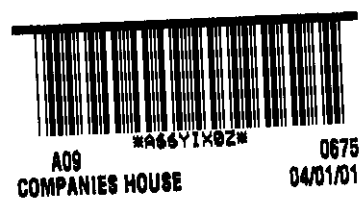


Bristol UWE Property Management Limited

**Report of the Directors and
financial statements**

31 July 2000

[2623947]



BRISTOL UWE PROPERTY MANAGEMENT LIMITED

DIRECTORS' REPORT

The directors have pleasure in submitting their report and the audited financial statements for the year ended 31 July 2000.

ACTIVITIES

The principal activity of the company is the leasing of property.

REVIEW OF BUSINESS

The result for the period is given in the profit and loss account on page 4.

DIRECTORS

The directors who held office during the year and their interests in the shares of the company were:

	Number of ordinary shares
Mr A C Morris	-
Mr W J Marshall	1

AUDITORS

The auditors, KPMG, are willing to continue in office and a resolution concerning their re-appointment will be submitted to the annual general meeting.

Coldharbour Lane
Frenchay
Bristol
BS16 1QY

By order of the Board


P J Hawkins
Secretary

BRISTOL UWE PROPERTY MANAGEMENT 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 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;
- * state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- * prepare the financial statements on a 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 have a general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

REPORT OF THE AUDITORS TO THE MEMBERS OF BRISTOL UWE PROPERTY MANAGEMENT LIMITED

We have audited the financial statements on pages 4 to 7.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

The directors are responsible for preparing the directors' report and, as described on page 2, the financial statements in accordance with applicable United Kingdom law and accounting standards. Our responsibilities, as independent auditors, are established in the United Kingdom by statute, the Auditing Practices Board and by our profession's ethical guidance.

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. 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.

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 affairs of the company as at 31 July 2000 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

19 December 2000

KPMG
Chartered Accountants
Registered Auditors

100 Temple Street
Bristol
BS1 6AG

BRISTOL UWE PROPERTY MANAGEMENT LIMITED
PROFIT AND LOSS ACCOUNT

For the year ended 31 July 2000

	Note	2000 £	1999 £
Rent receivable		687,500	687,500
Interest receivable		4,246	5,002
		<hr/>	<hr/>
		691,746	692,502
Rent payable		(625,000)	(625,000)
Other operating expenditure		(8,952)	(8,282)
Payment to the University of the West of England, Bristol		(57,794)	(59,220)
		<hr/>	<hr/>
OPERATING PROFIT	2	-	-
		<hr/>	<hr/>
RESULT FOR THE YEAR		<hr/> <hr/>	<hr/> <hr/>

There were no recognised gains or losses other than those accounted for within the profit and loss account.

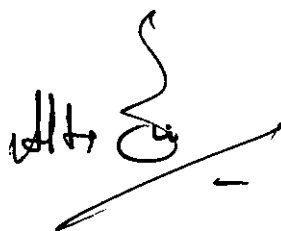
BRISTOL UWE PROPERTY MANAGEMENT LIMITED
BALANCE SHEET

At 31 July 2000

	Note	2000 £	1999 £
CURRENT ASSETS			
Debtors	4	386	-
Cash at bank		74,898	75,587
		<u>75,284</u>	<u>75,587</u>
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR			
	5	(76,482)	(76,785)
		<u>(1,198)</u>	<u>(1,198)</u>
NET LIABILITIES			
SHARE CAPITAL AND RESERVES			
Called up share capital	6	2	2
Profit and Loss Account		<u>(1,200)</u>	<u>(1,200)</u>
EQUITY SHAREHOLDERS' FUNDS		<u><u>(1,198)</u></u>	<u><u>(1,198)</u></u>

These financial statements were approved by the board of directors on 19/12/00 and were signed on its behalf by:

A C Morris
 Director



BRISTOL UWE PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS

31 July 2000

1 PRINCIPAL ACCOUNTING POLICIES

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

The financial statements have been prepared under the historical cost convention. The directors have, in accordance with s228 of the Companies Act 1985, departed from the standard format of the profit and loss account as set out in Schedule 4 of the Act on the grounds that the prescribed form is not applicable in the circumstances of the company and would result in the financial statements not showing a true and fair view. The financial statements comply with the requirements of s228 and Schedule 4 of the Act in all other respects and have been prepared in accordance with all applicable accounting standards.

In accordance with the exemptions for small companies as set out in Financial Reporting Standard 1 (revised), "Cash Flow Statements", the directors have not included a cash flow statement in these accounts.

	2000	1999
2 OPERATING PROFIT		
Operating profit is stated after charging:		
	£	£
Auditors' remuneration - as auditors	<u>700</u>	<u>700</u>
3 STAFF COSTS		
There were no employees during the year. The directors did not receive any fees or emoluments during the year.		
4 DEBTORS		
Accrued interest	<u>386</u>	<u>-</u>
5 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
University of the West of England, Bristol	72,298	73,723
Other creditors	4,184	3,062
	<u>76,482</u>	<u>76,785</u>

BRISTOL UWE PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

31 July 2000

6 SHARE CAPITAL

	Authorised £	Allotted, called up and fully paid £
Ordinary shares of £1 each	<u>1,000</u>	<u>2</u>

7 COMMITMENTS UNDER OPERATING LEASES

At 31 July 2000, the company had annual commitments under non-cancellable operating leases as follows:

	2000 Land and buildings £	1999 Land and buildings £
Operating leases which expire: In two to five years	<u>625,000</u>	<u>625,000</u>

8 SUBSIDIARY STATUS

Bristol UWE Property Management Limited is wholly owned by the University of the West of England, Bristol.