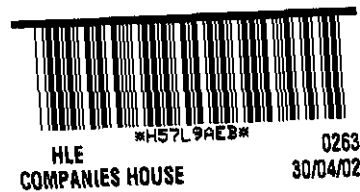


Monsell Youell Limited

Directors' report and financial statements

Registered number 968430

30 June 2001



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Directors' report

The directors present their annual report and the audited financial statements for the year ended 30 June 2001.

Results and dividends

The company did not trade during the year and consequently no profit and loss account has been prepared.

The directors do not recommend the payment of a final dividend.

Directors' and directors' interests

The directors who have served during the year were as follows:-

JD Low	(resigned 1 June 2001)
DJ Smith	(resigned 19 March 2001)
G Grewer	(appointed 19 March 2001)
MH Killoran	(appointed 19 March 2001)
J White	(appointed 5 June 2001)

According to the register maintained as required under the Companies Act 1985, none of the directors had any interest in the share capital of the company.

The company is a wholly owned subsidiary of Persimmon plc in the accounts of which the interests of the directors are disclosed.

Auditors

The company has elected to dispense with the laying of accounts before the company in general meeting, with holding an annual general meeting and under Section 250 of the Companies Act 1985 to dispense with the requirement to appoint auditors.

By order of the board



TL Davison
Secretary

Persimmon House
Fulford
York
YO19 4FE

26 April 2002

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 or loss for that period. In preparing those financial statements, the directors confirm that:

- suitable accounting policies have been selected and then applied consistently;
- judgements and estimates have been made that are reasonable and prudent;
- applicable accounting standards have been followed; and
- the financial statements have been prepared on the going concern basis.

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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Balance sheet

at 30 June 2001

	Note	2001 £	2000 £
Current assets			
Debtors	2	1,010,034	1,010,034
Net current assets		<u>1,010,034</u>	<u>1,010,034</u>
Capital and reserves			
Called up share capital	3	1,010,034	1,010,034
Shareholders' funds			
Equity		34	34
Non equity		<u>1,010,000</u>	<u>1,010,000</u>
		<u>1,010,034</u>	<u>1,010,034</u>

The notes on page 4 form part of these accounts.

The company was a dormant company within the meaning of Section 250 of the Companies Act 1985 throughout the accounting period ended at the date of this balance sheet.

For the year ended 30 June 2001 the company was entitled to exemption under section 249 AA(1) of the Companies Act 1985.

No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 249B(2).

The directors acknowledge their responsibility for :

- a) Ensuring the company keeps accounting records which comply with section 221;
- b) 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 and loss for the financial year in accordance with section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company

These financial statements were approved by the board of directors on 26 April 2002 and were signed on its behalf by:



MH Killoran
Director

Notes

(forming part of the financial statements)

1 Accounting policies

The financial statements have been prepared 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:

Basis of accounting

The financial statements are prepared in accordance with the historical cost convention.

The financial statements have been prepared on a going concern basis which assumes that its parent company will continue to provide financial support to the company and such support will not be withdrawn in the foreseeable future.

The company is exempt from the requirement of Financial Reporting Standard 1 (Revised) to prepare a cash flow statement as it is a wholly owned subsidiary undertaking of Persimmon plc and its cash flows are included within the consolidated cash flow statement of that company.

2 Debtors

	2001	2000
Amounts due from group undertakings	1,010,034	1,010,034

3 Share capital

	2001	2000
<i>Authorised</i>		
1,000,000 "A" Ordinary shares of US\$0.01	\$10,000	\$10,000
1,010,000 Deferred ordinary shares of £1	£1,010,000	£1,010,000
	2001	2000
	£	£
<i>Allotted, called up and fully paid</i>		
5049 "A" Ordinary shares of US\$0.01	34	34
1,010,000 Deferred ordinary shares of £1	1,010,000	1,010,000
	1,010,034	1,010,034

The value of the authorised US dollar denominated share capital has been shown in that currency. Their value when allocated called up and fully paid is the sterling proceeds received at the time of issue.

The deferred shares participate in the assets on a winding up are the payment on the "A" Ordinary shares of the paid up capital and US\$10,000,000 per share. In addition, they have no right to any dividends or any voting rights.

4 Ultimate controlling party

The company is a wholly owned subsidiary undertaking of Persimmon plc, incorporated in England and Wales.

The consolidated accounts of this company are available to the public and may be obtained from:

The Company Secretary
Persimmon plc
Persimmon House
Fulford
York YO19 4FE