



CHRISTCHURCH ESTATES LIMITED

Company No. 1413671

REPORT OF THE DIRECTORS

The directors present their report together with the financial statements of the company for the period ended 23rd December 2004.

PRINCIPAL ACTIVITY

The principal activity of the company during the period was the management of properties.

DIRECTORS

The directors who served during the period were:-

Mr M Pearson	(appointed 16th April 2004)
Mr A Coates	(resigned 7th January 2005)
Mr M R Rutland	(resigned 3rd July 2003)
Mr N G Bellis	(appointed 3rd July 2003)
Ms L C Cummings	(appointed 3rd July 2003)
Mrs J M S Bellis	(appointed 3rd July 2003)
N J C Wilson	(resigned 3rd July 2003)

The directors have no beneficial interests in the shares of the company. Under the provisions of S324(6) of the Companies Act 1985, M Pearson, N G Bellis and L C Cummings are not required to disclose their notifiable interests in the share capital of the holding company, Erinaceous Group plc.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial period 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.

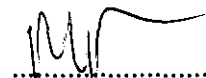
The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITORS

Messrs J R Watson & Co have indicated their willingness to be reappointed as auditors. A resolution to appoint them as auditors of the company will be proposed at the Annual General Meeting.

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

By Order of the Board



.....  
M Pearson  
Director

Registered Office:  
Phoenix House  
11 Wellesley Road  
Croydon CR0 2NW

31st October 2005

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
CHRISTCHURCH ESTATES LIMITED

We have audited the financial statements on pages 4 to 6 which have been prepared under the historical cost convention and the accounting policies set out on page 6.

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**

The directors' responsibilities for preparing the Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards are set out in the Statement of Directors' Responsibilities.

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.

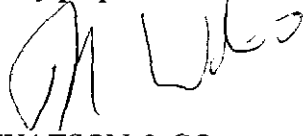
**BASIS OF OPINION**

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 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 23rd December 2004 and of its profit for the period then ended and have been properly prepared in accordance with the Companies Act 1985.



J R WATSON & CO  
Chartered Accountants & Registered Auditors  
Eastgate House  
11 Cheyne Walk  
Northampton  
NN1 5PT

1st November 2005

CHRISTCHURCH ESTATES LIMITEDPROFIT AND LOSS ACCOUNTFOR THE PERIOD ENDED 23RD DECEMBER 2004

	Notes	Period ended 23rd December 2004 £	Year ended 23rd June 2003 £
TURNOVER	1	2144	4230
ADMINISTRATIVE EXPENSES		(434)	(503)
BANK INTEREST RECEIVED		<u>1</u>	<u>3</u>
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	2	1711	3730
TAX ON PROFIT ON ORDINARY ACTIVITIES			
UK Corporation tax at 15.4% (2003 – 7.8%) on the profit for the year		<u>264</u>	<u>292</u>
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION		1447	3438
RETAINED PROFITS BROUGHT FORWARD		<u>19257</u>	<u>15819</u>
RETAINED PROFITS CARRIED FORWARD		£ <u>20704</u>	£ <u>19257</u>

There were no recognised gains or losses not reported above. All activities are continuing.

CHRISTCHURCH ESTATES LIMITEDBALANCE SHEET AS AT 23RD DECEMBER 2004

	Notes	23rd December 2004		23rd June 2003	
		£	£	£	£
<b>CURRENT ASSETS</b>					
Trade debtors		-		1866	
Accrued income		2144		-	
Due by Erinaceous Group plc	3	19382		18556	
Cash at bank		<u>28</u>		<u>55</u>	
		<u>21554</u>		<u>20477</u>	
<b>CREDITORS - Amounts falling due within one year</b>					
Trade creditors		182		-	
Corporation tax		264		294	
Accruals and deferred income		<u>400</u>		<u>922</u>	
		<u>846</u>		<u>1216</u>	
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>20708</u>		<u>19261</u>
<b>NET ASSETS</b>			£ <u>20708</u>		£ <u>19261</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	4		4		4
Profit and loss account			<u>20704</u>		<u>19257</u>
<b>TOTAL SHAREHOLDERS' FUNDS</b>	5		£ <u>20708</u>		£ <u>19261</u>

The financial statements have 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



.....  
M Pearson  
Director

31st October 2005

The notes on page 6 form part of these accounts.

CHRISTCHURCH ESTATES LIMITEDNOTES TO THE ACCOUNTS FOR THE PERIOD ENDED 23RD DECEMBER 2004

## 1. ACCOUNTING POLICIES

- (a) Basis of accounting  
The accounts have been prepared using the historical cost convention.
- (b) The activity of the company is the management, as landlord's agent, of certain properties. Turnover represents the amount receivable by the company for its services in respect of these properties.

The company delegates certain management services for these properties to Erinaceous Group plc, a company which is owned and controlled by the shareholders of this company. The company acts as Trustee in respect of assets and liabilities held by Erinaceous Group plc on behalf of the lessees of the properties. These assets and liabilities are not included in these accounts.

## 2. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

	2004 £	2003 £
The profit is stated after charging:-		
Auditors' remuneration	406	452
Directors' remuneration	<u>      </u>	<u>      </u>

## 3. TRANSACTIONS INVOLVING DIRECTORS

Debtors includes £19382 (2003 - £18556) due from Erinaceous Group plc a company which is controlled by the directors and shareholders of the company. This loan is interest free and without fixed repayment terms.

## 4. CALLED UP SHARE CAPITAL

	2004	2003
Authorised 100 Ordinary shares of £1 each	£ <u>100</u>	£ <u>100</u>
Allotted, issued and fully paid 4 Ordinary shares of £1 each	£ <u>4</u>	£ <u>4</u>

## 5. TOTAL SHAREHOLDERS' FUNDS

	£	£
At 23rd June 2003	19261	15823
Profit for the period	<u>1447</u>	<u>3438</u>
At 23rd December 2004	£ <u>20708</u>	£ <u>19261</u>

## 6. APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements were approved by the Board of Directors on 31st October 2005.

CHRISTCHURCH ESTATES LIMITEDTRADING AND PROFIT AND LOSS ACCOUNTFOR THE PERIOD ENDED 23RD DECEMBER 2004

	Period ended 23rd December 2004		Year ended 23rd June 2003	
	£	£	£	£
SALES		2144		4230
BANK INTEREST RECEIVED NET		<u>1</u>		<u>3</u>
		2145		4233
LESS: OVERHEADS				
Audit and accountancy	406		452	
Sundry expenses	-		15	
Bank charges	<u>28</u>		<u>36</u>	
		<u>(434)</u>		<u>(503)</u>
NET PROFIT FOR THE PERIOD		£ <u>1711</u>		£ <u>3730</u>