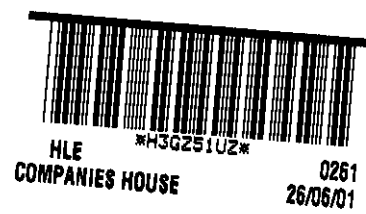


SIMPSON (YORK) LIMITED

REPORT AND FINANCIAL STATEMENTS

31 DECEMBER 2000



SIMPSON (YORK) LIMITED

INDEX TO THE ACCOUNTS

	Page
Company Information	1.
Directors' Report	2. & 3.
Auditors' Report	4.
Profit and Loss Account	5.
Balance Sheet	6.
Cash Flow Statement	7.
Notes to the Cash Flow Statement	8. & 9.
Notes to the Accounts	10. - 17.
Profit and Loss Account	18.

SIMPSON (YORK) LIMITED

COMPANY INFORMATION

DIRECTORS: R.C. Gatenby F.C.I.O.B.
B. Gatenby
R.C. Allerton B.Sc (Hons)
H.J. Barrick
D.E. Graves
I.R. Hildreth
J. Pursehouse F.C.A.
M.R. Wileman F.R.I.C.S MCIOB

SECRETARY: J. Pursehouse F.C.A.

REGISTERED OFFICE: P O Box 289
Outgang Lane
Osballdwick
YORK.
YO19 5YL

COMPANY NUMBER: 847721

AUDITORS: Armstrong Watson Milne Booth
Chartered Accountants & Registered Auditor
Central House
St. Paul's Street
Leeds
LS1 2TE

BANKERS:	HSBC PLC	Standard Life Bank
	City Branch	Caledonian Exchange
	P.O. Box 105	Canning Street
	33 Park Row	EDINBURGH
	LEEDS.	EH3 8GZ
	LS1 1LD.	

SOLICITORS: Denison Till
Stamford House
Piccadilly
YORK
YO1 9PP

SIMPSON (YORK) LIMITED **REPORT OF THE DIRECTORS**

The Directors present their report with the accounts of the Company for the year ended 31 December 2000.

PRINCIPAL ACTIVITY

The principal activity of the Company in the year under review was that of Shopfitting, Construction and Development.

REVIEW OF BUSINESS

The results for the year, financial position of the Company, and recommended transfer to reserves are as shown in the annexed accounts and are summarised below:-

	2000	1999
Turnover	25,135,672	19,225,339
Operating Profit	378,307	311,795
Profit before Tax	485,478	368,816

Both the level of business and the year end financial position were satisfactory and the Directors expect that the present level of activity will be sustained for the foreseeable future.

DIVIDENDS

Interim dividends were paid on the 8% Cumulative Redeemable Preference Shares during the year totalling £32,000 (1999:£32,000). No dividends were paid on the Ordinary Shares during the year. (1999: NIL)

DIRECTORS

The Directors in office during the period and their beneficial interests in the issued share capital of the holding company were as follows:-

	Ordinary Shares of 1p each 2000	Ordinary Shares of 1p each 1999
R.C. Gatenby	-	-
B. Gatenby	-	-
H.J. Barrick	9,800	9,800
I.R. Hildreth	9,800	9,800
J. Pursehouse	-	-
D.E. Graves	-	-
R.C. Allerton - Appointed 30 May 2000	-	-
M R Wileman - Appointed 30 May 2000	-	-

R.C. Gatenby and B. Gatenby are also directors of the holding company and their interest in the shares of that Company are as disclosed in those accounts. H J Barrick retires by rotation and being eligible offers himself for re-election. R C Allerton and M R Wileman having been appointed during the year retire and being eligible offer themselves for re-election.

SIMPSON (YORK) LIMITED

REPORT OF THE DIRECTORS

CHARITABLE CONTRIBUTIONS

During the year donations totalling £637 were made to charitable organisations.
(1999 - £850)

FIXED ASSETS

Details of movements in Fixed Assets during the year are set out in Note 11 to the Financial Statements.

DIRECTORS RESPONSIBILITY FOR FINANCIAL STATEMENTS

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 or loss of the Company for that period. In preparing those financial statements, the Directors are required to:

- a. select suitable accounting policies and apply them consistently.
- b. make judgements and estimates that are reasonable and prudent.
- c. prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue to operate.

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.

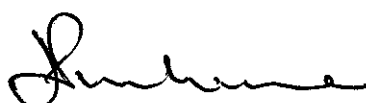
CLOSE COMPANY

In the opinion of the Directors the Company is a Close Company within the provision of the Income and Corporation Taxes Act 1988.

AUDITORS

The Auditors, Armstrong Watson Milne Booth, Chartered Accountants, will be proposed for re-appointment in accordance with Section 385 of the Companies Act 1985.

By Order of the Board



J. Pursehouse F.C.A.
Secretary.

23 April 2001

**REPORT OF THE AUDITORS TO THE SHAREHOLDERS OF
SIMPSON (YORK) LIMITED**

We have audited the financial statements on Pages 5 and 17 which have been prepared under the historical cost convention and the accounting policies set out on pages 10 and 11.

Respective responsibilities of directors and auditors

As described on page 3 the company's directors are responsible for the preparation of financial statements. Our responsibilities, as independent auditors, are established by statute, the Auditing Practice Board, and by our professions ethical guidance.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act. We also report to you if, in our opinion, the directors' report is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the other information contained in the Annual report and consider whether it is consistent with the audited financial statements. We consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements.

Basis of opinion

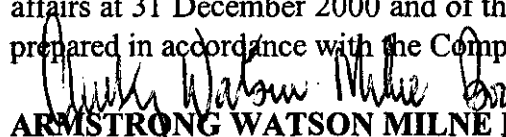
We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the Directors in the preparation of the financial statements, and 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 at 31 December 2000 and of the profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.


ARMSTRONG WATSON MILNE BOOTH
Chartered Accountants & Business Advisers
Central House
St Paul's Street
LEEDS
LS1 2TE

23 April 2001

SIMPSON (YORK) LIMITED

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2000

	Notes	2000 £	1999 £
TURNOVER	2.	25,135,672	19,225,339
Cost of Sales		<u>(22,794,279)</u>	<u>(17,246,940)</u>
GROSS PROFIT		2,341,393	1,978,399
Administrative Expenses		<u>(1,963,085)</u>	<u>(1,666,604)</u>
OPERATING PROFIT		378,308	311,795
Interest Receivable	7.	117,605	65,211
Interest Payable	8.	<u>(10,435)</u>	<u>(8,190)</u>
PROFIT on Ordinary Activities before Taxation		485,478	368,816
Tax on Ordinary Activities	9.	<u>(136,240)</u>	<u>(115,204)</u>
PROFIT on Ordinary Activities after Taxation		349,238	253,612
Non-Equity Dividends	10.	<u>(32,000)</u>	<u>(32,000)</u>
RETAINED PROFIT for the Financial Year	19.	<u>317,238</u>	<u>221,612</u>

There were no recognised gains or losses other than those included in the Profit and Loss Account for the current and previous year.

None of the Company's activities were acquired or discontinued during the current and previous year.

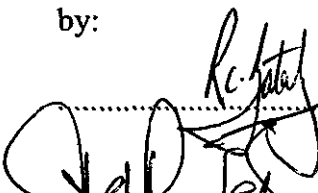
The notes on pages 10 to 17 form part of these Financial Statements.

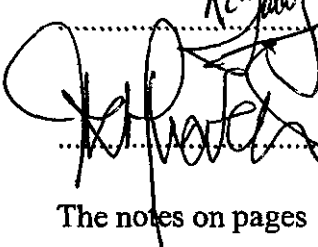
SIMPSON (YORK) LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2000

	Notes	£	2000 £	£	1999 £
FIXED ASSETS					
Tangible Assets	11.		676,635		628,594
CURRENT ASSETS					
Stock		41,410		41,410	
Debtors	12.	2,850,288		3,166,308	
Cash at Bank and in Hand		<u>4,101,578</u>		<u>2,123,577</u>	
		6,993,276		5,331,295	
CREDITORS: Amounts falling due within one year	13.	(6,163,934)		(4,730,237)	
			<u>829,342</u>		<u>601,058</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,505,977		1,229,652
CREDITORS: Amounts falling due after more than one year	14.		(25,060)		(57,479)
PROVISION FOR LIABILITIES AND CHARGES	15.		(11,500)		(19,994)
			1,469,417		1,152,179
CAPITAL AND RESERVES					
Called Up Share Capital	16.		500,000		500,000
Profit and Loss Account	18.		<u>969,417</u>		<u>652,179</u>
			1,469,417		1,152,179
ANALYSIS OF SHAREHOLDERS' FUNDS					
Equity Interests			1,069,417		752,179
Non-Equity Interests			<u>400,000</u>		<u>400,000</u>
			1,469,417		1,152,179

The financial statements were approved by the Board on 23 April 2001 and signed on its behalf by:

..... R.C. Gatenby

..... I.R. Hildreth

The notes on pages 11 to 17 form part of these Financial Statements.

SIMPSON (YORK) LIMITED

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2000**

	Notes	£	2000 £	£	1999 £
Net Cash Inflow from Operating Activities	1.		2,407,516		933,847
Returns on Investments and Servicing of Finance	2.		107,170		57,021
Taxation			(103,753)		(86,128)
Capital Expenditure	2.		(293,590)		(210,925)
Equity Dividends paid			(32,000)		(32,000)
			2,085,343		661,815
Financing	2.		(107,342)		(112,205)
Increase in cash in the period			<u>1,978,001</u>		<u>549,610</u>
Reconciliation of net cash flow to movement in net debt	3.				
Increase in cash in the period			1,978,001		549,610
Cash Outflow from decrease in debt and lease financing			<u>107,342</u>		<u>112,205</u>
Change in net debt resulting from cash flows			2,085,343		661,815
New finance leases			(62,161)		(181,193)
Movement in net debt in the period			2,023,182		480,622
Net funds at 1 January 2000			<u>1,985,732</u>		<u>1,505,110</u>
Net funds at 31 December 2000			<u>4,008,914</u>		<u>1,985,732</u>

SIMPSON (YORK) LIMITED

**NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2000**

**1. RECONCILIATION OF OPERATING PROFIT
TO NET CASH INFLOW FROM OPERATING
ACTIVITIES**

	2000	1999
Operating Profit	378,307	311,795
Depreciation charges	257,896	192,332
Profit on sale of fixed assets	(15,844)	(4,349)
Increase in Debtors	316,020	(1,392,680)
Increase in creditors	<u>1,471,137</u>	<u>1,826,749</u>
Net cash inflow from operating activities	<u>2,407,516</u>	<u>933,847</u>

**2. ANALYSIS OF CASH FLOWS FOR HEADINGS
INCLUDED IN THE CASH FLOW STATEMENT**

Returns on investments and servicing of finance

Interest received	117,605	65,211
Interest paid	<u>(10,435)</u>	<u>(8,190)</u>

**Net cash inflow from returns on investments and
Servicing of finance**

<u>107,170</u>	<u>57,021</u>
-----------------------	----------------------

Capital Expenditure

Purchase of tangible fixed assets	(348,653)	(246,425)
Sale of tangible fixed assets	<u>55,063</u>	<u>35,500</u>

Net cash outflow for capital expenditure

<u>(293,590)</u>	<u>(210,925)</u>
-------------------------	-------------------------

Financing

Loan repayments in year	<u>(107,342)</u>	<u>(112,205)</u>
-------------------------	------------------	--------------------

Net cash outflow from financing

<u>(107,342)</u>	<u>(112,205)</u>
-------------------------	-------------------------

SIMPSON (YORK) LIMITED

NOTES TO THE CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 20003. ANALYSIS OF CHANGES IN
NET DEBT

	At 1.1.00 £	Cash Flow £	Other non-cash changes £	At 31.12.00 £
Net cash:				
Cash at bank and in hand	2,123,577	1,978,001		4,101,578
Debt:				
Hire purchase or finance leases	(137,845)	107,342	(62,161)	(92,664)
Total	1,985,732	2,085,343	(62,161)	4,008,914
	=====	=====	=====	=====

Analysed in Balance Sheet

Cash at bank and in hand	2,123,577	4,101,578
Hire purchase or finance leases		
within one year	(80,366)	(67,604)
after one year	(57,479)	(25,060)
	1,985,732	4,008,914
	=====	=====

SIMPSON (YORK) LIMITED**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2000****1. ACCOUNTING POLICIES**

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

(a) Accounting Convention

The financial statements have been prepared under the historical cost convention.

(b) Turnover

Turnover is the amount derived from the provision of goods and services falling within the Company's ordinary activities after deduction of value added tax.

(c) Tangible Fixed Assets and Depreciation

Depreciation is provided in equal annual instalments over the estimated lives of the assets. The rates of depreciation are as follows:

Plant and Machinery	10% - 33% per annum
Fixtures and Fittings	15% - 35% per annum
Motor Vehicles	25% - 40% per annum

(d) Leases

Leased assets and assets acquired under finance leases are included in the Balance Sheet at cost less depreciation. Future rentals net of finance charges are shown as a liability. The finance charge element of finance lease rentals is charged to the profit and loss account over the period of the lease.

Rentals payable under operating leases are charged to the profit and loss account as incurred.

(e) Deferred Taxation

Deferred Taxation is provided at the anticipated tax rates on differences arising from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in the financial statements to the extent that it is probable that a liability or asset will crystallise in the future.

(f) Developments

Developments are stated at the lower of cost and net realisable value.

SIMPSON (YORK) LIMITED

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2000**

1. ACCOUNTING POLICIES (continued)**(g) Long Term Contracts**

Profit on contracts is calculated on a prudent basis to reflect the proportion of the work carried out at the year end. No account is taken of unagreed claims. Full provision is made for losses on contracts in the year the loss is first foreseeable.

(h) Pensions

The Company contributes a defined sum to a private pension scheme for each applicable employee.

Contributions payable are charged to the profit and loss account so as to spread the cost of the pension over the employees working life with the Company.

2. TURNOVER

The total turnover of the Company for the year has been derived from its principal activities wholly undertaken in the U.K.

	2000 £	1999 £
Shopfitting	16,072,720	10,597,670
Construction	<u>9,062,952</u>	<u>8,627,669</u>
	25,135,672	19,225,339
	<u>=====</u>	<u>=====</u>

3. DIRECTORS INFORMATION

The total emoluments of the Directors, including pension contributions were as follows:

As executives	<u>561,884</u>	<u>404,221</u>
Chairman's emoluments (excluding pension contributions)	<u>-</u>	<u>-</u>

The remaining directors' emoluments, excluding pension contributions, were within the ranges:

	Number	Number
0 - 5,000	1	1
40,000 - 45,000	2	-
60,000 - 65,000	-	1
70,000 - 75,000	1	-
85,000 - 90,000	-	1
105,000 - 110,000	1	1
110,000 - 115,000	1	-
135,000 - 140,000	-	1
140,000 - 145,000	1	-
Total pension contributions	<u>36,777</u>	<u>12,420</u>
The number of directors to whom retirement benefits accrued:	6	4

SIMPSON (YORK) LIMITED

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2000**

4. EMPLOYEE INFORMATION	2000 Number	1999 Number
The average monthly number of employees (including Directors) during the year was:		
Administration	33	29
Production	<u>95</u>	<u>89</u>
	128	118
	<u>=====</u>	<u>=====</u>
Employment Costs:		
Wages and Salaries	3,148,256	2,516,537
Social Security Costs	303,134	245,568
Pension Costs	<u>65,855</u>	<u>36,048</u>
	3,517,245	2,798,153
	<u>=====</u>	<u>=====</u>
5. OPERATING PROFIT		
The Operating Profit is stated after charging:-		
Depreciation of Tangible Assets	257,896	192,332
Hire of Plant and Machinery	313,223	310,043
Operating Lease Rentals - Land and Buildings	67,482	50,588
Auditors' Remuneration	<u>4,900</u>	<u>4,300</u>
6. OTHER SERVICES		
The auditors charged a fee of £2,000 for taxation services (1999 - £1,600)		
7. INTEREST RECEIVABLE		
Bank Interest	<u>117,605</u>	<u>65,211</u>
8. INTEREST PAYABLE		
On Bank Loans and Overdrafts	244	109
Hire Purchase Loans	8,258	8,081
Other Interest	<u>1,933</u>	<u>-</u>
	10,435	8,190
	<u>=====</u>	<u>=====</u>

SIMPSON (YORK) LIMITED

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2000

9.	TAXATION	2000	1999		
		£	£		
	U.K. Corporation Tax at 29.8%	144,952	104,124		
	Transfer to Deferred Taxation	(8,494)	4,024		
	Previous year adjustment	<u>(218)</u>	<u>7,056</u>		
		136,240	115,204		
		<u> </u>	<u> </u>		
10.	DIVIDEND				
	8% Cumulative Redeemable Preference Shares				
	Paid 31 December 2000	32,000	32,000		
		32,000	32,000		
		<u> </u>	<u> </u>		
11.	TANGIBLE ASSETS				
		Plant & Machinery	Fixtures and Fittings	Motor Vehicles	Total
		£	£	£	£
	Cost at 1 January 2000	184,833	143,265	739,541	1,067,639
	Additions	1,650	79,780	267,223	348,653
	Disposals	-	(12,971)	(132,224)	(145,195)
		<u> </u>	<u> </u>	<u> </u>	<u> </u>
	Cost at 31 December 2000	186,483	210,074	874,540	1,271,097
		<u> </u>	<u> </u>	<u> </u>	<u> </u>
	Depreciation at 1 January 2000	33,250	85,420	320,375	439,045
	Charge for the year	20,250	31,489	206,157	257,896
	On Disposals	-	(12,961)	(89,518)	(102,479)
		<u> </u>	<u> </u>	<u> </u>	<u> </u>
	Depreciation at 31 December 2000	53,500	103,948	437,014	594,462
		<u> </u>	<u> </u>	<u> </u>	<u> </u>
	Net Book Values				
	At 31 December 2000	<u>132,983</u>	<u>106,126</u>	<u>437,526</u>	<u>676,635</u>
	At 31 December 1999	<u>151,583</u>	<u>57,843</u>	<u>419,167</u>	<u>628,594</u>

SIMPSON (YORK) LIMITED

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2000

11. TANGIBLE ASSETS (continued)

Fixed Assets included in the above which are held under hire purchase contract, or finance leases, are as follows:-

	Plant & Machinery £	Fixtures & Fittings £	Motor Vehicles £	Total £
Cost				
At 1 January 2000	116,140	-	162,393	278,533
Additions	-	-	124,968	124,968
Transferred to ownership	-	-	(158,305)	(158,305)
At 31 December 2000	116,140	-	129,056	245,196
Depreciation				
At 1 January 2000	6,771	-	22,542	29,313
Charge for year	11,614	-	64,367	75,981
Transferred to ownership	-	-	(61,194)	(61,194)
At 31 December 2000	18,385	-	25,715	44,100
Net Book Value				
At 31 December 2000	<u>97,755</u>	<u>-</u>	<u>103,341</u>	<u>201,096</u>
At 31 December 1999	<u>109,369</u>	<u>-</u>	<u>139,851</u>	<u>249,220</u>
12. DEBTORS			2000	1999
Amounts recoverable on Long Term Contracts			1,221,884	1,484,631
Trade Debtors			1,575,768	1,633,291
Other Debtors			2,793	23,237
Prepayments and Accrued Income			<u>49,843</u>	<u>25,149</u>
			2,850,288	3,166,308
13. CREDITORS: Amounts falling due within one year				
Net obligations under Hire Purchase Contracts			67,604	80,366
Amounts owed on Contracts			2,835,319	2,929,385
Trade Creditors			1,726,506	615,858
Amounts owed to Group Undertakings			412,799	269,721
Corporation Tax			144,952	104,124
Other Taxes and Social Security Costs			689,774	562,711
Other Creditors			54,470	39,547
Accruals and Deferred Income			<u>232,510</u>	<u>128,525</u>
			6,163,934	4,730,237

SIMPSON (YORK) LIMITED

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2000**

14. CREDITORS: Amounts falling due after more than one year	2000	1999
Net Obligations under Hire Purchase Contracts	<u>25,060</u>	<u>57,479</u>
Net obligations under Hire Purchase Contracts:		
Repayable within one year	71,159	87,296
Repayable between one and two years	-	41,774
Repayable between two and five years	<u>25,949</u>	<u>18,089</u>
	97,108	147,159
Interest allocated to future accounting periods	<u>(4,444)</u>	<u>(9,314)</u>
	92,664	137,845
Included in Current Liabilities	<u>(67,604)</u>	<u>(80,366)</u>
	25,060	57,479
	<u>25,060</u>	<u>39,644</u>
Repayable between one and two years		17,835
Repayable between two and five years	<u>25,060</u>	<u>57,479</u>
15. PROVISIONS FOR LIABILITIES AND CHARGES		
Deferred Taxation:		
Movement in year		
At 1 January 2000	19,994	15,970
Charge to Profit and Loss Account	<u>(8,494)</u>	<u>4,024</u>
At 31st December 2000	<u>11,500</u>	<u>19,994</u>
The amount of deferred tax provided represents accelerated capital allowances.		
16. SHARE CAPITAL		
<u>Authorised</u>		
500,000 'A' Ordinary Shares of £1 each	500,000	500,000
500,000 'B' Ordinary Shares of £1 each	500,000	500,000
1,000,000 Cumulative Redeemable Preference Shares 1993/1999 of £1 each	<u>1,000,000</u>	<u>1,000,000</u>
	<u>2,000,000</u>	<u>2,000,000</u>
<u>Issued</u>		
50,000 'A' Ordinary Shares of £1 each	50,000	50,000
50,000 'B' Ordinary Shares of £1 each	50,000	50,000
400,000 Cumulative Redeemable Preference Shares 1993/1999 of £1 each	<u>400,000</u>	<u>400,000</u>
	<u>500,000</u>	<u>500,000</u>
The preference shares are redeemable at the Company's option. No premium is payable on redemption.		

SIMPSON (YORK) LIMITED

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2000**

17. DIRECTORS' INTERESTS IN TRANSACTIONS

Management charges of £336,000 (1999:£278,000) were paid in the year to Simpson (York) Holdings Limited in which company R.C. Gatenby and B. Gatenby are Directors. The amount owed to Simpson (York) Holdings Limited at the balance sheet date was £412,799 (1999: £269,721).

18. PROFIT AND LOSS ACCOUNT

	2000	1999
	£	£
Retained Profits at 1st January 2000	652,179	430,567
Retained Profits for the financial year	<u>317,238</u>	<u>221,612</u>
Retained Profits at 31 December 2000	<u>969,417</u>	<u>652,179</u>

19. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

Profit for the financial year	349,238	253,612
Dividends	<u>(32,000)</u>	<u>(32,000)</u>
Net addition to shareholders' funds	317,238	221,612
Opening shareholders' funds	<u>1,152,179</u>	<u>930,567</u>
Closing Shareholders' Funds	<u>1,469,417</u>	<u>1,152,179</u>

20. CAPITAL COMMITMENTS

At the year end the Company had capital commitments not provided for in these accounts, as follows:-

	2000	1999
	£	£
Contracted for	<u>-</u>	<u>-</u>
Authorised but not contracted	<u>-</u>	<u>-</u>

SIMPSON (YORK) LIMITED**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2000****21. CONTINGENT LIABILITIES**

- (a) Unlimited cross guarantees between Simpson (York) Limited and Simpson (York) Holdings Limited in favour of HSBC plc.
- (b) Indemnities in support of performance bonds arranged through the bank and insurance companies.

2000	1999
£	£
<u>666,790</u>	<u>1,102,408</u>

- (c) Full provision has been made for potential losses on contracts, and such provisions are included in cost of sales.
- (d) HSBC plc hold a fixed and floating charge over the capital and assets of the Company.

22. PENSION FUND

Defined contributions have been made to individual private pensions for each applicable employee. These pensions are held by an independent organisation. The contributions paid by the Company amounted to £65,855 (1999:£36,048).

23. ULTIMATE HOLDING COMPANY

The Ultimate Holding Company is Simpson (York) Holdings Limited, a Company incorporated in England.

24. OTHER COMMITMENTS

At 31 December 2000 the Company had the following annual commitments under non-cancellable operating leases as follows:-

	Land and Buildings	
	2000	1999
Expiry Date:		
Within one year	73,500	61,000
Between two and five years	294,000	244,000
After more than five years	<u>864,684</u>	<u>739,225</u>
	1,232,184	1,044,225
	=====	=====