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PricewaterhouseCoopers
Southwark Towers
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The Directors
New Hall Place,
Old Hall Street,
Liverpool,
L3 9UE,
England

5 February 2003

Dear Sirs,

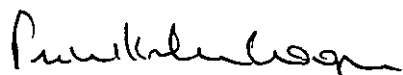
Notice of resignation as auditors

Following the conversion of PricewaterhouseCoopers to a Limited Liability Partnership (LLP) from 1 January 2003, we have agreed with you that the new firm, PricewaterhouseCoopers LLP will be replacing us as auditors.

In accordance with Section 392 of the Companies Act 1985, we give notice that we are resigning as auditors of the companies detailed in Appendix 1 to this letter, with effect from 5 February 2003.

In accordance with Section 394 of the Companies Act 1985, we confirm that there are no circumstances connected with our resignation which we consider should be brought to the notice of the shareholders or creditors of these companies detailed in Appendix 1.

Yours faithfully,



PricewaterhouseCoopers



PricewaterhouseCoopers is the successor partnership to the UK firms of Price Waterhouse and Coopers & Lybrand. The principal place of business of PricewaterhouseCoopers and its associate partnerships, and of Coopers & Lybrand, is 1 Embankment Place, London WC2N 6RH. The principal place of business of Price Waterhouse is Southwark Towers, 32 London Bridge Street, London SE1 9SY. Lists of the partners' names are available for inspection at those places.

All partners in the associate partnerships are authorised to conduct business as agents of, and all contracts for services to clients are with, PricewaterhouseCoopers. PricewaterhouseCoopers is authorised by the Financial Services Authority for investment business activities.

APPENDIX 1

Archbest Limited	1433607
Bretton Financial Services Limited	1784093
Commercial Bridging PLC	2134467
Home Bridging Plc	1956485
* Property Growth Assurance Company Limited	932491 *
Royal Insurance Operational Services (UK) Limited	962171
Royal Life (Unit Linked Assurances) Limited	928046
Royal Life (Unit Linked Pension Funds) Limited	200718
Sun Alliance Pensions Limited	50603