

Company Number: 346732

BRYANT HOMES SOUTHERN LIMITED
REPORT AND FINANCIAL STATEMENTS
31 MAY 1995



BRYANT HOMES SOUTHERN LIMITED

DIRECTORS' REPORT

The directors present their annual report and the audited financial statements for the year ended 31 May 1995.

1. ACTIVITIES

The principal activity of the company is the building and development of housing.

2. REVIEW OF ACTIVITIES

The company has performed satisfactorily given the general economic climate. Further details of the company's performance are given in the profit and loss account on page 5 and the notes on pages 8 and 9. The position of the company at the end of the year is set out in the balance sheet on page 6 and the notes on pages 9 to 11. The directors consider that the company is well placed to continue to perform satisfactorily given a favourable trading climate.

3. DIVIDENDS AND TRANSFER TO RESERVES

A dividend of £3,511,934 (1994: £1,000,000) has been paid in the year. The retained profit of £1,539,746 (1994: £1,706,684) has been transferred to reserves.

4. DIRECTORS

The following were directors of the company during the year and their interests in the shares of the ultimate parent company were :-

	Ordinary shares of 25p each	
	31 May 1995	1 June 1994
A.Mackenzie	*	*
G.F.Potton	*	*
C.C.Gabb	36,361	28,411
J.P.E.Dennison	35,741	28,530
D.S.George	1,005	967
H.M.Jennings	253	-
J.R.Jones	10,636	8,111
N. Martin	-	-
T.W.Massingham	-	-
A.M.N.Wainwright	151	-

*Interests in the shares of the ultimate parent company are shown in the directors' report of Bryant Group plc.

At no time during the year did any director have any interest in the shares of the company or any other subsidiary of Bryant Group plc.

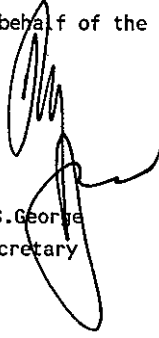
BRYANT HOMES SOUTHERN LIMITED

DIRECTORS' REPORT

5. AUDITORS

The auditors, Touche Ross & Co., have expressed their willingness to continue in office. A resolution to re-appoint them will be proposed at the Annual General Meeting.

Approved by the Board of Directors
and signed on behalf of the Board



D.S. George
Secretary

BRYANT HOMES SOUTHERN LIMITED

Year ended 31 May 1995

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 as at the end of the financial year 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 judgement and estimates that are reasonable and prudent
- * state whether applicable accounting standards have been followed
- * 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. 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.

AUDITORS' REPORT TO THE MEMBERS

of

BRYANT HOMES SOUTHERN LIMITED

We have audited the financial statements on pages 5 to 11 which have been prepared under the accounting policies set out on page 7.

Respective responsibilities of directors and auditors

As described on page 3 the company's directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

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 the company's affairs as at 31 May 1995 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Touche Ross & Co.

13 November 1995

Touche Ross & Co.
Chartered Accountants and Registered Auditors
Colmore Gate
2 Colmore Row
Birmingham
B3 2BN

BRYANT HOMES SOUTHERN LIMITED

PROFIT AND LOSS ACCOUNT

Year ended 31 May 1995

	Note	1995 £	1994 £
Turnover	1	119,857,517 =====	121,058,524 =====
Operating profit	1	11,393,028	4,581,551
Interest receivable		14,825	28,006
Interest payable	3	(3,867,000) _____	(571,239) _____
Profit on ordinary activities before taxation	3	7,540,853	4,038,318
Tax on profit on ordinary activities	4	2,489,173	1,331,634
Profit on ordinary activities after taxation being the profit for the financial year		5,051,680 _____	2,706,684 _____
Dividend paid		3,511,934 _____	1,000,000 _____
Retained profit for the year		1,539,746	1,706,684
Retained profit brought forward		2,031,904 _____	325,220 _____
Retained profit carried forward		£ 3,571,650 =====	£ 2,031,904 =====

All material activities derive from continuing operations.

There are no recognised gains or losses other than the profit for the year. Accordingly, a statement of total recognised gains and losses has not been included.

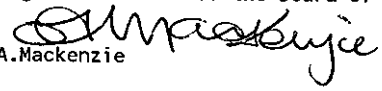
BRYANT HOMES SOUTHERN LIMITED

BALANCE SHEET - 31 May 1995

	Note	1995 £	1994 £
FIXED ASSETS			
Investments	5	368,692	368,692
		<hr/>	<hr/>
CURRENT ASSETS			
Stocks and work in progress		150,682,227	111,484,849
Debtors	6	1,711,826	21,962,631
Cash at bank		4,070,508	885,111
		<hr/>	<hr/>
		156,464,561	134,332,591
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR			
	7	152,645,486	132,092,007
		<hr/>	<hr/>
NET CURRENT ASSETS		3,819,075	2,240,584
		<hr/>	<hr/>
TOTAL ASSETS LESS CURRENT LIABILITIES		4,187,767	2,609,276
PROVISIONS FOR LIABILITIES AND CHARGES			
	8	(516,117)	(477,372)
		<hr/>	<hr/>
		£ 3,671,650	£ 2,131,904
		=====	=====
CAPITAL AND RESERVES			
Called up share capital	9	100,000	100,000
Profit and loss account		3,571,650	2,031,904
		<hr/>	<hr/>
EQUITY SHAREHOLDER'S FUNDS		£ 3,671,650	£ 2,131,904
		=====	=====

Approved by the Board of Directors on 18 September 1995.

Signed on behalf of the Board of Directors

 Director
A. Mackenzie

BRYANT HOMES SOUTHERN LIMITED

ACCOUNTING POLICIES

The financial statements have been prepared in accordance with applicable accounting standards.

The particular accounting policies adopted are described below.

1. CONSOLIDATED ACCOUNTS

As the company is a wholly owned subsidiary no consolidated financial statements for the company and its subsidiaries have been prepared.

2. BASIS OF ACCOUNTING

The financial statements are prepared on the historic cost basis of accounting.

3. TURNOVER AND PROFIT TAKING

Turnover represents sales of newly constructed homes and land. Profit is taken on legal completion.

4. STOCKS

Stocks and work in progress are valued at the lower of cost and net realisable value. Cost represents direct costs plus site overheads.

Ground rents are valued at the lower of cost and net realisable value.

5. INVESTMENTS

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value.

BRYANT HOMES SOUTHERN LIMITED

NOTES TO THE ACCOUNTS

Year ended 31 May 1995

1. TURNOVER AND OPERATING PROFIT

	1995 £	1994 £
Turnover	119,857,517	121,058,524
Cost of sales	102,876,159	111,347,542
	<hr/>	<hr/>
Gross profit	16,981,358	9,710,982
Administrative expenses	5,588,330	5,129,431
	<hr/>	<hr/>
Operating Profit	£ 11,393,028 =====	£ 4,581,551 =====

Turnover includes sales to Bryant Group associated companies of £6,091,850 - (1994 - £13,431,130)

2. INFORMATION REGARDING DIRECTORS AND EMPLOYEES

The company has no employees and is managed by Bryant Group Services Limited.

Details of the emoluments of directors are shown in the financial statements of Bryant Group Services Limited, except for those directors who are also directors of the ultimate parent company, whose emoluments are shown in the financial statements of Bryant Group plc.

3. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

	1995 £	1994 £
After charging:		
Management charges, including auditors' remuneration for audit services £19,500 (1994 - £21,000)	£5,512,350	£5,072,564
Interest payable on group loan	£3,867,000 =====	£ 571,239 =====
After crediting:		
Net rents received	£ 39,135 =====	£ 23,681 =====

BRYANT HOMES SOUTHERN LIMITED

NOTES TO THE ACCOUNTS

Year ended 31 May 1995

4. TAX ON PROFIT ON ORDINARY ACTIVITIES

	1995 £	1994 £
Corporation tax at a rate of 33% (1994 33%)	(2,492,111)	(1,342,834)
Deferred taxation	-	12,376
Adjustment in respect of prior years	2,938	(1,176)
	<hr/>	<hr/>
	£(2,489,173)	£(1,331,634)
	=====	=====

5. INVESTMENTS HELD AS FIXED ASSETS

Cost at 1 June 1994 and 31 May 1995	£368,692
	=====

The company's subsidiaries, wholly owned operating and incorporated in England and Wales are:
Bryant Homes Hertford Limited
Bryant Homes Weald Limited
Bryant Homes Thames Valley Limited
Bryant Homes Wessex Limited
Bryant Retirement Homes Limited
Vigobridge Limited

The principal activity of the subsidiaries is the building and development of housing.

The directors are of the opinion that the value of the company's interest in its investments is not less than the amount stated.

BRYANT HOMES SOUTHERN LIMITED

NOTES TO THE ACCOUNTS

Year ended 31 May 1995

6. DEBTORS	1995	1994
	£	£
Amounts owed by subsidiary companies	116,717	21,641,608
Other debtors	1,595,109	321,023
	<hr/>	<hr/>
	£ 1,711,826	£21,962,631
	=====	=====

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	1995	1994
	£	£
Trade creditors	22,548,572	24,440,692
Amounts owed to other group companies	126,262,041	102,789,727
Amounts owed to group associated companies	214,531	2,654,122
Corporation Tax	2,642,473	1,335,361
Other creditors and accruals	977,869	872,105
	<hr/>	<hr/>
	£152,645,486	£132,092,007
	=====	=====

Creditors includes £16,959,365 (1994 - £18,106,603) which is secured against land acquired for development.

8. PROVISIONS FOR LIABILITIES AND CHARGES	1995	1994
	£	£
Other provisions	£ 516,117	£ 477,372
	=====	=====

Other provisions are principally in respect of additional costs on completed work. The increase in the year has been debited to the profit and loss account.

BRYANT HOMES SOUTHERN LIMITED

NOTES TO THE ACCOUNTS

Year ended 31 May 1995

9. CALLED UP SHARE CAPITAL

	1995	1994
	£	£
Authorised		
250,000 Ordinary shares of £1 each	£250,000	£250,000
	=====	=====
Allotted called up and fully paid		
100,000 Ordinary shares of £1 each	£100,000	£100,000
	=====	=====

10. RECONCILIATION OF MOVEMENT IN
SHAREHOLDERS' FUNDS

	1995	1994
	£	£
Profit for the year	5,051,680	2,706,684
Dividends paid	(3,511,934)	(1,000,000)
	-----	-----
	1,539,746	1,706,684
Opening shareholders' funds	2,131,904	425,220
	-----	-----
Closing shareholders' funds	£ 3,671,650	£ 2,131,904
	=====	=====

11. CONTINGENT LIABILITIES

The company has given unlimited guarantees on the bank borrowings of certain other group companies.

Performance bonds and other building guarantees have been entered into in the normal course of business.

12. ULTIMATE PARENT COMPANY

Bryant Group plc which is registered in England and Wales, is the company's ultimate parent company. Copies of the group financial statements can be obtained from The Secretary, Bryant Group Plc, Cranmore House, Cranmore Boulevard, Solihull, West Midlands, B90 4SD.