REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 1997

Cartwrights
Accountants and Registered Auditors
Regency House
33 Wood Street
Barnet
Herts EN5 4BE



FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1997

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COMPANY INFORMATION AS AT 31 MARCH 1997

DIRECTORS

Mr R Mannell Mrs J Mannell Mrs J Malynn

SECRETARY

Mrs J Malynn

REGISTERED OFFICE

137-139 St Johns Hill London SW11 1TD

REGISTERED NUMBER

696270

BUSINESS ADDRESS

137-139 St Johns Hill London SW11 1TD

AUDITORS

Cartwrights
Registered Auditors
Regency House
33 Wood Street
Barnet
Herts EN5 4BE

PRINCIPAL BANKERS

Lloyds Bank plc 12/13 South Side Clapham London SW4 7AD

DIRECTORS' REPORT

The directors present their annual report with the financial statements of the company for the year ended 31 March 1997.

PRINCIPAL ACTIVITIES

The company acted as a holding company during the year under review.

REVIEW OF THE BUSINESS

The net loss after providing for taxation amounted to £2,081.

DIRECTORS AND THEIR INTERESTS

The directors in office in the year and their beneficial interests in the company at the balance sheet date and the beginning of the year (or on appointment if later) were as follows:

		Number of Shares	
		1997	1996
Mr R Mannell	Ordinary shares	200	200
Mrs J Mannell	Ordinary shares	399	399
Mrs J Malynn	Ordinary shares	399	399
Mrs Mannell & Mrs Malynn	Ordinary shares	2	2

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.

POLITICAL AND CHARITABLE CONTRIBUTIONS

During the year the company did not make any political contributions nor any charitable contributions.

CLOSE COMPANY

The company is a close company, as defined by the Income and Corporation Taxes Act 1988.

14.11.97

DIRECTORS' REPORT

AUDITORS

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

SMALL COMPANY EXEMPTIONS

In preparing this report, the directors have taken advantage of the special provisions of Section 246 of the Companies Act 1985 relating to small companies.

By order of the board:

Mrs J Malynn Secretary

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Approved by the board:

AUDITORS' REPORT TO THE MEMBERS

We have audited the financial statements on pages 5 to 12 which have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets and on the basis of accounting policies set out on page 8.

RESPECTIVE RESPONSIBILITIES OF THE DIRECTORS AND AUDITORS

17.11.97

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 March 1997 and of its loss for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Cartwrights

Registered Auditors

Regency House

33 Wood Street

Barnet

Herts EN5 4BE

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 1997

	Notes		1997		1996
		£	£	£	£
TURNOVER					
Continuing operations			16,170		20,540
Net operating expenses			(3,502)		(2,697)
OPERATING PROFIT	2				
Continuing operations			12,668		17,843
Interest payable and similar charges	3		(14,749)		(16,378)
LOSS ON ORDINARY ACTIVITIE	S				
BEFORE TAXATION			(2,081)		1,465
LOSS FOR THE FINANCIAL YEAR	R		(2,081)		1,465

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.

Historical cost

The difference between the results as disclosed in the profit and loss account before tax, and accumulated loss for the year, on an unmodified historical cost basis is not material.

NOTE OF HISTORICAL COST PROFITS AND LOSSES FOR THE YEAR ENDED 31 MARCH 1997

	1997 £	1996 £
REPORTED LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION	(2,081)	1,465
Historical cost loss for the year accumulated after taxation, minority interests, dividends and transfers to reserves	(2,081)	1,465

BALANCE SHEET AT 31 MARCH 1997

			1997		1996
	Notes	£	£	£	£
FIXED ASSETS				•	
Tangible assets	6		211,971		211,971
Investments	7		100	•	100
			212,071		212,071
CURRENT ASSETS					
Debtors	. 8	72,072		79,872	
CREDITORS: amounts falling due within	•	(2.6.00.4)		(22.250)	
one year	9	(36,904)		(32,350)	
NET CURRENT ASSETS			35,168		47,522
TOTAL ASSETS LESS CURRENT					
LIABILITIES			247,239		259,593
CREDITORS: amounts falling due after					
more than one year	10		(112,893)		(123,166)
NET ASSETS			134,346		136,427
CAPITAL AND RESERVES					
Called up share capital	13		1,000		1,000
Revaluation reserve	14		94,880		94,880
Profit and loss account	15		38,466		40,547
TOTAL SHAREHOLDERS' FUNDS	16		134,346		136,427

In preparing these financial statements the directors have taken advantage of special exemptions applicable to small companies on the grounds that, in their opinion, the company is entitled to those exemptions.

These financial statements are prepared in accordance with the special provisions of section 246 of the Companies Act 1985 relating to small companies, and schedule 8 to that act.

The financial statements were approved by the board of directors on 14.11.97 and signed on its behalf by:

MAI T MONER S. WOMEN

Mr R Mannell

Directors

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1997

1. STATEMENT OF ACCOUNTING POLICIES

The financial statements have been prepared in accordance with applicable accounting standards.

The financial statements have also been prepared on the basis of historical costs and do not take into account changing money values or, except where stated, current valuations of non-current assets. Cost is based on the fair values of the consideration given in exchange for assets. The accounting policies have been consistently applied, unless otherwise stated.

The following is a summary of the significant accounting policies adopted by the company in the preparation of the financial statements.

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 the total invoice value, excluding value added tax, of goods sold and services rendered during the year.

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.

Pension costs

The company operates a defined contribution pension scheme. Contributions payable to this scheme are charged to the profit and loss account in the period to which they relate. These contributions are invested separately from the company's assets.

2. OPERATING PROFIT

	Operating profit is stated:	1997 £	1996 £
	After charging: Auditors' remuneration	700	600
3.	INTEREST PAYABLE AND SIMILAR CHARGES	-	
		1997 £	1996 £
	On bank loans and overdrafts Lease finance charges and hire purchase interest	2,332 1,652	2,355 1,652
		3,984	4,007
4.	INFORMATION ON DIRECTORS AND EMPLOYEES		
		1997 £	1996 £
	Staff costs Other pension costs	_	105

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1997

4.	INFORMATION ON DIRECTORS AND EMPLOYEES	- (continued)	
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Directors' emoluments	1997 £	1996 £
Remuneration for management services (including pension contributions)	-	105
	 	

5. PENSION COSTS

7.

Defined contribution scheme

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £- (1996:£105).

6. TANGIBLE FIXED ASSETS

		Freehold land and buildings £
Cost: 1 April 1996 and at 31 March 1997		229,980
Depreciation: 1 April 1996 and at 31 March 1997		18,009
Net book value: At 31 March 1997		211,971
At 31 March 1996		211,971
Analysis of net book value of land and buildings:	1997 £	1996 £
Freehold	211,971	211,971
INVESTMENTS		
Cost or valuation:		Beginning and end of year
Other investments		100

Other investments other than loans

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1997

7.	INVESTMENTS

Shares in related undertakings:

	Cost or valuation:		Beginning and end of year £
	Shares: Group undertaking		100
	Net book value		100
8.	DEBTORS		
		1997	1996
		£	£
	Amounts owed by group undertakings	72,056	79,856
	Other debtors	16	16
		72,072	79,872
9.	CREDITORS: amounts falling due within one year		
		1997	1996
		£	£
	Bank loans and overdrafts	25,987	19,907
	Net obligations under finance leases and hire purchase contracts	3,834	7,250
	Other creditors	5,400	4,225
	Accruals and deferred income	1,684	968
		36,905	32,350

Bank overdrafts amounting to £25,987 (1996 £19,907) are secured by a floating charge on all the assets of the company.

10. CREDITORS: amounts falling due after more than one year

	1997	1996
	£	£
Loans	112,893	119,332
Net obligations under finance leases and hire purchase contracts		3,834
	112,893	123,166

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1997

11.	BORROWINGS				
		1997 £	1996 £		
	The company's borrowings are repayable as follows	•			
	Up to one year and on demand	31,387	24,132		
	Between one and two years	5,400	4,630		
	Between two and five years	16,200	16,733		
	After five years	91,293	97,969		
		144,280	143,464		
	Wholly repayable within five years	52,987	45,495		
	Included in current liabilities	31,387	24,132		
12.	OBLIGATIONS UNDER FINANCE LEASES AND HIRE PURCHASE CONTRACTS				
		1997	1996		
		£	£		
	The company's net obligations under finance leases and hire purchase contracts are repayable as follows:				
	Included in current liabilities	(3,834)	(7,250)		
13.	SHARE CAPITAL	-			
		1997 £	1996 £		
	Allotted, called up and fully paid: Equity interests:				
	1000 Ordinary shares of £1 each	1,000	1,000		
14.	REVALUATION RESERVE		THE STATE OF THE S		
		1997	1996		
		£	£		
	Balance at beginning of year	94,880	94,880		
15.	PROFIT AND LOSS ACCOUNT	-			
		1997	1996		
		£	£		
	Retained profit at 1 April 1996	40,547	39,082		
	Loss for the year	(2,081)	1,465		
	Retained profit at 31 March 1997	38,466	40,547		
	Accounted Profit at 21 Maron 1771	J0,700	70,547		

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1997

16. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	1997 £	1996 £
Loss for the financial year Opening shareholders' funds	(2,081) 136,427	1,465 134,962
Closing shareholders' funds	134,346	136,427
Represented by:- Equity interests	134,346	136,427

MANAGEMENT INFORMATION

FOR THE YEAR ENDED 31 MARCH 1997

DETAILED TRADING AND PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 1997

	19	97	199	96
	£	£	£	£
Rent receivable		16,170		20,540
ADMINISTRATIVE EXPENSES		(3,502)		(2,697)
OPERATING PROFIT		12,668	•	17,843
OTHER INCOME AND EXPENSES Interest payable:				
Bank interest	2,332		2,355	
Loan interest	10,765		12,371	
Hire purchase interest	1,652		1,652	
		(14,749)		(16,378)
LOSS FOR THE YEAR		(2,081)		1,465