

Accountants and business advisors

CANYNGE BICKNELL (LENFESTEY) LIMITED

Company Number: 2849904

ANNUAL REPORT

YEAR ENDED 31 DECEMBER 2003



CANYNGE BICKNELL (LENFESTEY) LIMITED

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CANYNGE BICKNELL (LENFESTEY) LIMITED

DIRECTORS' REPORT YEAR ENDED 31 DECEMBER 2003

The directors submit their report and the financial statements for the year ended 31 December 2003.

Results

The profit for the year, after taxation, amounted to **£34,938** (2002 - £35,183).

The directors do not recommend payment of a dividend.

The retained profit of £34,938 has been added to the unappropriated profits brought forward and the unappropriated profits to carry forward now stand at £145,288.

Principal activity and review of the business

The principal activity of the company during the year was that of property development, investment and management.

Directors

The directors who served during the year were:

B R Bicknell
A Whicheloe
M Fitzgerald

The directors have no direct interests in the shares of the company.

Market value of properties

In the opinion of the directors, the market value of properties held as fixed assets is in excess of the carrying value in the balance sheet.

Auditors

The auditors, PKF, will be proposed for reappointment in accordance with section 385 of the Companies Act 1985.

By order of the board

 Director

CANYNGE BICKNELL (LENFESTEY) LIMITED
STATEMENT OF 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 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.

The directors are responsible for ensuring that the directors' report and other information included in the annual report is prepared in accordance with company law in the United Kingdom.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
CANYNGE BICKNELL (LENFESTEY) LIMITED**

We have audited the financial statements of Canynge Bicknell (Lenfestey) Limited for the period ended 31 December 2003 which comprise the Profit and Loss Account, the Balance Sheet and the related notes. These financial statements have been prepared under 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

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 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 judgments 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.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
CANYNGE BICKNELL (LENFESTEY) LIMITED (continued)**

Qualified opinion arising from disagreement of accounting treatment

As explained in note 1b), the treatment of the valuation of investment properties is not in accordance with the requirements of Statement of Standard Accounting Practice No. 19.

We are unable to quantify the effects of the departure from the requirement of the Accounting Standard referred to above, other than already described in the notes to the financial statements.

Except for the absence of adjustments to the value of the investment properties, in our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 December 2003 and of its profit for the period then ended and have been properly prepared in accordance with the Companies Act 1985.

21 May 2004

Bristol, UK

PKF

Registered Auditors

CANYNGE BICKNELL (LENFESTEY) LIMITED**PROFIT AND LOSS ACCOUNT
YEAR ENDED 31 DECEMBER 2003**

	Notes	2003 £	2002 £
Change in stocks of finished goods and work in progress		42,987	-
Other operating income		45,445	44,692
Raw materials and consumables		(42,987)	-
Other operating charges		(3,242)	(2,102)
OPERATING PROFIT	3	42,203	42,590
Interest receivable and similar income	5	930	979
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		43,133	43,569
TAXATION	6	(8,195)	(8,386)
PROFIT FOR THE FINANCIAL YEAR		34,938	35,183

All amounts relate to continuing operations.

There were no recognised gains or losses for the year other than those included in the profit and loss account.


CANYNGE BICKNELL (LENFESTEY) LIMITED

BALANCE SHEET 31 DECEMBER 2003

	Notes	2003 £	2002 £
FIXED ASSETS			
Tangible	7	455,122	455,122
CURRENT ASSETS			
Stocks	8	42,987	-
Debtors	9	2,029	494
Cash at bank and in hand		69,444	80,474
		<u>114,460</u>	<u>80,968</u>
CREDITORS: amounts falling due within one year	10	<u>(424,194)</u>	<u>(425,640)</u>
NET CURRENT LIABILITIES		<u>(309,734)</u>	<u>(344,672)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u><u>145,388</u></u>	<u><u>110,450</u></u>
CAPITAL AND RESERVES			
Called up share capital	11	100	100
Profit and loss account	12	145,288	110,350
SHAREHOLDERS' FUNDS	13	<u><u>145,388</u></u>	<u><u>110,450</u></u>

The financial statements were approved by the board on 19-5-04

Signed on behalf of the board of directors

 Director

CANYNGE BICKNELL (LENFESTEY) LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2003

1 ACCOUNTING POLICIES

(a) Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards.

(b) Investment properties

The investment properties have not been revalued in accordance with the provisions of Statement of Standard Accounting Practice No. 19. The directors are of the opinion that the open market value of investment properties is in excess of the carrying value of such properties in the financial statements.

(c) Stocks and work in progress

Stocks are stated at the lower of cost and net realisable value as follows:

Development land	-	purchase cost
Work-in-progress	-	the cost of materials and labour incurred at the balance sheet date.

Net realisable value is based on the following:

Development property	-	open market value in existing condition and use
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(d) Rental income

Rental income is accounted for on an accruals basis.

2 OTHER OPERATING INCOME

	2003	2002
	£	£
Rental income	45,445	44,692
	<u> </u>	<u> </u>

3 OPERATING PROFIT

The operating profit is stated after charging:

	2003	2002
	£	£
Audit fees	970	450
	<u> </u>	<u> </u>

4 STAFF COSTS

The only employees of the company are the directors who have not received any remuneration.

CANYNGE BICKNELL (LENFESTEY) LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2003

5 INTEREST RECEIVABLE AND SIMILAR INCOME

	2003	2002
	£	£
Other interest receivable	930	979
	<u>930</u>	<u>979</u>

6 TAXATION

(a) Analysis of charge in year	2003	2002
	£	£
UK corporation tax		
Current tax on income for the year	8,195	8,386
	<u>8,195</u>	<u>8,386</u>

(b) Factors affecting the tax charge for the year

The tax assessed for the year is not significantly different from profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 19%.

7 TANGIBLE FIXED ASSETS

	Investment Property £
Cost	
At 1 January 2003 and 31 December 2003	455,122
Depreciation	
At 1 January 2003 and 31 December 2003	-
Net book amount	
At 31 December 2003	455,122
At 31 December 2002	455,122

Investment properties are included at cost.

CANYNGE BICKNELL (LENFESTEY) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2003

8 STOCKS

	2003 £	2002 £
Development land	35,040	-
Work in progress	7,947	-
	<u>42,987</u>	<u>-</u>

9 DEBTORS

	2003 £	2002 £
Due within one year		
Trade debtors	1,929	396
Prepayments & accrued income	100	98
	<u>2,029</u>	<u>494</u>

10 CREDITORS

	2003 £	2002 £
Amounts falling due within one year		
Amounts owed to undertakings in which the company has a participating interest	400,000	400,000
Corporation tax	8,195	8,386
Other tax and social security	933	1,526
Other creditors	11,691	15,283
Accruals and deferred income	3,375	445
	<u>424,194</u>	<u>425,640</u>

11 SHARE CAPITAL

	Authorised £	Allotted, called up and fully paid No	£
At 1 January 2003 and 31 December 2003			
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>

CANYNGE BICKNELL (LENFESTEY) LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2003

12 RESERVES

Profit and loss account	£
At 1 January 2003	110,350
Profit for the year	34,938
At 31 December 2003	<u>145,288</u>

13 SHAREHOLDERS' FUNDS

	2003 £	2002 £
Shareholders' funds at 1 January 2003	110,450	75,267
Profit for the year	34,938	35,183
Shareholders' funds at 31 December 2003	<u>145,388</u>	<u>110,450</u>

14 TRANSACTIONS WITH RELATED PARTIES

The following transactions were made with related parties:

Related party	Director with material interest	Value £	Details of transactions
Bicknell Construction Limited	B R Bicknell	1,861	Expenses to tenanted properties
Bicknell Holdings Plc	B R Bicknell	912	Insurance premiums
Bicknell Holdings Plc	B R Bicknell	170	Professional fees
Bicknell Holdings Plc	B R Bicknell	293	Expenses to tenanted properties

As at 31 December 2003, the following balances were owed to related undertakings:

Canynge Securities Limited	£120,000	(2002 - £120,000)
Bicknell Holdings Plc	£120,000	(2002 - £120,000)
Lenfestey Estates (Holdings) Limited	£80,000	(2002 - £80,000)
Canynge Bicknell Limited	£80,000	(2002 - £80,000)