and during the period under review there were six members.

Auditors

Messrs. Mercer Lewin have indicated their willingness to continue in office and a motion for their reappointment will be proposed at the Annual General Meeting.

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

By Order of the Board

H.J.D. Thornton

Secretary

7 St. Martins Street  
Wallingford, Oxon.  
30 June 1998

AUDITORS REPORT TO THE MEMBERS OF THE BEECHCROFT TRUST LIMITED

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

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

- a) select suitable accounting policies and then apply them consistently;
- b) make judgements and estimates that are reasonable and prudent;
- c) prepare the accounts 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.

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 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 of the state of the company's affairs as at 31 March 1998 and of its result for the year then ended and have been properly prepared in accordance with the provisions of the Companies Act 1985 applicable to small companies.



MERCER LEWIN  
Registered Auditors  
Chartered Accountants  
41 Cornmarket Street  
Oxford OX1 3HA

30 June 1998

THE BEEHCROFT TRUST LIMITED

INCOME AND EXPENDITURE ACCOUNT FOR YEAR ENDED 31 MARCH 1998

			1997
	<u>Notes</u>	£	£
Turnover	1(b)	286214	243786
Bank interest		11039	5188
Administrative overheads	2	(294935)	(247729)
		-----	-----
Surplus for year before taxation		2318	1245
Taxation	3	(2318)	(1245)
		----	----
Surplus for year after taxation		Nil	Nil
Balance brought forward		Nil	Nil
		----	----
Balance carried forward		Nil	Nil
		====	====

All amounts relate to continuing activities.

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

The accompanying notes are an integral part of these financial statements.

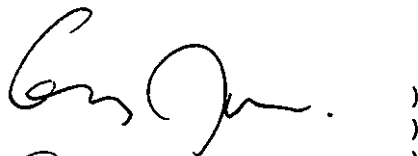

THE BEECHCROFT TRUST LIMITED

BALANCE SHEET AT 31 MARCH 1998

			1997
	<u>Notes</u>	£	£
FIXED ASSETS			
Tangible assets	4	-	1
CURRENT ASSETS			
Debtors and prepayments	5	4058	1782
Reserve funds and other cash on deposit		138825	138283
		-----	-----
		142883	140065
		-----	-----
CURRENT LIABILITIES			
Creditors due within one year	6	(8312)	(8770)
		-----	-----
CURRENT ASSETS less CURRENT LIABILITIES		£134571	£131295
		=====	=====
SHARE CAPITAL			
	7	Nil	Nil
INCOME AND EXPENDITURE ACCOUNT			
		Nil	Nil
RESERVE FUNDS			
	8	134571	131295
		-----	-----
		£134571	£131295
		=====	=====

In preparing these financial statements advantage has been taken of the special exemptions applicable to small companies on the grounds that the company is entitled to the benefit of those exemptions as a small company.

These financial statements were approved by the Board on 30 June 1998.

Directors

(GSC MOSSOP)

(PS SECCOMBE)

The accompanying notes are an integral part of these financial statements.

THE BEEHCROFT TRUST LIMITED

NOTES TO ACCOUNTS FOR YEAR ENDED 31 MARCH 1998

1. ACCOUNTING POLICIES

(a) Accounting Conventions

The accounts are prepared under the historical cost convention, in accordance with the following accounting policies.

(b) Turnover

Turnover represents amounts receivable in respect of service charges and other contributions towards costs for the year.

(c) Fixed Assets

Fixed asset purchases are written off to Income and Expenditure Account in the year of acquisition.

2. SURPLUS IS STATED AFTER CHARGING:

	£	1997 £
Directors Remuneration	Nil	Nil
Salaries and Social Security Costs	81994	70206
Auditors Remuneration (see note 9)	Nil	Nil
Transfers to Reserve Funds	57427	44030
	=====	=====

3. TAXATION

The Trust is a non-profit making body. Corporation tax - at 21% (1997 24%) has only been provided in respect of interest received. The tax charge for the year amounts to £2318 (1997 - £1245).

4. TANGIBLE FIXED ASSETS - Freehold Land & Buildings

In the year to 31 March 1988, following the grant of leases of all the properties at Bearwater, Hungerford excepting only the Secretary's premises, the developer gratuitously transferred the freehold reversion in the Estate to the Trust.

Similar transfers have subsequently taken place in respect of the Dorchester, Ramsbury, Woodstock, Alton, Moreton-in Marsh, Odiham and Cerne Abbas estates. The Odiham estate (transferred in the year ended 31 March 1997) and the Cerne Abbas estate (transferred in the year ended 31 March 1998) were each transferred at a value of £1.

In accordance with the Trust's accounting policy - 1(c) above - these sums have been written off to Income and Expenditure Account.

5. DEBTORS AND PREPAYMENTS

	£	1997 £
Debtors	1122	29
Prepayments	2936	1753
	-----	-----
	£4058	£1782
	=====	=====

THE BEEHCROFT TRUST LIMITED

NOTES TO ACCOUNTS FOR YEAR ENDED 31 MARCH 1998 (cont)

6. CREDITORS: DUE WITHIN ONE YEAR

	£	1997 £
Sundry Creditors	5994	7525
Corporation Tax	2318	1245
	-----	-----
	£8312	£8770
	=====	=====

7. SHARE CAPITAL

The company is limited by guarantee and therefore no shares are issued. In the event of the company being wound up each member will be liable to contribute an amount not exceeding one pound towards the liabilities.

8. RESERVE FUNDS

Once developments are completed the Trust allocates part of the service charge income to special Reserve Funds. These Funds are set up on behalf of owners to meet future expenditure on non-annual building work and replacements and repairs within common parts to include the replacement of such items as gardening equipment and alarm systems.

The Trust also holds Funds on behalf of the owners of properties within developments still to be completed, pending the transfer to the Trust of the full administration of such developments.

The amounts so allocated, augmented by the net interest earned on the Reserve deposit accounts and reduced by expenditure during the year, are as under:

	Totals 31.3.97	Transfers Year to 31.3.98	Expended Year to 31.3.98	Totals 31.3.98
	£	£	£	£
Bearwater, Hungerford	24451	7798	(655)	31594
Herringcote, Dorchester	19094	3097	(9228)	12963
Islescourt, Ramsbury	18630	4660	(2689)	20601
Upper Brook Hill, Woodstock	23998	9061	(17962)	15097
Berehurst, Alton	9978	8050	(4332)	13696
Barton Farm, Cerne Abbas	12569	6309	(5366)	13512
University Farm, Moreton-in-Marsh	16464	7383	(12855)	10992
Seymour Place, Odiham	6111	5083	(903)	10291
Old Town Farm, Great Missenden	-	5986	(161)	5825
	-----	-----	-----	-----
	£131295	£57427	(£54151)	£134571
	=====	=====	=====	=====



THE BEEHCROFT TRUST LIMITED

NOTES TO ACCOUNTS FOR YEAR ENDED 31 MARCH 1998 (cont.)

9. DIRECTORS INTERESTS IN TRANSACTIONS

Management services are rendered to The Trust by Beehcroft Management Services Limited, a company of which G.S.C.Mossop, H.J.D.Thornton and T.L.Thornton, directors of The Trust, are also directors.

Beehcroft Management Services Limited charged management fees of £47834 (inclusive of VAT and remuneration to the auditors of the Trust) in respect of the year.