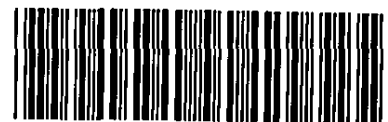


REGISTERED NUMBER: 4466955 (England and Wales)

**REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2010
FOR
CHIGWELL 02 LIMITED**

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CHIGWELL 02 LIMITED (REGISTERED NUMBER: 4466955)

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for the year ended 30 June 2010**

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CHIGWELL 02 LIMITED

COMPANY INFORMATION
for the year ended 30 June 2010

DIRECTORS: A C Gallagher
G H Gosling

SECRETARY: S A Burnett

REGISTERED OFFICE: 15 Hockley Court
Stratford Road
Hockley Heath
Solihull
West Midlands
B94 6NW

REGISTERED NUMBER: 4466955 (England and Wales)

**INDEPENDENT
AUDITORS:** PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
East Midlands

CHIGWELL 02 LIMITED (REGISTERED NUMBER: 4466955)

REPORT OF THE DIRECTORS for the year ended 30 June 2010

The directors present their report with the financial statements of the company for the year ended 30 June 2010. The Directors' report has been prepared in accordance with the special provisions relating to small companies under Section 415A of the Companies Act 2006.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of property development.

REVIEW OF BUSINESS

The company is developing land held by another group company.

Both the result for the year, and the year end financial position were satisfactory. The directors consider future prospects to be satisfactory.

DIVIDENDS

No dividends were paid in the year ended 30 June 2010 (2009: £nil).

DIRECTORS

The directors shown below have held office during the whole of the period from 1 July 2009 to the date of this report.

A C Gallagher
G H Gosling

The interests of the directors in the shares of the parent company are shown in the report and accounts of that company.

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they 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 these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- 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 adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. 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.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

CHIGWELL 02 LIMITED (REGISTERED NUMBER: 4466955)

**REPORT OF THE DIRECTORS (continued)
for the year ended 30 June 2010**

AUDITORS

The auditors, PricewaterhouseCoopers LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting

ON BEHALF OF THE BOARD:

A handwritten signature in black ink, appearing to read 'G H Gosling', with a stylized flourish at the end.

G H Gosling – Director

21 December 2010

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CHIGWELL 02 LIMITED

We have audited the financial statements of Chigwell 02 Limited for the year ended 30 June 2010 which comprise the Profit and Loss Account, the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 30 June 2010 and of its profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

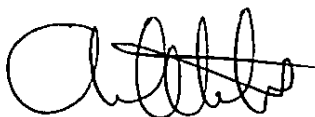
Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit, or
- the directors were not entitled to prepare the directors' report in accordance with the small company regime.



Christopher Hibbs (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
East Midlands

6 January 2011

CHIGWELL 02 LIMITED (REGISTERED NUMBER: 4466955)

PROFIT AND LOSS ACCOUNT
for the year ended 30 June 2010

	Notes	30 6 10 £	30 6 09 £
TURNOVER		175,000	-
Cost of sales		<u>(17,175)</u>	<u>(13,673)</u>
GROSS PROFIT/(LOSS)		157,825	(13,673)
Administrative expenses		<u>(4,911)</u>	<u>(47,019)</u>
OPERATING PROFIT/(LOSS)			
ON ORDINARY ACTIVITIES			
BEFORE TAXATION	3	152,914	(60,692)
Tax on profit/(loss) on ordinary activities	4	<u>-</u>	<u>-</u>
PROFIT/(LOSS) FOR THE FINANCIAL YEAR			
AFTER TAXATION	9	<u>152,914</u>	<u>(60,692)</u>

CONTINUING OPERATIONS

All of the company's activities relate to continuing operations

TOTAL RECOGNISED GAINS AND LOSSES

The company has no recognised gains or losses other than the profit for the current year and the loss for the previous year

NOTE OF HISTORICAL COST PROFITS AND LOSSES

There is no difference between the results as disclosed in the profit and loss account and the results on an unmodified historical cost basis

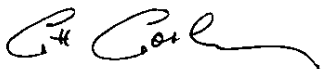
The notes form part of these financial statements

CHIGWELL 02 LIMITED (REGISTERED NUMBER: 4466955)

BALANCE SHEET
30 June 2010

	Notes	30 6 10 £	30 6 09 £
CURRENT ASSETS			
Stocks	5	2	-
Debtors	6	<u>110,667</u>	<u>-</u>
		110,669	-
CREDITORS			
Amounts falling due within one year	7	<u>(1,100)</u>	<u>(43,345)</u>
NET CURRENT ASSETS/(LIABILITIES)		<u>109,569</u>	<u>(43,345)</u>
NET ASSETS/(LIABILITIES)		<u>109,569</u>	<u>(43,345)</u>
CAPITAL AND RESERVES			
Called up share capital	8	1	1
Profit and loss account	9	<u>109,568</u>	<u>(43,346)</u>
TOTAL SHAREHOLDERS' FUNDS/(DEFICIT)	11	<u>109,569</u>	<u>(43,345)</u>

The financial statements were approved by the Board of Directors on 21 December 2010 and were signed on its behalf by



G H Gosling - Director

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 30 June 2010**

I ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention in accordance with applicable Accounting Standards in the United Kingdom. A summary of the more important accounting policies, which have been applied consistently, is set out below.

Cash flow statement

The company is a subsidiary of Gallagher UK Limited and is included in the consolidated accounts of that company which are publicly available. Consequently, the company has taken advantage of the exemption from preparing a cash flow statement under the terms of FRS1 (revised) - 'Cash flow statements'.

Turnover

Turnover represents a termination fee in respect of the termination of its promotional agreement with a related undertaking.

Cost of sales

In addition to the costs originally stocked in work in progress attributable to each sales transaction, included within cost of sales are expenses relating to fees expended in promoting developments through the planning system which are written off to the profit and loss account until the viability of such a development is reasonably secure, after which such costs are capitalised in accordance with the stocks accounting policy.

Stocks

Work in progress, which includes land held for development, is valued at the lower of cost and net realisable value. Cost includes the purchase of land and acquisition expenses. Promotional costs associated with developments are expensed until the viability of that development is reasonably secure. Work in progress is reduced to net realisable value where changes in circumstances indicate full recovery is uncertain.

Deferred tax

Full provision is made on a non-discounted basis for deferred tax assets and liabilities arising due to timing differences between the recognition of gains and losses in the financial statements and their recognition in the tax computation at the current rate of tax. Deferred tax assets are only recognised when it is considered more likely than not that they will be realised.

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 30 June 2010**

2 STAFF COSTS

There were no direct staff costs for the year ended 30 June 2010 (2009 none) However, £3,810 (2009 £45,900) was charged to the company by J J Gallagher Limited for the service of individuals who had performed work on behalf of Chigwell 02 Limited

The average monthly number of employees during the year was as follows

	30 6 10 Number	30 6 09 Number
Directors	<u>2</u>	<u>2</u>

3 OPERATING PROFIT/(LOSS)

The operating profit (2009 - operating loss) is stated after charging

	30 6 10 £	30 6 09 £
Auditors' remuneration	<u>1,100</u>	<u>1,100</u>
Directors' remuneration	<u>-</u>	<u>-</u>

The directors are paid by another group company, J J Gallagher Limited and their emoluments are disclosed in the financial statements of that company

4 TAXATION

The current corporation tax charge differs from the standard UK corporation tax rate applied to the profit/(loss) for the year The differences are

	30 6 10 £	30 6 09 £
Profit/(loss) on ordinary activities at 28%	42,816	(16,994)
Losses (utilised)/carried forward	(18,929)	16,994
Consortium relief not paid for	<u>(23,887)</u>	<u>-</u>
	<u>-</u>	<u>-</u>

The company had tax losses of £nil at the year end (2009 £68,000)

CHIGWELL 02 LIMITED (REGISTERED NUMBER: 4466955)

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 30 June 2010**

5 STOCKS

	30 6 10	30 6 09
	£	£
Work in progress	<u>2</u>	<u>-</u>

6 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30 6 10	30 6 09
	£	£
Amounts owed by group undertakings	<u>110,667</u>	<u>-</u>

7 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30 6 10	30 6 09
	£	£
Trade creditors	-	1,915
Amounts owed to group undertakings	-	33,703
Accruals and deferred income	<u>1,100</u>	<u>7,727</u>
	<u>1,100</u>	<u>43,345</u>

8 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid

Number	Class	Nominal value	30 6 10	30 6 09
		£1	£	£
1	Ordinary		<u>1</u>	<u>1</u>

9 RESERVES

	Profit and loss account £
At 1 July 2009	(43,346)
Profit for the financial year	<u>152,914</u>
At 30 June 2010	<u>109,568</u>

10 RELATED PARTY DISCLOSURES

All of the subsidiary undertakings of Gallagher UK Limited are wholly owned and transactions between group companies are not disclosed

The company is party to a 5 year £340,000,000 bank facility for the benefit of the Gallagher UK group and related companies. The company has granted security over its assets and provided mutual guarantees under the terms of the facility

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 30 June 2010

£115,400,000 was utilised by related companies in relation to their assets and development sites within the facilities at 30th June 2010

There are no other related party disclosures to be made concerning the year ended 30 June 2010 (2009 none)

11 RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS/(DEFICIT)

	30 6 10	30 6 09
	£	£
Profit/(loss) for the financial year	<u>152,914</u>	<u>(60,692)</u>
Net addition/(reduction) to shareholders' funds	152,914	(60,692)
Opening shareholders' (deficit)/funds	<u>(43,345)</u>	<u>17,347</u>
Closing shareholders' funds/(deficit)	<u>109,569</u>	<u>(43,345)</u>

12 ULTIMATE CONTROLLING PARTY

The company is a wholly owned subsidiary of Gallagher UK Limited, (incorporated in England and Wales) its ultimate parent company. The ultimate controlling party of the company is Mr A C Gallagher by virtue of his ownership of the share capital of the parent company.