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RESPONDENTS TO 2004 CONSULTATION

Addleshaw Goddard

Allsop & Co

Ashurst

Argent Group PLC

Artisan PLC

Association of British Insurers

Association of Investment Trust Companies

Association of Pension Lawyers

Association of Property Bankers

Association of Property Unit Trusts and Investment Management Association
(joint response)

BDO Stoy Hayward

Bell Scott

Berrington Fund Management LLP

British Council for Offices

British Hospitality Association

British Land

British Property Federation, Investment Property Forum and Royal Institute of Chartered Surveyors. (Joint response).

British Retail Consortium

British Urban Regeneration Association

Brixton PLC

Business Centre Association

Burges Salmon LLP

Canada Life

Canadian Association of Income Trusts/Institute of Private and Public Real Estate Companies (HLB Decision Economics)

Capital and Regional

Capitus

CB Richard Ellis

Chartered Institute of Housing

Chartered Institute of Taxation

CIBC World Markets

Citigroup

Clifford Chance LLP

CMS Cameron McKenna

Confederation of British Industry

Co-operative Financial Services

Council for Mortgage Lenders

Credit Suisse First Boston

Dechert LLP

Deloitte

Denton Wilde Sapte

Dickson Minto

Dorrington Holding PLC

Dundas and Wilson

Ernst and Young LLP

Eurohypo

European Investors Inc.

European Public Real Estate Association

Eversheds LLP

Fairbridge Residential Investment Management Company Ltd

Fidelity Investments

Financial Services Authority

Gleeds

Goldman Sachs

Grainger Trust PLC

Grant Thornton

Greater London Authority (Mayor's Office)

Grosvenor

Hammerson

Hammonds

HBOS PLC

Helical Bar PLC

Herbert Smith LLP

Hermes

Horton's Estate Limited

Housebuilders Federation

HSBC

Industrious Asset Management Ltd

ING Real Estate

Institute of Chartered Accountants

Institute of Directors

Intercontinental Hotels Group

Jones Lang LaSalle

Joseph Rowntree Foundation

J P Morgan

Kent County Council

Kent Thameside Delivery Board

Knight Frank Investment Managers

KPMG

Land Securities

Land Value Taxation campaign

La Salle Investment Management

Lawrence Graham solicitors

Law Society

Legal and General Property

Lend Lease

Liberty International

Linklaters

London Continental Railways

London Merchant Securities

Marriott

Mayer Brown Rowe and Maw LLP

Merchant Place Corporate Finance Ltd

Merrill Lynch

M & G and Prudential Property Investment Managers

Mill Group Ltd

Mills and Reeve

MLC Trust Management Company Ltd (National Australia Bank Group)

Morgan Stanley

Morley Fund Management

Nabarro Nathanson

National Association of Pension Funds

National Association of Real Estate Investment Trusts (USA)

National Housing Federation

Nicholson Graham and Jones, Solicitors

Opromark

Pagan Osbourne

Pillar Property PLC

Pillar Property PLC and Hercules Unit Trust

Pinsents

The Places for People Group

PPP Forum

Pradera – AM PLC

ProLogis

Prudential Real Estate Investors

PriceWaterhouseCoopers LLP

Reversionary Asset Management Group Ltd

University of Reading Business School

Reed Smith LLP

The Rouse Company

Royal Bank of Canada

RSM Robson Rhodes LLP

Scottish Widows Investment Partnership

Shaftesbury PLC

Shroder Property Investment Management Ltd

Slough Estates PLC

Solitaire Group PLC

Sovereign Reversions PLC

Standard Life Investments

Stanhope PLC

Strutt and Parker Real Estate Financial Services

Threadneedle Asset Management

Town Centre Securities PLC

TR Property Investment Trust PLC

UBS Global Asset Management

UBS Investment Bank

Unite Group PLC

Warner Estate Holding PLC

The Wellcome Trust

Whitbread PLC

WJB Chiltern PLC

Workspace Group PLC

Wragge and Co LLP

Note: Excludes respondents who requested confidentiality.