

ALFRED McALPINE HOMES WEST LIMITED
(REGISTERED NUMBER 1575459)

DIRECTORS' REPORT AND FINANCIAL STATEMENTS
31 DECEMBER 1996



ALFRED McALPINE HOMES WEST LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 1996

The directors present their report and the audited financial statements for the year ended 31 December 1996.

PRINCIPAL ACTIVITY

The principal activity of the company is property rental.

REVIEW OF OPERATIONS

The results for the year are set out on page 4. The directors do not recommend payment of a dividend. (1995 : £Nil). The directors propose to transfer the loss of £14,000 (1995 : £13,000) from reserves.

DIRECTORS

The following directors served during the period:

GR McCallum	
BJ Bassett	(resigned 30 April 1996)
SG Mills	
SI Crompton	(appointed 1 May 1996, resigned 26 July 1996)
IM White	(appointed 1 May 1996)

DIRECTORS' INTERESTS

The interests of GR McCallum in the share capital of other group companies is shown in the notes to the financial statements of Alfred McAlpine PLC. SG Mills and IM White are directors of Alfred McAlpine Homes Limited and their interests in the share capital of Alfred McAlpine PLC are shown in the financial statements of that company.

None of the directors had a beneficial interest in any contract or arrangement of significance to which the company was a party during the year.

ALFRED McALPINE HOMES WEST LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 1996 (CONTINUED)

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 and of the profit and loss of that company for the 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 a 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.

AUDITORS

Price Waterhouse have indicated their willingness to be re-appointed.

By Order of the Board



SG Mills
Secretary

20 March 1997

Price Waterhouse



AUDITORS' REPORT TO THE MEMBERS OF ALFRED McALPINE HOMES WEST LIMITED

We have audited the financial statements on pages 4 to 8 which have been prepared under the historical cost convention and the accounting policies set out on page 6.

Respective responsibilities of directors and auditors

As described on page 2 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 mis-statement, 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 1996 and of its loss for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Price Waterhouse

**PRICE WATERHOUSE
Chartered Accountants
and Registered Auditors**

20 March 1997

ALFRED McALPINE HOMES WEST LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 1996

	<u>Notes</u>	<u>1996</u> £'000	<u>1995</u> £'000
TURNOVER	2	11	5
Cost of sales		(28)	(16)
		—	—
GROSS LOSS		(17)	(11)
Operating costs	3	(4)	(2)
		—	—
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION	2	(21)	(13)
Taxation on loss on ordinary activities	4	7	-
		—	—
LOSS FOR THE FINANCIAL YEAR	9	(14)	(13)
		==	==

The movement on reserves is set out in Note 9 to the financial statements.

The results for the financial year includes all recognised gains and losses in the year. There is no material difference between the results as disclosed in the profit and loss account and the result on an unmodified historical cost basis.

The notes on pages 6 to 8 form part of these financial statements.

ALFRED McALPINE HOMES WEST LIMITED

BALANCE SHEET - 31 DECEMBER 1996

	<u>Notes</u>	<u>1996</u> £'000	<u>1995</u> £'000
CURRENT ASSETS			
Debtors	6	7	-
CREDITORS (amounts falling due within one year)	7	(991)	(970)
		<u> </u>	<u> </u>
NET CURRENT LIABILITIES		(984)	(970)
		<u> </u>	<u> </u>
CAPITAL AND RESERVES			
Called up share capital	8	100	100
Profit and loss account	9	(1,084)	(1,070)
SHAREHOLDERS' FUNDS	10	(984)	(970)
		<u> </u>	<u> </u>

The notes on pages 6 to 8 form part of these financial statements.

These financial statements were approved by the Board of Directors on 20 March 1997.


GR McGallum
DIRECTOR

ALFRED McALPINE HOMES WEST LIMITED

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 1996

1 ACCOUNTING POLICIES

(1) Basis of preparation

These financial statements are prepared under the historical cost convention and in accordance with applicable accounting standards.

(2) Turnover

Turnover represents rent receivable.

(3) Going Concern

The directors of the immediate parent undertaking have indicated that they will continue to support the company to ensure that all external liabilities are met in full.

(4) Cashflow Statement

The cash flows for the year are included within the consolidated cash flow statement disclosed in the financial statements of Alfred McAlpine PLC. Therefore in accordance with the provisions of Financial Reporting Standard 1, no cash flow statement is required in these financial statements.

(5) Related party transactions

The company has taken advantage of the exemption not to disclose related party transactions with other members of the group under FRS8 (Related Party Transactions) as it is a wholly owned subsidiary.

2 TURNOVER

	<u>1996</u> £'000	<u>1995</u> £'000
Analysis of turnover:		
Property rental - UK	11	5
	==	==
Analysis of losses on ordinary activities before tax:		
Property rental - UK	(21)	(13)
	==	==

3 OPERATING COSTS

	<u>1996</u> £'000	<u>1995</u> £'000
Administrative expenses	(4)	(2)
	==	==

ALFRED McALPINE HOMES WEST LIMITED

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 1996 (CONTINUED)

4 TAXATION ON LOSS ON ORDINARY ACTIVITIES

	<u>1996</u> £'000	<u>1995</u> £'000
Corporation tax credit at 33% (1995 - 33%)	7	-
	<u> </u>	<u> </u>

5 DIRECTORS AND EMPLOYEES

None of the directors received any emoluments from the company during the year (1995 - £Nil).
The company had no other employees during the year (1995 - Nil).

6 DEBTORS

	<u>1996</u> £'000	<u>1995</u> £'000
Corporation tax	7	-
	<u> </u>	<u> </u>

7 CREDITORS (amounts falling due within one year)

	<u>1996</u> £'000	<u>1995</u> £'000
Amounts owed to group undertakings	987	970
Other creditors	<u>4</u>	<u>-</u>
	991	970
	<u> </u>	<u> </u>

8 CALLED UP SHARE CAPITAL

	<u>1996</u> £'000	<u>1995</u> £'000
Authorised, allotted and fully paid: Ordinary shares of £1 each	100	100
	<u> </u>	<u> </u>

ALFRED McALPINE HOMES WEST LIMITED

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 1996 (CONTINUED)

9 PROFIT AND LOSS ACCOUNT (ADVERSE BALANCE)

	<u>£'000</u>
As at 1 January 1995	(1,070)
Retained loss for the financial year	<u>(14)</u>
As at 31 December 1996	<u>(1,084)</u>

10 RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS

	<u>1996</u> £'000	<u>1995</u> £'000
Opening shareholders' funds (adverse)	(970)	(957)
Loss for the financial year	<u>(14)</u>	<u>(13)</u>
Closing shareholders' funds (adverse)	<u>(984)</u>	<u>(970)</u>

11 ULTIMATE PARENT UNDERTAKING

The immediate parent undertaking is Alfred McAlpine Homes Holdings Limited (formerly Alfred McAlpine Developments Limited), a company registered in England. A copy of the group financial statements of the immediate parent undertaking may be obtained from the Company Secretary, Alfred McAlpine Homes Holdings Limited, Stratford Court, Cranmore Boulevard, Shirley, Solihull, West Midlands, B90 4QT.

The ultimate parent undertaking 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.