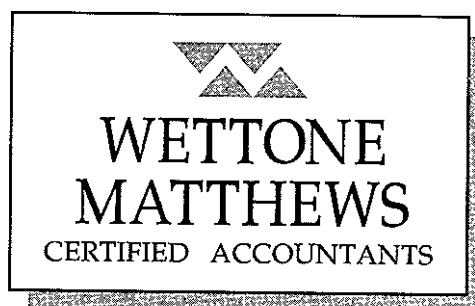


Registrar

2529836 ,

22 COLLINGHAM GARDENS LIMITED
DIRECTORS' REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST DECEMBER 1996



Company No. 2529836



22 COLLINGHAM GARDENS LIMITED

COMPANY INFORMATION

Directors

N G Harwood
B Dunand
J M L Edwards
W Boustany
M Jahangiri
K M Tan
C Wood

Secretary

N G Harwood

Company Number

2529836

Registered Office

Westbrooke House
76 High Street
ALTON
Hampshire
GU34 1EN

Auditors

Wettone Matthews
Westbrooke House
76 High Street
ALTON
Hampshire
GU34 1EN

Solicitors

Fairchild Greig & Wells
10 Great James Street
LONDON
WC1N 3DQ

Bankers

National Westminster Bank plc
PO Box 592
18 Cromwell Road
LONDON
SW7 2LB

22 COLLINGHAM GARDENS LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31ST DECEMBER 1996

The directors present their report together with the audited accounts for the year ended 31st December 1996.

Principal Activities and Review of Business

The principal activity of the company during the year was the management of 22 Collingham Gardens.

The results for the year are set out in the profit and loss account on page 4.

The directors consider the state of the company's affairs to be satisfactory.

Dividends

The directors do not recommend a dividend .

Directors

The directors who served during the year and their beneficial interests in the company's issued share capital were:

	Ordinary shares	
	31st December 1996	1st January 1996
N G Harwood	1	1
B Dunand	-	-
J M L Edwards	1	1
W Boustany	1	1
M Jahangiri	1	1
K M Tan	1	1
C Wood	1	1

Directors' Responsibilities

Company law requires the directors to prepare accounts for each financial year which give a true and fair view of the state of the company's affairs and of the profit or loss for that year. In preparing these accounts the directors are required to:

Select suitable accounting policies and then apply them consistently;

Make judgements and estimates that are reasonable and prudent;

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 enable them to ensure the accounts 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.

22 COLLINGHAM GARDENS LIMITED

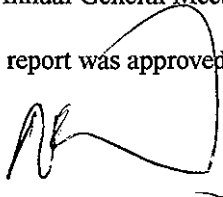
DIRECTORS' REPORT

FOR THE YEAR ENDED 31ST DECEMBER 1996

Auditors

A resolution to reappoint Wettone Matthews Chartered Certified Accountants as auditors will be put to the members at the Annual General Meeting.

This report was approved by the board on 2nd April 1997, and signed on its behalf.



N G Harwood, Secretary
2nd April 1997

AUDITORS' REPORT TO THE SHAREHOLDERS OF 22 COLLINGHAM GARDENS LIMITED

We have audited the accounts 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 1 the company's directors are responsible for the preparation of the accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts and 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 accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the accounts, 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 information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts 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 the information in the accounts.

Opinion

In our opinion the accounts give a true and fair view of the state of the company's affairs as at 31st December 1996 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Wettone Matthews
Chartered Certified Accountants
and Registered Auditors

Westbrooke House
76 High Street
ALTON
Hampshire
GU34 1EN

Date: 1st August 1997

22 COLLINGHAM GARDENS LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31ST DECEMBER 1996

	Notes	1996 £	1995 £
Operating Income		13,035	14,752
Administrative expenses		<u>(10,819)</u>	<u>(11,739)</u>
Operating Profit	2	2,216	3,013
Interest receivable		<u>83</u>	<u>105</u>
Profit on Ordinary Activities before Taxation		2,299	3,118
Tax on profit on ordinary activities	3	<u>(20)</u>	<u>(26)</u>
Profit for the Financial Year		2,279	3,092
Retained Profit Brought Forward		<u>11,564</u>	<u>8,472</u>
Retained Profit Carried Forward		<u>13,843</u>	<u>11,564</u>

All amounts relate to continuing activities.

There were no recognised gains and losses for 1996 or 1995 other than those included in the profit and loss account.

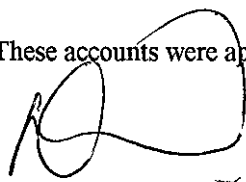
22 COLLINGHAM GARDENS LIMITED

BALANCE SHEET

AS AT 31ST DECEMBER 1996

	Notes	1996	1995
		£	£
Fixed Assets			
Tangible assets	4	22,062	22,297
Current Assets			
Debtors	5	8,320	7,402
Cash at bank and in hand		8,986	7,386
		17,306	14,788
Creditors: Amounts Falling Due Within One Year	6	2,024	2,020
Net Current Assets		15,282	12,768
Total Assets Less Current Liabilities		37,344	35,065
Capital and Reserves			
Share capital - equity	7	9	9
Capital reserve	8	23,492	23,492
Profit and loss account	10	13,843	11,564
Shareholders' funds	9	37,344	35,065

These accounts were approved by the board on 2nd April 1997 and signed on its behalf.



N G Harwood
Director

22 COLLINGHAM GARDENS LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 1996

1 Accounting Policies

Basis of Accounting

The Financial Statements have been prepared in accordance with applicable Accounting Standards under the historical cost convention.

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

Depreciation

Depreciation is calculated to write down the cost or valuation less estimated residual value of all tangible fixed by equal annual instalments. The rates and periods generally applicable are:

Freehold properties	1% straight line
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2 Operating Profit

The operating profit is stated after charging or crediting:

	1996	1995
	£	£
Depreciation of owned assets	235	235
Auditors' remuneration	558	529
Rental income	(3,250)	(3,250)

3 Taxation

	1996	1995
	£	£
UK current year taxation		
UK corporation tax	20	26
	20	26

22 COLLINGHAM GARDENS LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 1996

4 Tangible Fixed Assets

	Freehold Land and Buildings	Total
Cost	£	£
At 1st January 1996	23,471	23,471
At 31st December 1996	23,471	23,471
Depreciation		
At 1st January 1996	1,174	1,174
Charge for the year	235	235
At 31st December 1996	1,409	1,409
Net Book Value		
At 31st December 1996	22,062	22,062
<i>At 31st December 1995</i>	<i>22,297</i>	<i>22,297</i>

5 Debtors

	1996	1995
	£	£
Amounts owed by leaseholders	1,052	6,373
Other debtors	7,268	1,029
	8,320	7,402

6 Creditors: Amounts Falling Due Within One Year

	1996	1995
	£	£
Amounts owed to leaseholders	779	-
Corporation tax	20	26
Other creditors	665	1,315
Accruals and deferred income	560	679
	2,024	2,020

22 COLLINGHAM GARDENS LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST DECEMBER 1996

7	Share Capital	1996 £	1995 £
	Authorised Equity Shares		
	Ordinary shares of £1.00 each	<u>100</u>	<u>100</u>
	Allotted Equity Shares		
	Allotted, called up and fully paid ordinary shares of £1.00 each	<u>9</u>	<u>9</u>

8	Reserves	Capital reserve	Profit and Loss Account
		£	£
	At 1st January 1995	23,492	8,472
	Movement during the year	-	3,092
	At 1st January 1996	23,492	11,564
	Movement during the year	-	2,279
	At 31st December 1996	<u>23,492</u>	<u>13,843</u>

The capital reserve represents monies paid in late 1990 to finance the purchase of the freehold property. The monies are not repayable if a leasehold flatowner sells their flat.

9	Reconciliation of Shareholders' Funds	1996 £	1995 £
	Profit for the financial year	<u>2,279</u>	<u>3,092</u>
	Increase in the shareholders' funds	<u>2,279</u>	<u>3,092</u>
	Opening shareholders' funds	<u>35,065</u>	<u>31,973</u>
	Closing shareholders' funds	<u>37,344</u>	<u>35,065</u>