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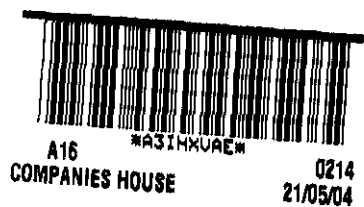
In England and Wales

CRANWELL COLLEGE VIEW MANAGEMENT COMPANY LIMITED

ANNUAL REPORT AND ACCOUNTS

FOR THE PERIOD ENDED 31ST OCTOBER 2003

A COMPANY LIMITED BY GUARANTEE



CRANWELL COLLEGE VIEW MANAGEMENT COMPANY LIMITED

A COMPANY LIMITED BY GUARANTEE

COMPANY INFORMATION

FOR THE PERIOD ENDED 31ST OCTOBER 2003

DIRECTORS: Hertford Company Secretaries Ltd.
CPM Asset Management Ltd. {App. 26.1.04}
Corporate Property Management Ltd. {Res. 26.1.04}

SECRETARY: Hertford Company Secretaries Ltd.

REGISTERED OFFICE: Belcon House
Essex Road
Hoddesdon
Hertfordshire
EN11 0DR

REGISTERED NUMBER: 04568656 (England and Wales)

AUDITORS: Thomas David
Chartered Accountants and
Registered Auditors
Mercer House
10 Watermark Way
Hertford
Hertfordshire SG13 7TZ

CRANWELL COLLEGE VIEW MANAGEMENT COMPANY LIMITED

A COMPANY LIMITED BY GUARANTEE

REPORT OF THE DIRECTORS

The Directors present their report with the financial statements of the company for the period ended 31st October 2003.

PRINCIPAL ACTIVITY

The principal activity of the company in the period under review consisted of the management and administration, on a non profit making basis, of the communal areas relating to the development on behalf of the property owners, lessees or tenants.

DIRECTORS

The Directors in office in the period were as follows:

Hertford Company Secretaries Ltd.
CPM Asset Management Ltd. {App. 26.1.04}
Corporate Property Management Ltd. {Res. 26.1.04}

The Company is limited by guarantee and has no share capital.

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 the 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. 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.

CRANWELL COLLEGE VIEW MANAGEMENT COMPANY LIMITED

A COMPANY LIMITED BY GUARANTEE

REPORT OF THE DIRECTORS

(CONTINUED)

AUDITORS

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

SMALL COMPANY EXEMPTIONS

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

**Signed on Behalf of
The Board of Directors**

FOR AND ON BEHALF OF
HERTFORD COMPANY SECRETARIES LIMITED

.....
 Director or Secretary AUTHORISED SIGNATURE

Approved by the Board on.....13.5.2004.....

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF CRANWELL
COLLEGE VIEW MANAGEMENT COMPANY LIMITED
A COMPANY LIMITED BY GUARANTEE

We have audited the financial statements of Cranwell College View Management Company Limited for the period ended 31st October 2003 on pages five to seven. 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 directors and auditors

As described on page two, the company's directors are responsible for the preparation of 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 Report of the Directors 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 Report of the Directors and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of 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 31st October 2003 and of its profit the period then ended and have been properly prepared in accordance with the Companies Act 1985.

Thomas David,
Chartered Accountants
and Registered Auditors,
Mercer House,
10 Watermark Way,
Hertford, Herts.



Dated: 19.5.04

CRANWELL COLLEGE VIEW MANAGEMENT COMPANY LIMITEDA COMPANY LIMITED BY GUARANTEEINCOME AND EXPENDITURE ACCOUNT FOR THE PERIOD ENDED 31ST OCTOBER 2003

	21/10/2002 to 31/10/2003
	£
<u>TURNOVER (Note 1)</u>	2,565
Administrative Expenses	(2,447)
<u>OPERATING INCOME/(DEFICIT)</u>	<u>118</u>
Interest Payable	(66)
Interest Receivable	-
<u>SURPLUS/(DEFICIT) ON ORDINARY</u>	
<u>ACTIVITIES before Taxation (Note 4)</u>	52
<u>TAXATION</u>	
Corporation Tax	-
	<u>52</u>
<u>RESERVES/(DEFICIT) brought forward</u>	-
<u>RESERVES/(DEFICIT) carried forward</u>	<u><u>£52</u></u>

The notes form part of these financial statements.

CRANWELL COLLEGE VIEW MANAGEMENT COMPANY LIMITED**A COMPANY LIMITED BY GUARANTEE****BALANCE SHEET AT 31ST OCTOBER 2003**

	<u>31st October 2003</u>	
<u>CURRENT ASSETS</u>	£	£
Debtors (Note 2)		1,448
		<hr/> 1,448
Deduct: CREDITORS amounts falling due within one year		
Accrued Expenses (Note 3)	1,396	1,396
	<hr/>	<hr/>
<u>TOTAL NET ASSETS / (LIABILITIES)</u>		<u>£52</u>
 <u>Represented by:-</u>		
		£
<u>INCOME & EXPENDITURE ACCOUNT</u>		52
		<hr/> £52

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.

FOR AND ON BEHALF OF
HERTFORD COMPANY SECRETARIES LIMITED

Signed on behalf of the Board of Directors REP Director AUTHORIZED
SIGNATORY

These accounts were approved by the Board of Directors on 13.5 2004

The notes form part of these financial statements.

CRANWELL COLLEGE VIEW MANAGEMENT COMPANY LIMITED**A COMPANY LIMITED BY GUARANTEE****NOTES TO THE ACCOUNTS FOR THE PERIOD ENDED 31ST OCTOBER 2003****1. ACCOUNTING POLICIES****Accounting Convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective 2002).

Turnover

Turnover represents Maintenance Charges Receivable in respect of communal expenditure in the ordinary course of business. Value Added Tax is not charged thereon.

**2. DEBTORS: Made up as follows:-
(Amounts owed to the Company)****31/10/2003**

	£
Maintenance Charges in Arrears	1,018
Funds Held By Managing Agents	377
Sundry Debtor	53
	<hr/>
	£1,448
	<hr/>

**3. ACCRUED EXPENSES: Made up as follows:-
(Amounts owed by the Company
for expenses incurred during the Current
Accounting Period but not yet paid for)**

	£
Managing Agents Fees	910
Audit and Accountancy Fees	439
Bank Charges and Interest Paid	47
	<hr/>
	£1,396
	<hr/>

4. SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES

The Surplus/(Deficit) on ordinary activities before taxation is stated after (charging) crediting the following:-

£

Auditors Remuneration	(118)
Bank Charges and Interest Paid	(66)
Interest Received	-

CRANWELL COLLEGE VIEW MANAGEMENT COMPANY LIMITEDA COMPANY LIMITED BY GUARANTEEINCOME AND EXPENDITURE ACCOUNT FOR THE PERIOD ENDED 31ST OCTOBER 2003

	Period 21st October 2002 to 31st October 2003	
	£	£
<u>INCOME</u>		
Maintenance Charges Receivable		1,748
Completion Money Received		817
<u>TOTAL INCOME</u>		<u>2,565</u>
<u>Deduct: EXPENDITURE</u>		
Managing Agents Fees	1,994	
Audit and Accountancy Fees	439	
Bank Charges and Interest Paid	66	
Sundry Expenses	14	
	<u> </u>	<u>2,513</u>
<u>EXCESS OF INCOME / (EXPENDITURE) FOR YEAR</u>		<u><u>£52</u></u>

This page does not form part of the statutory financial statements.