Report and Financial Statements

31 December 2002

Company Registration Number 2413836

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REPORT AND FINANCIAL STATEMENTS 2002

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REPORT OF THE DIRECTORS TO THE MEMBERS FOR THE YEAR ENDED 31 DECEMBER 2002

CHANGE OF ACCOUNTING REFERENCE DATE

During 2001 the company changed its accounting reference date from 31 May to 31 December and as a result these financial statements are for the year ending 31 December 2002 with the seven months ending 31 December 2001 as comparatives.

DIRECTORS

Messrs A.O. Bickerstaff and R.E.B. Shine were directors for the whole of the financial year.

REVIEW OF ACTIVITIES

The company did not trade in the year.

DIRECTORS AND THEIR INTERESTS IN SHARE AND LOAN CAPITAL OF THE COMPANY, ITS FELLOW SUBSIDIARIES, ITS PARENT AND ITS ULTIMATE PARENT COMPANY

Messrs A.O. Bickerstaff and R.E.B. Shine are also directors of the parent company, Bryant Construction Limited and their interests are disclosed in the directors' report of that company.

The directors' interests in the shares are all beneficial.

DIRECTORS' INTERESTS IN CONTRACTS

No director had an interest in any contract or arrangement of a material nature with the company, its fellow subsidiaries, its parent nor its ultimate parent company during the year under review.

AUDITORS

In accordance with Statutory Instrument 2000 No 1430 and S249 AA of the Companies Act 1985 the company is exempt from the obligation to prepare audited Statutory Accounts.

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

Malone

M. A. Lonnon Secretary

27 February 2003

STATEMENT OF DIRECTORS RESPONSIBILITIES

United Kingdom 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 judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed; and
- 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 the system of internal control for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

BALANCE SHEET AS AT 31 DECEMBER 2002

	Note	2002 £	2001 £
CURRENT ASSETS			
Amounts owed by group company		500,000	500,000
CAPITAL AND RESERVES		The second control of	
Called up share capital	3	500,000	500,000
Equity shareholders' funds		500,000	500,000

The annual accounts have not been audited because the company is entitled to the exemption provided by section 249 AA(1) of the Companies Act 1985 relating to dormant companies and its members have not required the company to obtain an audit of these accounts in accordance with section 249B(2).

The directors acknowledge their responsibilities for ensuring the company keeps accounting records that comply with section 221 of the Companies Act 1985. The directors also acknowledge their responsibilities for preparing accounts 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 its profit or loss for the financial year in accordance with section 226 of the Companies Act 1985 and which otherwise comply with the requirements of that Act relating to accounts, so far as applicable to the company.

These financial statements were approved by the Board of Directors on 27 February 2003.

Signed on behalf of the Board of Directors

A. O. Bickerstaff

Director

NOTES TO THE ACCOUNTS

1. ACCOUNTING POLICIES

The financial statements are prepared in accordance with applicable accounting standards. The particular accounting policies adopted are described below.

Accounting convention

The financial statements are prepared under the historical cost convention.

2. PROFIT AND LOSS ACCOUNT

The company has not traded during the financial year, has received no income and incurred no expenditure and consequently made neither a profit nor a loss, nor any other recognised gain or loss. A profit and loss account has therefore not been prepared. No director received any emoluments from the company during the year to 31 December 2002 (seven months to 31 December 2001 - £Nil).

3. CALLED UP SHARE CAPITAL

	2002 £	2001 £
Authorised		
500,000 ordinary shares of £1 each	500,000	500,000
	=====	=====
Called up, allotted and fully paid		
500,000 ordinary shares of £1 each	500,000	500,000

4. ULTIMATE PARENT COMPANY

The immediate parent company is Bryant Construction Limited which is registered in Great Britain.

The company's ultimate parent company is Taylor Woodrow plc. Taylor Woodrow plc is incorporated in England and Wales. Copies of the group financial statements can be obtained from the Registrar of Companies, Companies House, Crown Way, Maindy, Cardiff CF14 3UZ.