

DIRECTORS' REPORT

The directors submit their report and accounts for the year to 30 June 2000.

RESULTS AND DIVIDENDS

The profit for the year, after taxation, amounted to £85,543 and is transferred to reserves. The directors do not recommend the payment of a final dividend.

REVIEW OF THE BUSINESS

The company's principal activity during the year was residential property development.

DIRECTORS AND THEIR INTERESTS

The directors who served during the year were:

D H Ogilvie
J F Watson
D A Baker
A D Ogilvie
S P Lloyd

None of the directors held any interest in the shares of the company.

The directors' interests in other group companies are disclosed in the directors' report of Ogilvie Group Limited, the ultimate parent company.

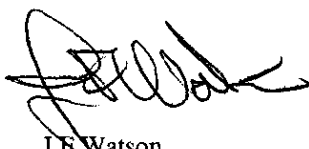
CLOSE COMPANY

The company is a close company within the provisions of the Income and Corporation Taxes Act, 1988.

AUDITORS

Ernst & Young have expressed their willingness to continue in office as auditors and a resolution proposing their re-appointment will be submitted at the annual general meeting.

On behalf of the Board


J F Watson
Director and Secretary

Pirnhall Works
Whins of Milton
Stirling

18 October 2000



STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE
ACCOUNTS

Company law requires the directors to prepare accounts for each financial period 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 accounts, 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, subject to any material departures disclosed and explained in the accounts; and
- prepare the accounts 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 accounts 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.

REPORT OF THE AUDITORS
to the members of Ogilvie Homes Limited

We have audited the accounts on pages 4 to 9 which have been prepared under the historical cost convention and the accounting policies set out on page 6.

Respective responsibilities of directors and auditors

As described on page 2 the company's directors are responsible for the preparation of accounts in accordance with applicable United Kingdom law and accounting standards. It is our responsibility to form an independent opinion, based on our audit, on those accounts and to report our opinion to you. Our responsibilities, as independent auditors, are established in the United Kingdom by statute, the Auditing Practices Board and by our profession's ethical guidance.

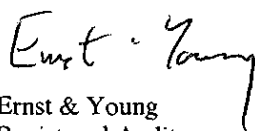
Basis of opinion

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 accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the accounts, 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 accounts 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 accounts.

Opinion

In our opinion the accounts give a true and fair view of the state of affairs of the company at 30 June 2000 and of the results for the year then ended and have been properly prepared in accordance with the Companies Act 1985.


Ernst & Young
Registered Auditor
Glasgow

18 October 2000

Ogilvie Homes Limited

PROFIT AND LOSS ACCOUNT for the year ended 30 June 2000

	Notes	2000 £	1999 £
TURNOVER	3	10,808,479	6,417,382
Cost of sales		9,439,151	5,607,979
GROSS PROFIT		<u>1,369,328</u>	<u>809,403</u>
Distribution costs		472,394	452,971
Administrative expenses		563,910	412,905
OPERATING PROFIT/(LOSS)	4	<u>333,024</u>	<u>(56,473)</u>
Interest payable	6	247,481	285,352
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		<u>85,543</u>	<u>(341,825)</u>
Tax on profit on ordinary activities	7	-	-
PROFIT/(LOSS) ON ORDINARY ACTIVITIES AFTER TAXATION	14	<u><u>85,543</u></u>	<u><u>(341,825)</u></u>

RECOGNISED GAINS AND LOSSES

There are no recognised gains or losses other than the profit attributable to shareholders of the company of £85,543 in the year ended 30 June 2000 and the loss of £341,825 in the year ended 30 June 1999.

Ogilvie Homes Limited

BALANCE SHEET

at 30 June 2000

	Notes	2000 £	1999 £
FIXED ASSETS			
Tangible assets	8	19,288	29,295
Investments	9	100	100
		<u>19,388</u>	<u>29,395</u>
CURRENT ASSETS			
Stocks	10	6,935,804	4,992,995
Debtors	11	3,538,379	1,947,962
Cash at bank and in hand		272	293
		<u>10,474,455</u>	<u>6,941,250</u>
CREDITORS: amounts falling due within one year	12	11,924,901	8,487,246
NET CURRENT LIABILITIES		<u>1,450,446</u>	<u>1,545,996</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>(1,431,058)</u>	<u>(1,516,601)</u>
CAPITAL AND RESERVES			
Share capital	13	100	100
Profit and loss account	14	(1,431,158)	(1,516,701)
EQUITY SHAREHOLDERS' FUNDS		<u>(1,431,058)</u>	<u>(1,516,601)</u>

J F Watson

Director

18 October 2000

ERNST & YOUNG

NOTES TO THE ACCOUNTS

at 30 June 2000

1. FUNDAMENTAL ACCOUNTING CONCEPT

The accounts have been prepared under the going concern concept because the parent company has confirmed its intention to support the activities of the company over the next twelve months from 6 October 2000 or, if shorter, for so long as the company remains a wholly owned subsidiary of the parent company.

2. ACCOUNTING POLICIES

Accounting convention

The accounts are prepared under the historical cost convention. The accounts are prepared in accordance with applicable accounting standards.

Depreciation

Depreciation is provided on fixed assets on the following basis:

Sales office equipment	-	33 ¹ / ₃ % straight line
Fixtures and fittings	-	20% reducing balance

Stocks

Work-in-progress is valued at the cost of related land, direct materials and labour plus attributable production overheads less provision for any known or anticipated losses.

Pensions

The company operates a defined contribution pension scheme. Contributions are charged to the profit and loss account so as they become payable in accordance with the rules of the scheme.

3. TURNOVER

Turnover which is stated net of value added tax represents the invoiced amount of goods sold and services provided. The date of sale is taken as the date a habitation certificate is issued following signing of missives.

4. OPERATING PROFIT

	2000	1999
	£	£
a) This is stated after charging:		
Auditors' remuneration - audit services	7,200	7,000
- non audit services	-	770
Depreciation	11,000	10,704
	<u> </u>	<u> </u>
b) Directors' remuneration:		
	£	£
Directors' emoluments including pension contributions	163,614	109,371
	<u> </u>	<u> </u>
Emoluments of highest paid director	61,961	59,822
	<u> </u>	<u> </u>
Defined pension contributions of highest paid director	4,648	4,380
	<u> </u>	<u> </u>

Ogilvie Homes Limited

NOTES TO THE ACCOUNTS at 30 June 2000

5. STAFF COSTS

	2000 £	1999 £
Wages and salaries	317,771	252,211
Social security costs	30,887	24,434
Pension costs	24,961	13,666
	<u>373,158</u>	<u>290,311</u>
The average weekly number of employees during the year was:		
	No.	No.
	<u>15</u>	<u>13</u>

6. INTEREST PAYABLE

	2000 £	1999 £
Bank overdraft interest	<u>247,481</u>	<u>285,352</u>

7. TAX ON LOSS ON ORDINARY ACTIVITIES

There is no tax credit in 2000 or 1999 due to the utilisation of group relief for which no payments are made.

8. TANGIBLE FIXED ASSETS

	Sales office equipment £	Fixtures and fittings £	Total £
Cost:			
At 1 July 1999	17,315	56,738	74,053
Additions	-	993	993
At 30 June 2000	<u>17,315</u>	<u>57,731</u>	<u>75,046</u>
Depreciation:			
At 1 July 1999	17,094	27,665	44,759
Charge for year	100	10,900	11,000
At 30 June 2000	<u>17,194</u>	<u>38,565</u>	<u>55,759</u>
Net book value:			
At 30 June 2000	<u>121</u>	<u>19,167</u>	<u>19,288</u>
At 1 July 1999	<u>221</u>	<u>29,074</u>	<u>29,295</u>

Ogilvie Homes Limited

NOTES TO THE ACCOUNTS

at 30 June 2000

9. INVESTMENTS

Subsidiary undertakings at cost: £

At 1 July 1999 and 30 June 2000 100

<i>Name of company</i>	<i>Country of registration</i>	<i>Holding</i>	<i>Percentage held</i>	<i>Nature of business</i>
Ogilvie Abbotsford Limited	Scotland	Ordinary shares	100	Non-trading

10. STOCKS

	<i>2000</i>	<i>1999</i>
	<i>£</i>	<i>£</i>
Land held for development	1,386,038	703,100
Work in progress	5,549,766	4,289,895
	<u>6,935,804</u>	<u>4,992,995</u>

11. DEBTORS

	<i>2000</i>	<i>1999</i>
	<i>£</i>	<i>£</i>
Trade debtors	2,994,347	1,488,159
Other debtors	4,000	-
Amounts due by group undertakings	402,531	400,420
Other taxes and social security costs	54,827	43,777
Prepayments	82,674	15,606
	<u>3,538,379</u>	<u>1,947,962</u>

12. CREDITORS: amounts falling due within one year

	<i>2000</i>	<i>1999</i>
	<i>£</i>	<i>£</i>
Bank overdraft (see below)	1,483,743	613,043
Trade creditors	226,000	160,607
Amounts due to group undertakings	10,123,545	7,671,369
Other taxes and social security costs	12,582	8,947
Accruals	75,081	31,530
Payments in advance	3,950	1,750
	<u>11,924,901</u>	<u>8,487,246</u>

The bank overdraft is secured by a floating charge granted in favour of the Clydesdale Bank PLC.

Ogilvie Homes Limited

NOTES TO THE ACCOUNTS

at 30 June 2000

13. SHARE CAPITAL

	2000	1999
	£	£
Authorised:		
Ordinary shares of £1 each	100	100
	<u>=====</u>	<u>=====</u>
Allotted, called up and fully paid		
Ordinary shares of £1 each	100	100
	<u>=====</u>	<u>=====</u>

14. REVENUE RESERVE

	£
At 1 July 1999	(1,516,701)
Profit for the year	85,543
	<u>=====</u>
At 30 June 2000	(1,431,158)
	<u>=====</u>

15. RECONCILIATION OF EQUITY SHAREHOLDERS' FUNDS

	2000	1999
	£	£
Profit/(loss) for the year	85,543	(341,825)
Opening equity shareholders' funds	(1,516,601)	(1,174,776)
	<u>=====</u>	<u>=====</u>
Closing equity shareholders' funds	(1,431,058)	(1,516,601)
	<u>=====</u>	<u>=====</u>

16. CONTINGENT LIABILITIES

The company has a contingent liability for the overdrafts of the other group undertakings which it has guaranteed without limit.

The company has other contingent liabilities in respect of performance bonds granted by the Bank.

17. PENSIONS

The group operates a defined contribution pension scheme, the assets of which are held separately from those of the group in an independently administered fund. Details of the scheme is contained in the accounts of Ogilvie Group Limited.

18. ULTIMATE PARENT COMPANY

The parent undertaking of the group of undertakings for which group accounts are drawn up and of which the company is a member is Ogilvie Group Limited registered in Scotland. Copies of Ogilvie Group Limited's accounts can be obtained from the Registrar of Companies, Companies House, 37 Castle Terrace, Edinburgh, EH1 2EB.