

Tay Homes (North West) Limited

Annual report
for the year ended 30 June 2003

Registered Number 2189721



Tay Homes (North West) Limited

Annual report

for the year ended 30 June 2003

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Tay Homes (North West) Limited

Directors and Advisors for the year ended 30 June 2003

Directors

N Fitzsimmons
M R Powell
J F Tutte
W J Brand
D J Campbell-Kelly

Secretary

G A Cope

Auditors

PricewaterhouseCoopers LLP
101 Barbirolli Square
Lower Mosley Street
Manchester
M2 3PW

Bankers

Barclays Bank PLC
Corporate Banking Centre
PO Box 1015
3rd Floor
3 Windsor Place
Cardiff CF10 3ZL

Registered Office

Redrow House
St David's Park
Flintshire
CH5 3RX

Registered Number

2189721

Tay Homes (North West) Limited

Directors' report for the year ended 30 June 2003

The directors present their report and the audited financial statements of the company for the year ended 30 June 2003.

Principal activities and business review

The principal activity of the company was that of residential estate developers and builders. On 9 January 2002, the ultimate parent undertaking, Tay Homes plc was acquired by Redrow plc and re-named Redrow Corporate Services Limited. From that date the directors regard Redrow plc, a company registered in England and Wales, to be the ultimate parent undertaking. On 25 February 2002 the company transferred its trade, assets and liabilities at book value to fellow subsidiaries of Redrow plc, and consequently from that date the company was dormant.

Results and dividends

The profit on ordinary activities after tax for the year amounted to £Nil (2002 : £1,078,750). The directors do not recommend the payment of a dividend for the year ended 30 June 2003 (2002: £1,934,904) and no profit (2002 : £856,154 loss) was transferred to reserves.

Directors and their interests

The directors who held office during the year are given below:

N Fitzsimmons
M R Powell
J F Tutte
W J Brand
D J Campbell-Kelly

Redrow Homes Limited is the immediate parent company of the majority of the Redrow Homes trading subsidiaries.

The interests of N Fitzsimmons and J F Tutte in the shares Redrow plc are shown in the financial statements of that company.

The interests of W J Brand and M R Powell in the shares of Redrow plc are disclosed in the financial statements of Redrow Homes Limited.

The interests of D J Campbell-Kelly in the shares of Redrow plc are disclosed in the financial statements of Redrow Homes (Midlands) Limited.

Tay Homes (North West) Limited

Statement of directors' responsibilities

Company law requires the directors to prepare financial statements for each financial year that 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 year. The directors are required to prepare financial statements on the going concern basis, unless it is inappropriate to presume that the company will continue in business.

The directors confirm that suitable accounting policies have been used and applied consistently. They also confirm that reasonable and prudent judgements and estimates have been made in preparing the financial statements for the year ended 30 June 2003 and that applicable accounting standards have been followed.

The directors are responsible for keeping proper accounting records that 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 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.

EMU

The company's approach to this issue is being co-ordinated by its ultimate parent company, Redrow plc, and full details are disclosed in the financial statements of that company.

Taxation status

As far as the directors are aware, the company is not a close company as defined by Section 414 of the Income and Corporation Taxes Act 1988 and this position has not changed since the end of the financial year.

By order of the Board



G A Cope
Secretary

23 March 2004

Tay Homes (North West) Limited

Independent auditors' report to the members of Tay Homes (North West) Limited

We have audited the financial statements which comprise the profit and loss account, the balance sheet, the related notes and the accounting policies set out in the statement of accounting policies.

Respective responsibilities of directors and auditors

The directors' responsibilities for preparing the annual report and the financial statements in accordance with applicable United Kingdom law and accounting standards are set out in the statement of directors' responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards issued by the Auditing Practices Board. This report, including the opinion, has been prepared for and only for the company's members as a body in accordance with Section 235 of the Companies Act 1985 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person other than the company to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

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 1985. 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 is not disclosed.

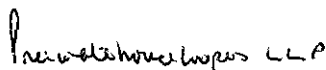
Basis of audit opinion

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 judgments 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 misstatement, 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 30 June 2003 and of its results for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



PricewaterhouseCoopers LLP

Chartered Accountants and Registered Auditors

Manchester

23 March 2004

Tay Homes (North West) Limited

Profit and loss account for the year ended 30 June 2003

	Note	2003 £	2002 £ Discontinued
Turnover	1	-	13,338,908
Operating profit	1	-	942,848
Interest receivable		-	207,861
Profit on ordinary activities before taxation	4	-	1,150,709
Taxation on profit on ordinary activities	5	-	(71,959)
Profit on ordinary activities after taxation		-	1,078,750
Dividends		-	(1,934,904)
Retained deficit for the financial year	9	-	(856,154)

The company has no recognised gains and losses other than those included in the deficit above, and therefore no separate statement of total recognised gains and losses has been presented.

Tay Homes (North West) Limited

Balance sheet as at 30 June 2003

	Notes	2003 £	2002 £
Current assets			
Debtors	6	1,934,906	1,934,906
		1,934,906	1,934,906
Creditors: amounts falling due within one year	7	(1,934,904)	(1,934,904)
Net current assets		2	2
Total assets less current liabilities		2	2
Net assets		2	2
Capital and reserves			
Called up share capital	8	2	2
Profit and loss account		-	-
Equity shareholders' funds	9	2	2

The financial statements on pages 5 to 11 were approved by the board of directors on 23 March 2004 and were signed on its behalf by:



M R Powell
Director

Tay Homes (North West) Limited

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 have been prepared under the historical cost convention.

Cash flows

The company is a wholly owned subsidiary of Redrow plc, and its cash flows are included in the consolidated cash flow statement of Redrow plc. Consequently, the company is exempt from the requirement of Financial Reporting Standard 1 to prepare a cash flow statement.

Tay Homes (North West) Limited

Notes to the financial statements for the year ended 30 June 2003

1 Operating profit

	2003 £	2002 £
Turnover	-	13,338,908
Cost of sales	-	(11,000,666)
Gross profit	-	2,338,242
Administrative expenses	-	(1,395,394)
Operating profit	-	942,848

All administrative expenses, including auditors remuneration, are borne by the company's immediate parent undertaking, Redrow Corporate Services Limited.

2 Directors' emoluments

	2003 £	2002 £
Emoluments		
Aggregate emoluments	-	231,819

Directors emoluments include £Nil (2002: £85,080) paid to one director in compensation for loss of office.

3 Employee information

The average monthly number of persons (including executive directors) employed by the company during the year was:

	2003 Number	2002 Number
By activity		
Directors and administrative staff	-	29
Site personnel	-	19
	-	48
	£	£
Wages and salaries	-	819,570
Social security costs	-	87,087
Other pensions costs	-	37,932
Staff costs	-	944,589

Tay Homes (North West) Limited

4 Profit on ordinary activities before taxation

	2003 £	2002 £
Profit on ordinary activities before taxation is stated after charging:		
Depreciation for the year		
- owned assets	-	28,554
- leased assets	-	34,890
Loss on disposal of fixed assets	-	19,989
Auditors' remuneration		
- audit services	-	8,000
- non-audit services	-	4,000
Hire of plant and machinery	-	233,540
Other operating leases	-	29,505

5 Taxation

	2002 £	2001 £
Current tax		
United Kingdom corporation tax at 30% (2002: 30%)	-	71,742
Under provision in prior year	-	217
	-	71,959
Reconciliation of current taxation charge		
Tax on total profits at 30% (2002:30%)	-	345,213
Net expenses not deductible for tax purposes	-	(18,105)
Under provision in prior year	-	217
Timing differences	-	(10,414)
Utilisation of losses brought forward from earlier periods	-	(244,952)
	-	71,959

Tay Homes (North West) Limited

6 Debtors

	2003 £	2002 £
Amounts owed by group undertakings	1,934,906	1,934,906
	1,934,906	1,934,906

7 Creditors: amounts falling due within one year

	2003 £	2002 £
Amounts owed to group undertakings	1,934,904	1,934,904
	1,934,904	1,934,904

Amounts owed to the company's ultimate holding company, Redrow plc, are secured by a floating charge over the company's present and future undertakings and assets. This charge does not take priority over any charge issued in favour of any other party.

8 Called up share capital

	2003 £	2002 £
Authorised		
100 ordinary shares of £1 each	100	100
Allotted, called up and fully paid		
2 ordinary shares of £1 each	2	2

9 Reconciliation of movements in equity shareholders' funds

	2003 £	2002 £
Profit for the financial year	-	1,078,750
Dividends	-	(1,934,904)
Net movement in equity shareholders' funds	-	(856,154)
Opening equity shareholders' funds	2	856,156
Closing equity shareholders' funds	2	2

Tay Homes (North West) Limited

10 Related party transactions

As a wholly owned subsidiary, the company has taken advantage of the exception under FRS8 not to disclose intra-group transactions. There have been no other related party transactions.

11 Ultimate holding parent company and controlling party

The company's ultimate holding company and controlling party is Redrow plc, a company incorporated in Great Britain. The company's immediate parent company is Redrow Corporate Services Limited (formerly Tay Homes plc), a company incorporated in Great Britain. Copies of the Redrow plc financial statements may be obtained from the Company Secretary, Redrow plc, Redrow House, St David's Park, Flintshire, CH5 3RX.