

Company Registration No. 03525921 (England and Wales)

THE STEEPLES PROPERTY MANAGEMENT LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2002



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

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THE STEEPLES PROPERTY MANAGEMENT LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2002

The directors present their report and financial statements for the year ended 31 December 2002.

Principal activities

The principal activity of the company continued to be the management of the properties known as The Steeples.

Directors

The following directors have held office since 1 January 2002:

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 2002	1 January 2002
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

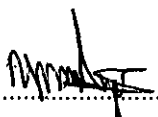
Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- 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



11/09/03

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 2002. These financial statements have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002), under the historical cost convention and the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

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.

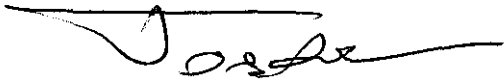
Basis of audit opinion

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.

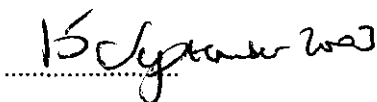
Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 December 2002 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Jones Avens

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 2002

		2002	2001
	Notes	£	£
Turnover		6,147	3,316
Administrative expenses		(5,203)	(4,285)
Operating profit/(loss)	2	944	(969)
Other interest receivable and similar income		14	21
Profit/(loss) on ordinary activities before taxation		958	(948)
Tax on profit/(loss) on ordinary activities	3	(1)	-
Profit/(loss) on ordinary activities after taxation	7	957	(948)

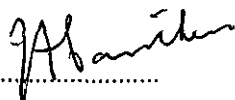
THE STEEPLES PROPERTY MANAGEMENT LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2002

	Notes	2002 £	£	2001 £	£
Current assets					
Debtors	4	1,350		1,213	
Cash at bank and in hand		6,551		5,258	
		<u>7,901</u>		<u>6,471</u>	
Creditors: amounts falling due within one year	5	(2,662)		(2,190)	
Total assets less current liabilities			<u>5,239</u>		<u>4,281</u>
Capital and reserves					
Called up share capital	6		100		100
Profit and loss account	7		5,139		4,181
Shareholders' funds			<u>5,239</u>		<u>4,281</u>

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 June 2002).

The financial statements were approved by the Board on 11th September 2003



Director

J A CARRUTHERS

THE STEEPLES PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2002

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 June 2002).

1.2 Turnover

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

2 Operating profit/(loss)	2002 £	2001 £
Operating profit/(loss) is stated after charging:		
Auditors' remuneration	494	470

3 Taxation	2002 £	2001 £
Domestic current year tax		
U.K. corporation tax	1	-
Current tax charge	1	-

4 Debtors	2002 £	2001 £
Trade debtors	39	-
Other debtors	1,311	1,213
	1,350	1,213

5 Creditors: amounts falling due within one year	2002 £	2001 £
Trade creditors	2,100	1,552
Other creditors	562	638
	2,662	2,190

THE STEEPLES PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2002

6	Share capital	2002 £	2001 £
	Authorised		
	100 Ordinary shares of £ 1 each	100	100
		<u> </u>	<u> </u>
	Allotted, called up and fully paid		
	100 Ordinary shares of £ 1 each	100	100
		<u> </u>	<u> </u>

7 Statement of movements on profit and loss account

	Profit and loss account £
Balance at 1 January 2002	4,182
Retained profit for the year	957
	<u> </u>
Balance at 31 December 2002	5,139
	<u> </u>

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.