



ANDERSEN

Anthony Williams
Urban Splash Group Limited
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Manchester
M15 4LD

Arthur Andersen
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19 July 2002

Dear Sir,

We hereby submit our resignation as auditors of the following companies with effect from 31 July 2002.

Urban Splash Group Limited
Urban Splash Limited
Urban Splash (Properties) Limited
Urban Splash Projects Limited
Urban Splash Homes Limited
Urban Splash (Manningham Mills) Limited

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In accordance with section 394 of the Companies Act 1985, we confirm that there are no circumstances connected with our ceasing to hold office that we consider should be brought to the attention of the companies' members or creditors.

Yours faithfully,

Arthur Andersen

