

Company Registration No. 2388396 (England and Wales)

CONSTRUCTION INDUSTRY COUNCIL

(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2003



Saffery Champness

CHARTERED ACCOUNTANTS

CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
COMPANY INFORMATION

Directors	T P O'Brien F Berriman M Finn T Gough J Hellings S Henderson G Owens G C Watts
Secretary	G C Watts
Company number	2388396
Registered office	26 Store Street London WC1E 7BT
Auditors	Saffery Champness Lion House Red Lion Street London WC1R 4GB

CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
CONTENTS

	Page
Directors' report	1 - 3
Independent auditors' report	4 - 5
Profit and loss account	6
Balance sheet	7
Notes to the financial statements	8 - 12

**CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2003**

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

MEMBERS OF COUNCIL

The following are Members of Council:

Association of Building Engineers
Association of Consultant Architects
Association of Consultant Building Surveyors
Association of Consulting Engineers
Association of Cost Engineers
Association of Planning Supervisors
Association for Project Management
British Institute of Architectural Technologists
British Institute of Facilities Management
Building Research Establishment
Building Services Research and Information Association
Chartered Institute of Building
Chartered Institution of Building Services Engineers
Construction Industry Research and Information Association
Consultant Quantity Surveyors Association
District Surveyors Association
Ground Forum
Institute of Clerks of Works of Great Britain
Institute of Highways Incorporated Engineers
Institute of Maintenance and Building Management
Institute of Plumbing
Institution of Civil Engineering Surveyors
Institution of Civil Engineers
Institution of Highways and Transportation
Institution of Structural Engineers
Landscape Institute
National Federation of Demolition Contractors
National House-Building Council
Royal Institute of British Architects
Royal Institution of Chartered Surveyors
Royal Town Planning Institute
Steel Construction Institute
Timber Research and Development Association

CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
DIRECTORS' REPORT (continued)
FOR THE YEAR ENDED 31 DECEMBER 2003

Principal activities and results for the year

The principal activity of the company is to co-ordinate and promote joint action on areas of common interest among organisations within the construction industry.

The company has, as forecast, begun to trade profitably after suffering the effects of the transfer of trade from CISC and TOPIC in previous years.

Although the balance sheet shows a net liability position, which has decreased during the year, the accounts have been prepared on a going concern basis as the directors' forecasts indicate profits in the future and the company has sufficient resources to trade out of this position.

Directors

The following directors have held office since 1 January 2003:

T P O'Brien	
F Berriman	(Appointed 10 October 2003)
M G Dickson	(Resigned 11 June 2003)
I F Farookhi	(Resigned 11 June 2003)
M Finn	(Appointed 11 June 2003)
T Gough	(Appointed 11 June 2003)
J Hellings	(Appointed 11 June 2003)
S Henderson	(Appointed 11 June 2003)
G Owens	
D J Phythian	(Resigned 11 June 2003)
G C Watts	
A P H Wood	(Resigned 11 June 2003)

Directors' interests

The liability of each member in respect of the undertaking to contribute to the assets of the company is limited to an amount not exceeding £1.

Auditors

In accordance with section 385 of the Companies Act 1985, a resolution proposing that Saffery Champness be reappointed as auditors of the company will be put to the Annual General Meeting.

CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
DIRECTORS' REPORT (continued)
FOR THE YEAR ENDED 31 DECEMBER 2003

Directors' responsibilities

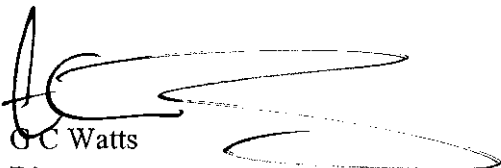
Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- 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



G C Watts

Director

10 June 2004

**CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF CONSTRUCTION INDUSTRY COUNCIL**

We have audited the financial statements of Construction Industry Council on pages 6 to 12 for the year ended 31 December 2003. 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.

Respective responsibilities of the directors and auditors

As described in the statement of directors' responsibilities on page 3 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.

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.

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 or material inconsistencies with the financial statements.

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.

Going concern

In forming our opinion, we have considered the adequacy of the disclosures made in note 1 of the financial statements concerning the net liability position of the company at 31 December 2003. In view of the significance of this net liability position we consider that it should be drawn to your attention but our opinion is not qualified in this respect.

CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
INDEPENDENT AUDITORS' REPORT (continued)
TO THE MEMBERS OF CONSTRUCTION INDUSTRY COUNCIL

Opinion

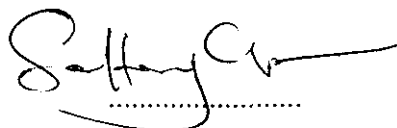
In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 December 2003 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Saffery Champness

Chartered Accountants

Registered Auditors

9th July 2004



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Lion House
Red Lion Street
London
WC1R 4GB

CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2003

	Notes	2003 £	2002 £
Turnover		1,006,263	990,490
Cost of sales		(437,300)	(503,545)
Gross profit		568,963	486,945
Administrative expenses		(486,673)	(452,742)
VAT written (off)/back		(14,000)	(1,657)
Operating profit	2	68,290	32,546
Other interest receivable and similar income		167	54
Interest payable and similar charges		(300)	(176)
Profit on ordinary activities before taxation		68,157	32,424
Tax on profit on ordinary activities	3	(1)	-
Profit on ordinary activities after taxation	9	68,156	32,424

The profit and loss account has been prepared on the basis that all operations are continuing operations.

There are no recognised gains and losses other than those passing through the profit and loss account.

The notes on pages 8 to 12 form part of these financial statements.

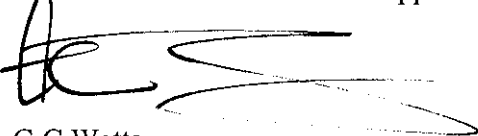
CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
BALANCE SHEET
AS AT 31 DECEMBER 2003

	Notes	2003 £	£	2002 £	£
Fixed assets					
Tangible assets	4		28,478		37,291
Investments	5		2		2
			<u>28,480</u>		<u>37,293</u>
Current assets					
Stocks		19,004		8,043	
Debtors	6	164,055		201,900	
Cash at bank and in hand		39,398		20,119	
		<u>222,457</u>		<u>230,062</u>	
Creditors: amounts falling due within one year	7	<u>(280,276)</u>		<u>(356,963)</u>	
Net current liabilities			<u>(57,819)</u>		<u>(126,901)</u>
Total assets less current liabilities			<u>(29,339)</u>		<u>(89,608)</u>
Creditors: amounts falling due after more than one year	8		<u>(12,283)</u>		<u>(20,170)</u>
			<u>(41,622)</u>		<u>(109,778)</u>
Capital and reserves					
Profit and loss account	9		<u>(41,622)</u>		<u>(109,778)</u>
Members' interests	10		<u>(41,622)</u>		<u>(109,778)</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.

The notes on pages 8 to 12 form part of these financial statements.

The financial statements were approved by the Board on 10 June 2004



G C Watts
Director

CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2003

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).

The financial statements have been prepared on a going concern basis as the Directors believe that the company will have sufficient resources from its project income and subscriptions to enable it to continue to meet its liabilities as and when they fall due for the foreseeable future.

1.2 Turnover

Turnover is derived from membership fees receivable, from sales of videos, cassettes and publications, from the provision of information services and from income generated through projects and conferences.

1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Plant and machinery	33.33% per annum
Fixtures, fittings & equipment	15 % per annum

1.4 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

1.5 Foreign currency translation

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. All differences are taken to profit and loss account.

1.6 Group accounts

The subsidiary undertakings of the company are Construction Industry Registers Ltd and Training Organisation for Professionals in Construction, both of which are wholly owned, and dormant.

The company and its subsidiary undertakings comprise a small group, and accordingly group accounts are not prepared.

2 Operating profit	2003	2002
	£	£
Operating profit is stated after charging:		
Depreciation of tangible assets	17,472	6,306
Auditors' remuneration	5,500	5,000
Directors' emoluments	96,442	90,637
	<u> </u>	<u> </u>

CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2003

3	Taxation	2003	2002
		£	£
	U.K. current year taxation		
	U.K. corporation tax at 20 % (2002 - 20 %)	1	-
		<u> </u>	<u> </u>
4	Tangible fixed assets		
			£
	Cost		
	At 1 January 2003		58,506
	Additions		8,659
			<u> </u>
	At 31 December 2003		67,165
			<u> </u>
	Depreciation		
	At 1 January 2003		21,215
	Charge for the year		17,472
			<u> </u>
	At 31 December 2003		38,687
			<u> </u>
	Net book value		
	At 31 December 2003		28,478
			<u> </u>
	At 31 December 2002		37,291
			<u> </u>

The net book value of tangible fixed assets includes £24,304 (2002 - £28,644) in respect of assets held under finance leases or hire purchase contracts. The depreciation charge in respect of such assets amounted to £10,922 (2002 - £818) for the year.

CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2003

5 Fixed asset investments

	Shares in group undertakings and participating interests £
Cost	
At 1 January 2003 & at 31 December 2003	<u>2</u>

Holdings of more than 20%

The company holds more than 20% of the share capital of the following companies:

Company	Country of registration or incorporation	Class	Shares held %
Subsidiary undertakings			
Construction Industry Registers Ltd	England and Wales	Ordinary	100
TOPIC	England and Wales	Sole guarantor	100

The aggregate amount of capital and reserves and the results of these undertakings for the last relevant financial year were as follows:

	Capital and reserves 2003 £	Profit for the year 2003 £
Construction Industry Registers Ltd	2	-
TOPIC	-	-
	<u> </u>	<u> </u>

Both companies were dormant in the year.

The aggregate amount of the total investment of the company in the shares of subsidiary undertakings stated by way of the equity method is £2.

6 Debtors	2003 £	2002 £
Trade debtors	147,173	188,851
Other debtors	16,882	13,049
	<u>164,055</u>	<u>201,900</u>

CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2003

7 Creditors: amounts falling due within one year	2003	2002
	£	£
Bank loans and overdrafts	414	34,049
Net obligations under hire purchase contracts	12,021	5,879
Trade creditors	90,863	171,406
Taxation and social security	42,600	12,836
Accrued expenditure	121,698	124,918
Deferred income	12,680	7,875
	<u>280,276</u>	<u>356,963</u>

8 Creditors: amounts falling due after more than one year	2003	2002
	£	£
Net obligations under hire purchase contracts	<u>12,283</u>	<u>20,170</u>

9 Statement of movements on profit and loss account

	Profit and loss account £
Balance at 1 January 2003	(109,778)
Retained profit for the year	<u>68,156</u>
Balance at 31 December 2003	<u>(41,622)</u>

10 Reconciliation of movements in members' funds	2003	2002
	£	£
Profit for the financial year	68,156	32,424
Opening members' funds	<u>(109,778)</u>	<u>(142,202)</u>
Closing members' funds	<u>(41,622)</u>	<u>(109,778)</u>

11 Contingent liabilities

The company has a Business Card Facility for £3,000 with its bankers.

CONSTRUCTION INDUSTRY COUNCIL
(A COMPANY LIMITED BY GUARANTEE, NOT HAVING A SHARE CAPITAL)
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2003

12 Related party transactions

The Construction Industry Council received £347,449 (2002: £332,091) in annual subscription fees from the Council Members listed on page 1 to the accounts. These transactions were conducted on an arms length basis and any amounts outstanding at the year end are cleared in the normal course of business.

The Construction Industry Council provided management services amounting to £561 (2002: £1,319) to the Construction Umbrella Bodies (Holdings) Ltd, a company of which G C Watts is a director. The balance due to the Construction Umbrella Bodies (Holdings) Ltd at 31 December 2003 was £3,623 (2002: £3,855).