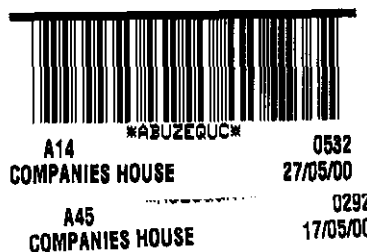


REGISTRARS COPY

**IRETON CLOSE MANAGEMENT COMPANY LIMITED**  
**(LIMITED BY GUARANTEE)**

**REPORT AND  
FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED  
31 DECEMBER 1999**



**REGISTERED NUMBER: 2801296 (ENGLAND AND WALES)**

**IRETON CLOSE MANAGEMENT COMPANY LIMITED**  
**(LIMITED BY GUARANTEE)**

**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 1999**

---

<b>Contents</b>	<b>Pages</b>
Directors' report	1 - 2
Auditors' report	3
Profit and loss account	4
Balance sheet	5
Notes to the financial statements	6 - 9

**IRETON CLOSE MANAGEMENT COMPANY LIMITED**  
**(LIMITED BY GUARANTEE)**

**DIRECTORS' REPORT**

---

The directors present their annual report with the financial statements of the company for the year ended 31 December 1999.

**PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was the 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 AND THEIR INTERESTS**

The directors in office in the year were as follows:

C A J Diggins  
B Smith  
A W Bigg

Directors appointed during the year:

P Standley 1 June 1999

**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 as at the end of the financial year 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;
- 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 maintaining 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.

**IRETON CLOSE MANAGEMENT COMPANY LIMITED**  
**(LIMITED BY GUARANTEE)**

**DIRECTORS' REPORT**

---

**AUDITORS**

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

The above 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:

Applelite Ltd

Applelite Limited  
Secretary

Date: 11 May 2000

**IRETON CLOSE MANAGEMENT COMPANY LIMITED**  
**(LIMITED BY GUARANTEE)**

**AUDITORS' REPORT TO THE SHAREHOLDERS**

We have audited the financial statements on pages 4 to 9 which have been prepared under the historical cost convention and on the basis of accounting policies set out on page 6.

**RESPECTIVE RESPONSIBILITIES OF THE DIRECTORS AND AUDITORS**

As described in the directors' report, 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.

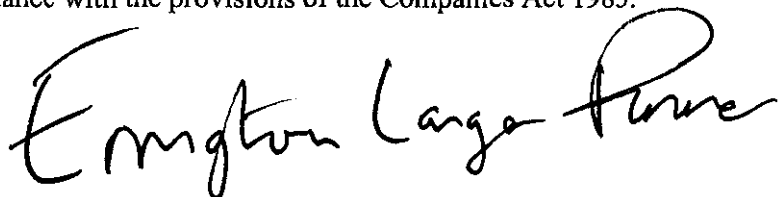
**BASIS OF OPINION**

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 as to whether 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 affairs of the company as at 31 December 1999 and of its profit for the year then ended and have been properly prepared in accordance with the provisions of the Companies Act 1985.



**Errington Langer Pinner**  
**Chartered Accountants**  
**and Registered Auditors**  
**Pyramid House**  
**956 High Road**  
**Finchley**  
**London N12 9RX**

Date: 26<sup>th</sup> May 2000

**IRETON CLOSE MANAGEMENT COMPANY LIMITED**  
**(LIMITED BY GUARANTEE)**

**PROFIT AND LOSS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 1999**

	Notes	1999 £	1998 £
<b>TURNOVER</b>		12,630	12,543
Administrative expenses		12,696	12,641
<b>OPERATING LOSS</b>	2	(66)	(98)
Investment income and interest receivable		83	127
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		17	29
Tax on profit on ordinary activities	3	(17)	(29)
<b>PROFIT / (LOSS) ON ORDINARY ACTIVITIES AFTER TAXATION</b>		-	-

**Continuing operations**

None of the company's activities were acquired or discontinued during the above two financial years.

**Total recognised gains and losses**

The company has no recognised gains or losses other than the profit or loss for the above two financial years.

The notes on pages 6 to 9 form part of these financial statements.

**IRETON CLOSE MANAGEMENT COMPANY LIMITED**  
**(LIMITED BY GUARANTEE)**

**BALANCE SHEET**  
**AT 31 DECEMBER 1999**

		1999		1998	
	Notes	£	£	£	£
<b>CURRENT ASSETS</b>					
Debtors	4	3,178		2,551	
Cash at bank and in hand		7,319		7,412	
		<u>10,497</u>		<u>9,963</u>	
<b>CREDITORS: amounts falling due within one year</b>	5	<u>(6,470)</u>		<u>(7,500)</u>	
<b>NET CURRENT ASSETS</b>			4,027		2,463
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>4,027</u>		<u>2,463</u>
<b>CAPITAL AND RESERVES</b>					
Maintenance reserve	6		4,692		3,128
Profit and loss account	7		<u>(665)</u>		<u>(665)</u>
<b>TOTAL SHAREHOLDERS' FUNDS</b>	8		<u>4,027</u>		<u>2,463</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 board of directors on 11 May 2000 and signed on its behalf by the following directors:

C A Diggins



B Smith



The notes on pages 6 to 9 form part of these financial statements.

**IRETON CLOSE MANAGEMENT COMPANY LIMITED**  
**(LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 1999**

**1. STATEMENT OF ACCOUNTING POLICIES**

The financial statements have been prepared under the historical cost convention.

**Cash flow**

The accounts do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under Financial Reporting Standard 1: "Cash flow statements".

**Turnover**

Turnover represents service charges invoiced to tenants.

**Leasing and hire purchase commitments**

Assets held under finance leases and hire purchase contracts are capitalised in the balance sheet and are depreciated over their estimated useful lives. The interest element of the rental obligations is charged to the profit and loss account over the period of the lease.

Lease payments under operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred.

**2. OPERATING LOSS**

Operating loss is stated	1999 £	1998 £
<b>After charging:</b>		
Auditors' remuneration	485	509
Operating lease rentals		
Plant and machinery	1,545	1,202
Exceptional items:		
Transfer to maintenance reserve	1,564	1,564

No remuneration was paid to the directors during the year.

**3. TAX ON PROFIT ON ORDINARY ACTIVITIES**

	1999 £	1998 £
The taxation charge comprises:		
Corporation tax at 20% (1998 - 21%)	17	27
Adjustment in respect of prior years	-	2
	<u>17</u>	<u>29</u>



**IRETON CLOSE MANAGEMENT COMPANY LIMITED**  
**(LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 1999**

**3. TAX ON PROFIT ON ORDINARY ACTIVITIES - (continued)**

The company is not liable to corporation tax on its surpluses other than on bank interest received.

**4. DEBTORS**

	1999 £	1998 £
Trade debtors	1,848	1,347
Other debtors	1,330	1,204
	<u>3,178</u>	<u>2,551</u>

**5. CREDITORS: amounts falling due within one year**

	1999 £	1998 £
Taxation and social security	44	27
Other creditors	6,426	7,473
	<u>6,470</u>	<u>7,500</u>

**6. MAINTENANCE RESERVE**

	1999 £	1998 £
Balance at 1 January 1999	3,128	1,564
Movement in year	1,564	1,564
Balance at 31 December 1999	<u>4,692</u>	<u>3,128</u>
	<u>4,692</u>	<u>3,128</u>

The maintenance reserve represents a provision for future major items of maintenance for which the company has responsibility under the terms of the leases entered into with the Freeholder by the individual lessees at Ireton close.

**IRETON CLOSE MANAGEMENT COMPANY LIMITED**  
**(LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 1999**

**7. PROFIT AND LOSS ACCOUNT**

	1999 £	1998 £
Accumulated loss as at 1 January 1999	(665)	(665)
Accumulated loss as at 31 December 1999	<u>(665)</u>	<u>(665)</u>

**8. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS**

	1999 £	1998 £
Movement on reserve	1,564	1,564
<b>Net addition to shareholders' funds</b>	<u>1,564</u>	<u>1,564</u>
Opening shareholders' funds	2,463	899
<b>Closing shareholders' funds</b>	<u>4,027</u>	<u>2,463</u>
<b>Represented by:-</b>		
Equity interests	<u>4,027</u>	<u>2,463</u>

**9. REVENUE COMMITMENTS**

At the year end the company was committed to making the following payments during the next year in respect of operating leases with expiry dates as follows:

	<b>Land and buildings</b>		<b>Other</b>	
	1999 £	1998 £	1999 £	1998 £
More than five years	<u>-</u>	<u>-</u>	<u>1,242</u>	<u>1,202</u>

**10. TRANSACTIONS WITH DIRECTOR**

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.

**IRETON CLOSE MANAGEMENT COMPANY LIMITED**  
**(LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 1999**

---

**11. RELATED PARTY DISCLOSURES**

The company is controlled by a voting majority of its members and accordingly there is no controlling related party. The income of the company is derived from its members in equal shares.

**12. 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.