Registrar of Companies

Company Registration No. 03525921 (England and Wales)

THE STEEPLES PROPERTY MANAGEMENT LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2001

JONES AVENS
Chartered Accountants
Piper House 4 Dukes Court
Bognor Road Chichester
West Sussex PO19 8FX

AA3THE6H
A05
COMPANIES HOUSE
0607
13/09/02

THE STEEPLES PROPERTY MANAGEMENT LIMITED

COMPANY INFORMATION

Directors	J Carruthers C Eilfield *J Forth*
Secretary	R Angus
Company number	*03525921*
Registered office	Rowan House Baffins Lane Chichester *West Sussex* PO19 1UA
Auditors	Jones Avens Piper House 4 Dukes Court Bognor Road Chichester West Sussex PO19 8FX
Bankers	Barclays Bank plc East Street Chichester West Sussex PO19 1HT

THE STEEPLES PROPERTY MANAGEMENT LIMITED

CONTENTS

	Page
Directors' report	1
Independent auditors' report	2
Profit and loss account	3
Balance sheet	4
Notes to the financial statements	5 - 6

THE STEEPLES PROPERTY MANAGEMENT LIMITED

DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2001

The directors present their report and financial statements for the year ended 31 December 2001.

Principal activities
The principal activity of the company continued to be the management of the properties known asThe Steeples.

Directors
The following directors have held office since 1 January 2001:

J Carruthers
C Eilfield
J Forth

Directors' interests
The directors' interests in the shares of the company were as stated below:

	Ordinary shares of £ 1 each	
	31 December 2001	1 January 2001
J Carruthers	-	-
C Eilfield	-	-
J Forth	-	-

Auditors
In accordance with section 385 of the Companies Act 1985, a resolution proposing that Jones Avens be reappointed as auditors of the company will be put to the Annual General Meeting.

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 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 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.

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

On behalf of the board

.....

10-09-02

THE STEEPLES PROPERTY MANAGEMENT LIMITED

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF THE STEEPLES PROPERTY MANAGEMENT LIMITED

We have audited the financial statements of The Steeples Property Management Limited on pages 3 to 6 for the year ended 31 December 2001. These financial statements have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2000), under the historical cost convention and the accounting policies set out therein.

Respective responsibilities of the directors and auditors

As described in the statement of directors' responsibilities on page 1 the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you if, in our opinion, the directors' report is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the directors' report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with United Kingdom 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 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 December 2001 and of its loss for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Jones Avens

12 September 2002

Chartered Accountants
Registered Auditor

Piper House 4 Dukes Court
Bognor Road Chichester
West Sussex
PO19 8FX

THE STEEPLES PROPERTY MANAGEMENT LIMITED

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2001

	Notes	2001 £	2000 £
Turnover		3,316	9,198
Administrative expenses		(4,285)	(5,269)
Operating (loss)/profit	2	(969)	3,929
Other interest receivable and similar income		21	2
(Loss)/profit on ordinary activities before taxation		(948)	3,931
Tax on (loss)/profit on ordinary activities	3	-	-
(Loss)/profit on ordinary activities after taxation	7	(948)	3,931

THE STEEPLES PROPERTY MANAGEMENT LIMITED

BALANCE SHEET
AS AT 31 DECEMBER 2001

	Notes	2001 £	£	2000 £	£
Current assets					
Debtors	4	1,213		5,729	
Cash at bank and in hand		5,258		1,836	
		6,471		7,565	
Creditors: amounts falling due within one year	5	(2,190)		(2,336)	
Total assets less current liabilities			4,281		5,229
Capital and reserves					
Called up share capital	6		100		100
Profit and loss account	7		4,181		5,129
Shareholders' funds			4,281		5,229

These financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective March 2000).

The financial statements were approved by the Board on 10th-09-02

J A CARRUTHERS.

Director

THE STEEPLES PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2001

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective March 2000).

1.2 Turnover

Turnover represents Ground Rents and Service Charges receivable during the year.

2 Operating (loss)/profit

	2001	2000
	£	£
Operating (loss)/profit is stated after charging:		
Auditors' remuneration	470	470

3 Taxation

Due to the results of the year no liability arises.

4 Debtors

	2001	2000
	£	£
Trade debtors	-	4,876
Other debtors	1,213	853
	1,213	5,729

5 Creditors: amounts falling due within one year

	2001	2000
	£	£
Trade creditors	1,552	900
Other creditors	638	1,436
	2,190	2,336

6 Share capital

	2001	2000
	£	£
Authorised		
100 Ordinary shares of £ 1 each	100	100
Allotted, called up and fully paid		
100 Ordinary shares of £ 1 each	100	100

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2001

7 Statement of movements on profit and loss account

	Profit and loss account £
Balance at 1 January 2001	5,129
Retained loss for the year	(948)
Balance at 31 December 2001	4,181

8 Transactions with directors

The directors of the company are all residents of The Steeples. The entire turnover of the company, which consists of service charges and ground rents, is receivable from the residents of The Steeples.