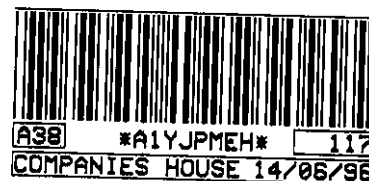


REGISTRARS COPY



Ireton Close Management Company Limited  
(Limited by Guarantee)

Directors' Report and Financial Statements

for the year ended 31 December 1995

Contents

	Page
Directors' report	1
Auditors' report	2
Profit and loss account	3
Balance sheet	4
Notes to the financial statements	5 - 8
Administrative expenses	9

**Ireton Close Management Company Limited  
(Limited by Guarantee)**

**Directors' Report  
for the year ended 31 December 1995**

The directors present their report and the financial statements for the year ended 31 December 1995.

**Principal Activity**

The principal activity of the company during the year was management, maintenance and general upkeep of the common parts of the block of flats known as 5 - 28 Ireton Close, Cromwell Road, London N10.

The company is non profit making.

**Directors**

The directors who served during the year were as follows:

R Belcher  
C A J Diggins  
A W Bigg  
B Smith

R Belcher was appointed as a director on 2nd August 1995. The directors regretfully report that R Belcher died on 16 November 1995.

**Auditors**

The auditors, Errington Langer Pinner, will be proposed for re-appointment in accordance with Section 385 of the Companies Act 1985.

In preparing the above report advantage has been taken of special exemptions applicable to small companies.

By order of the board

*Applelite Ltd*

Applelite Limited  
Secretary

30th May 1996

**Ireton Close Management Company Limited  
(Limited by Guarantee)**

**Auditors' Report  
to the members of Ireton Close Management Company Limited (Limited by Guarantee)**

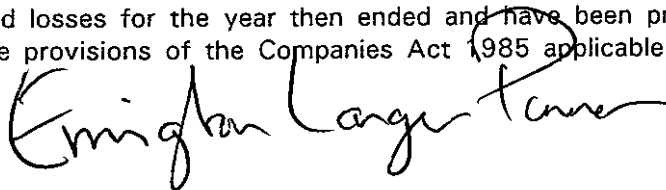
We have audited the financial statements on pages 3 to 8 which have been prepared under the historical cost convention and the accounting policies set out in the notes to the financial statements.

As described in the notes to the financial statements, 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 financial statements and to report our opinion to you.

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit involves 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 by the directors in their preparation, 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 any other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 December 1995 and of its profit and total recognised gains and losses for the year then ended and have been properly prepared in accordance with the provisions of the Companies Act 1985 applicable to small companies.



**Errington Langer Pinner**

**Chartered Accountants  
and Registered Auditors**

Pyramid House  
956 High Road  
Finchley  
N12 9RX

30th May 1996

**Ireton Close Management Company Limited**  
(Limited by Guarantee)

**Profit and Loss Account**  
for the year ended 31 December 1995

	Notes	1995 £	1994 £
Turnover		10,078	6,562
Administrative expenses		(9,783)	(6,231)
Operating profit	2	295	331
Other interest receivable and similar income		98	11
Profit on ordinary activities before taxation		393	342
Tax on profit on ordinary activities	3	(25)	(3)
Profit for the year	7	£ 368	£ 339

There are no recognised gains and losses other than those passing through the profit and loss account.

**Ireton Close Management Company Limited**  
(Limited by Guarantee)


**Balance Sheet**  
**at 31 December 1995**

	Notes	1995 £	£	1994 £	£
<b>Current Assets</b>					
Debtors	4	1,125		3,565	
Cash at bank and in hand		5,631		1,738	
		<u>6,756</u>		<u>5,303</u>	
<b>Creditors: amounts falling due within one year</b>	5	<u>(6,377)</u>		<u>(5,292)</u>	
<b>Net Current Assets</b>			<u>379</u>		<u>11</u>
			<u>£ 379</u>		<u>£ 11</u>
<b>Capital and Reserves</b>					
Profit and loss account	7		<u>379</u>		<u>11</u>
<b>Shareholders' Funds</b>	8		<u>£ 379</u>		<u>£ 11</u>


The board of directors has taken advantage of the special exemptions conferred by Schedule 8 to the Companies Act 1985 applicable to small companies in the preparation of the financial statements and has done so on the grounds that, in its opinion, the company is entitled to those exemptions.

The financial statements on pages 3 to 8 were approved by the board of directors on *30 May* 1996 and signed on its behalf by:

**C A J Diggins**  
Director



**A W Bigg**  
Director



**Ireton Close Management Company Limited (Limited by Guarantee)**

**Notes to the Financial Statements  
for the year ended 31 December 1995**

**1. Accounting Policies**

**1.1 Accounting convention**

The financial statements are 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.

**1.2 Turnover**

Turnover represents service charges invoiced to tenants.

**1.3 Leasing of entryphone and TV/FM aerial**

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

**1.4 Deferred taxation**

Provision is made for deferred taxation using the liability method to take account of timing differences between the incidence of income and expenditure for taxation and accounting purposes except to the extent that the directors consider that a liability to taxation is unlikely to crystallise.

**2. Operating Profit**

<b>1995</b>	<b>1994</b>
<b>£</b>	<b>£</b>

Operating profit is stated after charging:

Operating lease rentals

- Plant and machinery

Auditors' remuneration

1,097	803
441	405

**3. Taxation**

<b>1995</b>	<b>1994</b>
<b>£</b>	<b>£</b>

The taxation charge comprises:

U.K. Corporation tax at 25% (1994 - 25%)

25	3
----	---

£	25	£	3
---	----	---	---

The company is not liable to corporation tax on its surpluses other than on bank interest received (which is paid without deduction of income tax at source).

Ireton Close Management Company Limited (Limited by Guarantee)

Notes to the Financial Statements  
for the year ended 31 December 1995 (continued)

4. Debtors	1995 £	1994 £
Trade debtors	699	2,342
Others	426	1,223
	<u>£ 1,125</u>	<u>£ 3,565</u>

5. Creditors: amounts falling due within one year	1995 £	1994 £
Corporation tax	25	3
Other creditors	6,352	5,289
	<u>£ 6,377</u>	<u>£ 5,292</u>

6. Members Liability Limited by Guarantee

Under the terms of their lease, each tenant is a member of the company and has agreed to undertake to contribute to the assets of the company in the event of it being wound up while being a member and for one year thereafter, for payment of the debts and liabilities of the company contracted before they cease to be a member and the costs, charges and expenses of winding up.

7. Profit And Loss Account	1995 £	1994 £
Retained profits at 1 January 1995	11	(328)
Retained profit for the year	368	339
	<u>£ 379</u>	<u>£ 11</u>

**Ireton Close Management Company Limited (Limited by Guarantee)**

**Notes to the Financial Statements  
for the year ended 31 December 1995 (continued)**

**8. Reconciliation of Movements in Members' Funds**

	<b>1995</b>	<b>1994</b>
	<b>£</b>	<b>£</b>
Profit for the financial year	368	339
Opening members' funds	11	(328)
	<hr/>	<hr/>
Closing members' funds	£ 379	£ 11
	<hr/>	<hr/>

**9. Contingent Liabilities and Transactions with Directors**

There are no contingent liabilities apart from the company's day to day obligation to maintain the common parts of Ireton Close. Expenditure so incurred is recoverable from the tenants, including the directors, under the terms of their lease.

**10. Financial Commitments**

At 31 December 1995 the company had annual commitments under non-cancellable operating leases as follows:

	<b>1995</b>	<b>1994</b>
	<b>£</b>	<b>£</b>
Expiry date:		
In over five years	1,116	1,079
	<hr/>	<hr/>
	£ 1,116	£ 1,079
	<hr/>	<hr/>



**Ireton Close Management Company Limited (Limited by Guarantee)**

**Notes to the Financial Statements  
for the year ended 31 December 1995 (continued)**

**11. 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 year. 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;
- follow applicable accounting standards, 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 its activities.

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 taking reasonable steps for the prevention and detection of fraud and other irregularities.