DIRECTORS' REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2000

REGISTERED NUMBER 777531



DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2000

The directors present their report and the accounts for the year ended 31 December 2000.

PRINCIPAL ACTIVITIES AND REVIEW OF OPERATIONS

The company has not traded during the year or preceding year and hence no profit and loss account is presented.

DIRECTORS

The following directors served throughout the year, unless otherwise indicated:

SG Mills

JP Cosgrave

Neither of the directors had a beneficial interest in any contract or arrangement of significance to which the company was a party during the period.

DIRECTORS INTERESTS

SG Mills is a director of Alfred McAlpine Homes Holdings Limited and his interest in the share capital of Alfred McAlpine PLC is shown in the financial statements of that company.

JP Cosgrave is a director of Alfred McAlpine Homes North West Limited and his interest in the share capital of Alfred McAlpine PLC is shown in the financial statements of that company.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial period 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;
- 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 the going concern basis, unless it is inappropriate to presume 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.

By Order of the Board

Dense Bont

D E BRUNT Secretary 27 April 2001

BALANCE SHEET - 31 DECEMBER 2000

	2000	<u>1999</u>
CURRENT ASSETS	£	£
Debtors: Amounts owed by group undertakings	<u>2,000</u>	2,000
NET ASSETS	2,000	<u>2,000</u>
CAPITAL AND RESERVES		
Called up share capital (Note 2) Profit and loss account	2,000	2,000
EQUITY SHAREHOLDERS' FUNDS	<u>2,000</u>	2,000

The company was dormant throughout the financial year.

The company was exempt from the requirement of an annual audit.

The notes on page 3 form part of these financial statements.

Approved by the Board on 27 April 2001 and signed on its behalf by:

J P Cosgrave DIRECTOR

NOTES TO THE ACCOUNTS - 31 DECEMBER 2000

1 ACCOUNTING POLICIES

(1) Accounting convention

The accounts are prepared under the historical cost convention, and in accordance with applicable accounting standards.

(2) FRS8 Related Party Transactions

The company has taken advantage of the exemption by paragraph 3(c) of FRS 8 not to disclose transactions entered into with entities that are part of its qualifying group.

2 CALLED UP SHARE CAPITAL

2000 and 1999

£

Authorised:

Ordinary shares of £1 each

250,000

Allotted and fully paid:

Ordinary shares of £1 each

2,000

3 ULTIMATE PARENT UNDERTAKING

The immediate parent undertaking is Alfred McAlpine Homes Holdings Limited, a company registered in England.

The ultimate parent undertaking and controlling party is Alfred McAlpine PLC, a company registered in England. A copy of the group financial statements of the ultimate parent undertaking may be obtained from The Company Secretary, Alfred McAlpine PLC, 8 Suffolk Street, London, SW1Y 4HG.