

Company Registration No. 4215587 (England and Wales)

BUNNS LANE MANAGEMENT CO. LIMITED
(LIMITED BY GUARANTEE AND NOT HAVING A SHARE CAPITAL)
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2003



BUNNS LANE MANAGEMENT CO. LIMITED
(LIMITED BY GUARANTEE AND NOT HAVING A SHARE CAPITAL)
COMPANY INFORMATION

Directors	Sinclair Property Limited M Shapiro M F Jacobson	(Appointed 10 February 2003) (Appointed 16 July 2003)
Secretary	Sinclair Property Limited	
Company number	4215587	
Registered office	67/69 George Street London W1U 8LT	
Auditors	Sharpe Fairbrother Chartered Accountants 67/69 George Street London W1U 8LT	

BUNNS LANE MANAGEMENT CO. LIMITED
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BUNNS LANE MANAGEMENT CO. LIMITED
(LIMITED BY GUARANTEE AND 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.

Principal activities

The principal activity of the company continued to manage and maintain the properties at Bloomsbury Close, Butlers Square, Mill Hill, London NW7.

Directors

The following directors have held office since 1 January 2003:

Sinclair Property Limited	(Appointed 10 February 2003)
M Shapiro	
Rialto (Management) Limited	(Resigned 10 February 2003)
M F Jacobson	(Appointed 16 July 2003)

Auditors

Sharpe Fairbrother were appointed auditors to the company and in accordance with section 385 of the Companies Act 1985, a resolution proposing that they be re-appointed will be put to the Annual General Meeting.

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



Sinclair Property Limited
Director
11 February 2004

**BUNNS LANE MANAGEMENT CO. LIMITED
(LIMITED BY GUARANTEE AND NOT HAVING A SHARE CAPITAL)
INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF BUNNS LANE MANAGEMENT CO. LIMITED**

We have audited the financial statements of Bunns Lane Management Co. Limited on pages 3 to 6 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.

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 the directors and auditors

As described in the statement of directors' responsibilities on page 1 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.

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 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 31 December 2003 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Sharpe Fairbrother

Chartered Accountants
Registered Auditor

11 February 2004

67/69 George Street
London W1U 8LT

BUNNS LANE MANAGEMENT CO. LIMITED
(LIMITED BY GUARANTEE AND NOT HAVING A SHARE CAPITAL)
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2003

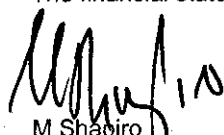
		2003	2002
	Notes	£	£
Turnover		18,834	14,276
Administrative expenses		(17,347)	(15,163)
Profit/(loss) on ordinary activities before taxation	2	1,487	(887)
Tax on profit/(loss) on ordinary activities	3	-	-
Retained profit/(loss) for the year	6	<u>1,487</u>	<u>(887)</u>

BUNNS LANE MANAGEMENT CO. LIMITED
(LIMITED BY GUARANTEE AND NOT HAVING A SHARE CAPITAL)
BALANCE SHEET
AS AT 31 DECEMBER 2003

	Notes	2003 £	£	2002 £	£
Current assets					
Debtors	4	2,008		553	
Cash at bank and in hand		7,379		5,507	
		<u>9,387</u>		<u>6,060</u>	
Creditors: amounts falling due within one year	5	<u>(9,040)</u>		<u>(7,200)</u>	
Total assets less current liabilities			<u>347</u>		<u>(1,140)</u>
Reserves					
Profit and loss account	6		<u>347</u>		<u>(1,140)</u>
Members' funds			<u>347</u>		<u>(1,140)</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 and with the Financial Reporting Standard for Smaller Entities (effective June 2002).

The financial statements were approved by the Board on 11 February 2004


M Shapiro
Director

BUNNS LANE MANAGEMENT CO. LIMITED
(LIMITED BY GUARANTEE AND 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).

1.2 Turnover

Turnover represents amounts receivable for service charges.

2 Operating profit/(loss)	2003	2002
	£	£
Operating profit/(loss) is stated after charging:		
Auditors' remuneration	917	881

3 Taxation

No provision has been made for corporation tax on the basis that the company is not run with a view to making a profit.

4 Debtors	2003	2002
	£	£
Trade debtors	1,395	-
Other debtors	613	553
	<u>2,008</u>	<u>553</u>

5 Creditors: amounts falling due within one year	2003	2002
	£	£
Trade creditors	6,472	4,000
Other creditors	2,568	3,200
	<u>9,040</u>	<u>7,200</u>

6 Statement of movements on profit and loss account

	Profit and loss account £
Balance at 1 January 2003	(1,140)
Retained profit for the year	1,487
	<u>347</u>
Balance at 31 December 2003	

BUNNS LANE MANAGEMENT CO. LIMITED
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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2003

7 Transactions with directors

During the year the company paid £3,102 for management fees to Sinclair Property Limited.

All the directors, other than Sinclair Property Limited, who are lessees paid their share of service charges in accordance with the terms of their leases.