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**CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 1999**

FOR

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**



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HARVINGTON PROPERTIES LIMITED

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for the Year Ended 30 September 1999**

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**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

COMPANY INFORMATION

DIRECTORS:	I P Fitter R I Harrington S L Massey I K Ganney
SECRETARY:	I P Fitter
REGISTERED OFFICE:	417 Finchley Road Hampstead London NW3 6HJ
REGISTERED NUMBER:	2069071
AUDITORS:	Stern & Company Registered Auditors 12-15 Hanger Green Ealing London W5 3AY
BANKERS:	Bank of Ireland 727/729 High Road London N12 0BJ
SOLICITORS:	Brook Martin & Co. 54 New Cavendish Street London W1M 7LE

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

REPORT OF THE DIRECTORS

The directors present their report with the audited financial statements of the group for the year ended 30 September 1999.

PRINCIPAL ACTIVITY

The principal activities of the group in the year under review were those of property development and investment.

REVIEW OF BUSINESS

The results for the year and financial position of the group are as shown in the annexed financial statements.

DIVIDENDS AND TRANSFERS TO RESERVES

No dividends will be distributed for the year ended 30 September 1999. The retained profit transferred to reserves will be £911,180.

FIXED ASSETS

The changes to the fixed assets are shown in the annexed financial statements.

TRADE CREDITORS PAYMENTS

Trade creditors are paid on average within 39 Days of the date of the invoice.

DIRECTORS

The directors of the company in office during the year and their interests in the issued share capital were as follows:

Name	Class of Capital	30.9.99	1.10.98
I P Fitter	A Ordinary £1	5,000	5,000
I P Fitter	Ordinary £1	1,667	1,667
R I Harrington	B Ordinary £1	4,250	4,250
S L Massey	C Ordinary £1	4,250	4,250
I K Ganney	B Ordinary £1	750	750
I K Ganney	C Ordinary £1	750	750

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 the group and of the profit or loss of the group for that period. In preparing those financial statements, 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 financial statements;
- 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 proper accounting records which disclose with reasonable accuracy at any time the financial position of the group 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 group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

REPORT OF THE DIRECTORS

AUDITORS

The auditors, Stern & Company, will be proposed for re-appointment in accordance with Section 385 of the Companies Act 1985.

ON BEHALF OF THE BOARD:

Paul Fitter

I P Fitter - Secretary
19 July 2000

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**REPORT OF THE AUDITORS TO THE SHAREHOLDERS OF
HARVINGTON PROPERTIES LIMITED**

We have audited the financial statements on pages five to twenty which have been prepared under the historical cost convention, as modified by the revaluation of certain assets, and the accounting policies set out on page twelve.

Respective responsibilities of directors and auditors

As described on page two the company's directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

Basis of opinion

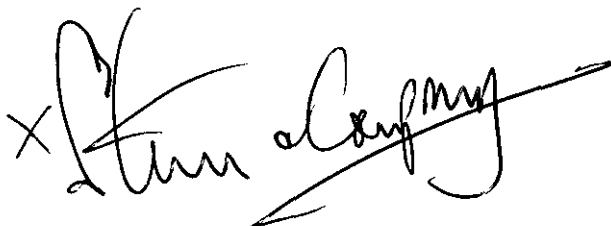
We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgments made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the circumstances of the company and of the group, 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 affairs of the company and of the group at 30 September 1999 and of the group's profit and cash flows for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Stern & Company
Chartered Accountants
& Registered Auditors
12-15 Hanger Green
London
W5 3AY



19 July 2000

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**CONSOLIDATED PROFIT AND LOSS ACCOUNT
for the Year Ended 30 September 1999**

	Notes	1999		1998	
		£	£	£	£
TURNOVER	2		5,932,528		1,580,446
Cost of Sales			<u>4,940,737</u>		<u>1,024,639</u>
GROSS PROFIT			991,791		555,807
Administrative Expenses			<u>264,234</u>		<u>329,000</u>
			727,557		226,807
Other Operating Income	3		<u>245,931</u>		<u>169,659</u>
OPERATING PROFIT	5		973,488		396,466
Interest Receivable and Similar Income	6		<u>22,472</u>		<u>5,580</u>
			995,960		402,046
Interest Payable and Similar Charges	7		<u>77,876</u>		<u>86,218</u>
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION			918,084		315,828
Tax on Profit on Ordinary Activities	8		<u>6,904</u>		<u>31,565</u>
PROFIT FOR THE FINANCIAL YEAR AFTER TAXATION			911,180		284,263
Retained Profit brought forward:			2,652,257		2,367,994
RETAINED PROFIT CARRIED FORWARD			<u><u>£3,563,437</u></u>		<u><u>£2,652,257</u></u>

CONTINUING OPERATIONS

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

The notes form part of the financial statements

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
for the Year Ended 30 September 1999**

	<u>1999</u>	<u>1998</u>
	£	£
PROFIT FOR THE FINANCIAL YEAR	911,180	284,263
Unrealised surplus on revaluation of freehold property	292,896	-
Unrealised surplus on revaluation of fixed asset investment	<u>610,000</u>	<u>-</u>
TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE YEAR	<u>£1,814,076</u>	<u>£284,263</u>

**NOTE OF HISTORICAL COST PROFITS AND LOSSES
For the Year Ended 30 September 1999**

	<u>1999</u>	<u>1998</u>
	£	£
REPORTED PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	918,084	315,828
Difference between a historical cost depreciation charge and the actual depreciation charge calculated on the revalued mount	<u>2,700</u>	<u>-</u>
HISTORICAL COST PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	<u>£920,784</u>	<u>£315,828</u>
Historical cost profit for the year retained after taxation	<u>£913,880</u>	<u>£284,263</u>

The notes form part of the financial statements

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**CONSOLIDATED BALANCE SHEET
As at 30 September 1999**

		1999		1998	
	Notes	£	£	£	£
FIXED ASSETS:					
Tangible Assets	9		544,176		263,777
Investments	10		<u>1,582,456</u>		<u>971,875</u>
			2,126,632		1,235,652
CURRENT ASSETS:					
Stocks	11	1,245,986		3,316,182	
Debtors	12	104,099		69,387	
Cash at Bank		<u>1,817,389</u>		<u>5,581</u>	
		3,167,474		3,391,150	
CREDITORS: Amounts falling due within one year	13	<u>196,888</u>		<u>483,513</u>	
NET CURRENT ASSETS:			<u>2,970,586</u>		<u>2,907,637</u>
TOTAL ASSETS LESS CURRENT LIABILITIES:			5,097,218		4,143,289
CREDITORS: Amounts falling due after more than one year	14		<u>393,624</u>		<u>1,253,771</u>
			<u><u>£4,703,594</u></u>		<u><u>£2,889,518</u></u>
CAPITAL AND RESERVES:					
Called Up Share Capital	16		16,667		16,667
Share premium	17		220,594		220,594
Revaluation Reserve	18		902,896		-
Profit & Loss Account			<u>3,563,437</u>		<u>2,652,257</u>
Shareholders Funds	21		<u><u>£4,703,594</u></u>		<u><u>£2,889,518</u></u>

ON BEHALF OF THE BOARD:

R Harrington

R I Harrington - Director

Approved by the Board on 19 July 2000

The notes form part of the financial statements

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**HOLDING COMPANY BALANCE SHEET
30 September 1999**

		1999		1998	
	Notes	£	£	£	£
FIXED ASSETS:					
Tangible assets	9		544,176		263,777
Investments	10		<u>1,582,651</u>		<u>972,070</u>
			2,126,827		1,235,847
CURRENT ASSETS:					
Stocks	11	303,146		104,778	
Debtors	12	620,105		1,031,567	
Cash at bank		45,398		-	
			<u>968,649</u>	<u>1,136,345</u>	
CREDITORS: Amounts falling due within one year	13	<u>163,573</u>		<u>181,920</u>	
NET CURRENT ASSETS:			<u>805,076</u>		<u>954,425</u>
TOTAL ASSETS LESS CURRENT LIABILITIES:			2,931,903		2,190,272
CREDITORS: Amounts falling due after more than one year	14		<u>393,624</u>		<u>553,771</u>
			<u><u>£2,538,279</u></u>		<u><u>£1,636,501</u></u>
CAPITAL AND RESERVES:					
Called up share capital	16		16,667		16,667
Share premium	17		220,594		220,594
Revaluation Reserve	18		902,896		-
Profit and loss account			<u>1,398,122</u>		<u>1,399,240</u>
Shareholders' funds	22		<u><u>£2,538,279</u></u>		<u><u>£1,636,501</u></u>

ON BEHALF OF THE BOARD:

R. Harrington
.....
R I Harrington - Director

Approved by the Board on 19 July 2000

The notes form part of the financial statements

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**CONSOLIDATED CASH FLOW STATEMENT
for the Year Ended 30 September 1999**

		<u>1999</u>	<u>1998</u>
	Notes	£	£
Net cash inflow/ (outflow) from operating activities	1	2,914,329	(868,683)
Returns on investments and servicing of finance	2	(55,404)	(80,638)
Taxation		(31,385)	(38,784)
Capital expenditure and financial investment	2	<u>(3,496)</u>	<u>(1,741)</u>
		2,824,044	(989,846)
Financing	2	<u>(985,071)</u>	<u>1,100,547</u>
Increase in cash in the period		<u>£1,838,973</u>	<u>£110,701</u>
<hr/>			
Reconciliation of net cash flow to movement in net debt	3		
Increase in cash in the period		<u>1,838,973</u>	<u>110,701</u>
Change in net debt resulting from cash flows		<u>1,838,973</u>	<u>110,701</u>
Movement in net debt in the period		<u>1,838,973</u>	<u>110,701</u>
Net (debt) at 1 October 1998		<u>(21,584)</u>	<u>(132,285)</u>
Net funds/ (debt) at 30 September 1999		<u>£1,817,389</u>	<u>£(21,584)</u>

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**NOTES TO THE CASH FLOW STATEMENT
for the Year Ended 30 September 1999**

1. RECONCILIATION OF OPERATING PROFIT TO NET CASH INFLOW/ (OUTFLOW) FROM OPERATING ACTIVITIES

	1999 £	1998 £
Operating profit	973,488	396,466
Depreciation charges	15,412	15,512
Decrease/(Increase) in stocks	2,070,196	(1,504,963)
Decrease/(Increase) in debtors	396,718	(388,615)
(Decrease)/Increase in creditors	<u>(541,485)</u>	<u>612,917</u>
Net cash inflow/(outflow) from operating activities	<u>2,914,329</u>	<u>(868,683)</u>

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

	1999 £	1998 £
Returns on investments and servicing of finance		
Interest received	22,472	5,580
Interest paid	<u>(77,876)</u>	<u>(86,218)</u>
Net cash outflow for returns on investments and servicing of finance	<u>(55,404)</u>	<u>(80,638)</u>
Capital expenditure and financial investment		
Purchase of tangible fixed assets	(2,915)	(748)
Cash payments - investment purchased	<u>(581)</u>	<u>(993)</u>
Net cash outflow for capital expenditure	<u>(3,496)</u>	<u>(1,741)</u>
Financing		
Amount introduced by directors	-	115,476
Loan (repaid)/taken out	<u>(985,071)</u>	<u>985,071</u>
Net cash (outflow)/inflow from financing	<u>(985,071)</u>	<u>1,100,547</u>

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**NOTES TO THE CASH FLOW STATEMENT
for the Year Ended 30 September 1999**

3. ANALYSIS OF CHANGES IN NET DEBT

	At 1.10.98 £	Cash flow £	At 30.9.99 £
Net cash:			
Cash at bank	5,581	1,811,808	1,817,389
Bank overdraft	<u>(27,165)</u>	<u>27,165</u>	<u>-</u>
	<u>(21,584)</u>	<u>1,838,973</u>	<u>1,817,389</u>
 Total	 <u>(21,584)</u>	 <u>1,838,973</u>	 <u>1,817,389</u>
 Analysed in Balance Sheet			
 Cash at Bank	 5,581		 1,817,389
Bank overdraft	<u>(27,165)</u>		<u>-</u>
	<u>(21,584)</u>		<u>1,817,389</u>

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the Year Ended 30 September 1999**

1. ACCOUNTING POLICIES

Accounting Convention

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets, and in accordance with all applicable accounting standards.

Basis of Consolidation

The group financial statements consolidate the accounts of Harvington Property Limited and all its subsidiary undertakings drawn up to 30 September 1999. No profit and loss account is presented for Harvington Properties Limited as permitted by section 230 of the Companies Act 1985. The company's loss for the financial year, determined in accordance with the Act is £1,118 (1998 profit: £105,713)

The acquisition method of accounting has been adopted. Accordingly, the group profit and loss account and cashflow statement include the results and cashflow of the subsidiary undertakings for the year ended 30 September 1999.

Goodwill

Depending on the circumstances of each acquisition, goodwill arising on acquisitions prior to 31 December 1997 was either set off directly against reserves or amortised through the profit and loss account over the directors' estimate of its useful economic life. Goodwill previously eliminated against reserves has not been reinstated on implementation of FRS 10.

Trade creditors payments

Trade creditors are paid on average within 39 Days of the date of the invoice.

Turnover

Turnover represents sales of land and properties. Purchase of property is included in the accounts on exchange of contract and sales on completion.

Tangible Fixed Assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- 1% on cost/valuation
Furniture and equipment	- 15% on reducing balance
Motor vehicles	- 25% on cost

Deferred Taxation

Provision is made at current rates for taxation deferred in respect of all material timing differences except to the extent that, in the opinion of the directors, there is reasonable probability that the liability will not arise in the foreseeable future.

Stock and Work In Progress

Work in progress comprises properties in the course of development and is stated at the lower of cost, incurred in bringing the properties to their present condition, and net realisable value.

Cost includes all direct expenditure, and an appropriate proportion of fixed and variable overheads.

Net realisable value is based on estimated selling price less any further costs expected to be incurred to completion and disposal.

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the Year Ended 30 September 1999**

2. TURNOVER

The turnover and profit before taxation are attributable to the principal activities of the group.

3. OTHER OPERATING INCOME

	1999	1998
	£	£
Rents Received	213,931	169,659
Other Income	<u>32,000</u>	<u>-</u>
	<u>245,931</u>	<u>169,659</u>

4. STAFF COSTS

	1999	1998
	£	£
Wages and salaries	138,044	202,506
Social security costs	<u>15,900</u>	<u>18,918</u>
	<u>153,944</u>	<u>221,424</u>

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

	1999	1998
Administration (inc. Directors)	<u>5</u>	<u>5</u>

Details of the emoluments of the directors' of the parent company are given in Note 5.

5. OPERATING PROFIT

The operating profit is stated after charging:

	1999	1998
	£	£
Depreciation - owned assets	15,412	15,512
Other operating leases	936	936
Auditors' remuneration	7,120	6,706
Auditors' other fees	<u>1,529</u>	<u>4,083</u>
Directors' emoluments (see below)	<u>120,000</u>	<u>185,000</u>

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the Year Ended 30 September 1999**

5. OPERATING PROFIT (Contd.)

Company

Details of directors' emoluments, excluding pension contributions, were as follows:

	1999	1998
	£	£
Chairman	100,000	165,000

These emoluments are included in the information which follows:

The directors' emoluments, excluding pension contributions, fell within the following ranges:

	1999	1998
£Nil - £5,000	3	3
£95,001 - £100,000	1	-
£160,001 - £165,000	-	1

In addition, the Chairman's emoluments, excluding pension contributions from its wholly owned subsidiary was £20,000 for the year (1998: £20,000).

6. INTEREST RECEIVABLE AND SIMILAR INCOME

	1999	1998
	£	£
Deposit account interest	<u>22,472</u>	<u>5,580</u>

7. INTEREST PAYABLE AND SIMILAR CHARGES

	1999	1998
	£	£
Bank loans & overdrafts repayable within five years	40,376	41,218
Other loans	<u>37,500</u>	<u>45,000</u>
	<u>77,876</u>	<u>86,218</u>

8. TAXATION

The tax charge on the profit on ordinary activities for the year was as follows:

	1999	1998
	£	£
Based on the adjusted results of the year:		
UK corporation tax	6,904	31,385
Under/(Over-provision) previous years	<u>-</u>	<u>180</u>
	<u>6,904</u>	<u>31,565</u>

UK Corporation tax has been charged at 20.5% (1998 - 21%).

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the Year Ended 30 September 1999**

**9. TANGIBLE FIXED ASSETS
Company and Group**

	Freehold property	Furniture and equipment	Motor vehicles	Totals
	£	£	£	£
COST/VALUATION:				
At 1 October 1998	254,439	38,310	37,540	330,289
Additions	-	2,915	-	2,915
Surplus on revaluation	270,000	-	-	270,000
At 30 September 1999	524,439	41,225	37,540	603,204
DEPRECIATION:				
At 1 October 1998	20,352	18,005	28,155	66,512
Charge for year	2,544	3,483	9,385	15,412
Eliminated on revaluation	(22,896)	-	-	(22,896)
At 30 September 1999	-	21,488	37,540	59,028
NET BOOK VALUE:				
At 30 September 1999	524,439	19,737	-	544,176
At 30 September 1998	234,087	20,305	9,385	263,777

**9. TANGIBLE FIXED ASSETS – continued
Company and Group**

Cost or valuation at 30 September 1999 is represented by:

	Freehold property	Furniture and equipment	Motor vehicles	Totals
	£	£	£	£
Valuation in 1999	270,000	-	-	270,000
Cost	254,439	41,225	37,540	333,204
	524,439	41,225	37,540	603,204

If Freehold Property had not been revalued it would have been included at the following historical cost:

	1999
	£
Cost	254,439
Aggregate depreciation	22,896

Freehold Property was valued on an open market basis on 30 September 1999 by Mr Paul Fitter, Chartered Accountant.

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the Year Ended 30 September 1999**

**10. FIXED ASSET INVESTMENTS
Group**

	£
COST OR VALUATION:	
At 1 October 1998	971,875
Additions	581
Surplus on revaluation	<u>610,000</u>
At 30 September 1999	<u>1,582,456</u>
NET BOOK VALUE:	
As at 30 September 1999	<u>£1,582,456</u>
As at 30 September 1998	<u>£971,875</u>
	1999
	£
Unlisted investments	50
Land and buildings	<u>1,582,406</u>
	1998
	£
	50
	<u>971,825</u>

**10. FIXED ASSET INVESTMENTS - Continued
Company**

	£
COST OR VALUATION:	
At 1 October 1998	972,070
Additions	581
Surplus on revaluation	<u>610,000</u>
At 30 September 1999	<u>1,582,651</u>
NET BOOK VALUE:	
As at 30 September 1999	<u>£1,582,651</u>
As at 30 September 1998	<u>£972,070</u>
	1999
	£
Unlisted investments	245
Investment in land and property	<u>1,582,406</u>
	1998
	£
	245
	<u>971,825</u>

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the Year Ended 30 September 1999**

Cost or valuation at 30 September 1999 is represented by:

	Group £	Company £
Valuation in 1999	610,000	610,000
Cost	<u>972,456</u>	<u>972,651</u>
	<u>1,582,456</u>	<u>1,582,651</u>

If Fixed Asset Investments had not been revalued it would have been included at the following historical cost :

Group 1999 £	Company 1999 £	Group 1998 £	Company 1998 £
<u>972,456</u>	<u>972,651</u>	<u>-</u>	<u>-</u>

Fixed Asset Investments were valued on an open market basis on 30 September 1999 by Mr Paul Fitter, Chartered Accountant.

In the opinion of the Director, Mr I P Fitter, Chartered Accountant, the market value of the investment property as at the balance sheet was £1,582,651 at the balance sheet date.

Details of the investments, all of which are held by Harvington Properties Limited, where the company holds more than 20% of the nominal value of issued share capital are as follows:

Company	Country of Registration	Holding	Proportion Held	Nature of Business
Village Green Plc	England	Ordinary Shares	100%	Property Developers
Village Green Plc	England	Preference Shares	100%	Property Developers
Harvington Properties (Wales) Limited	England	Ordinary Shares	50%	Nominee Company

Results of Village Green Plc

Profits for the year ended 30 September 1999	£912,298
Capital & reserves as at 30 September 1999	£2,165,510

Profits for the year ended 30 September 1998	£178,550
Capital & reserves as at 30 September 1998	£1,253,212

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the Year Ended 30 September 1999**

11. STOCKS

	Group 1999	Company	Group 1998	Company
	£	£	£	£
Work in Progress	<u>1,245,986</u>	<u>303,146</u>	<u>3,316,182</u>	<u>104,778</u>

**12. DEBTORS: AMOUNTS FALLING
DUE WITHIN ONE YEAR**

	Group 1999	Company	Group 1998	Company
	£	£	£	£
Other debtors	72,998	26,638	37,091	5,475
Prepayments & accrued income	31,101	31,101	32,296	32,296
Subsidiary undertaking	-	562,366	-	993,796
	<u>104,099</u>	<u>620,105</u>	<u>69,387</u>	<u>1,031,567</u>

**13. CREDITORS: AMOUNTS FALLING
DUE WITHIN ONE YEAR**

	Group 1999	Company	Group 1998	Company
	£	£	£	£
Bank loans and overdrafts (see note 15)	-	-	312,236	27,165
Accruals & deferred income	170,974	142,168	54,005	37,650
Other taxes & social security	19,010	19,010	85,887	85,887
Taxation	6,904	2,395	31,385	31,218
	<u>196,888</u>	<u>163,573</u>	<u>483,513</u>	<u>181,920</u>

**14. CREDITORS: AMOUNTS FALLING
DUE AFTER MORE THAN ONE YEAR**

	Group 1999	Company	Group 1998	Company
	£	£	£	£
Bank Loans (see note 15)	-	-	700,000	-
Other creditors (see note 20)	393,624	393,624	553,771	553,771
	<u>393,624</u>	<u>393,624</u>	<u>1,253,771</u>	<u>553,771</u>

**HARVINGTON PROPERTIES LIMITED
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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the Year Ended 30 September 1999**

15. LOANS AND OVERDRAFTS

An analysis of the maturity of loans and overdrafts is given below:

	Group 1999 £	Company £	Group 1998 £	Company £
Amounts falling due within One year or on demand:-				
Bank overdrafts	-	-	27,165	27,165
Bank Loans	-	-	285,071	-
	<u>-</u>	<u>-</u>	<u>312,236</u>	<u>27,165</u>
Amounts falling due between One and two years:-	<u>-</u>	<u>-</u>	<u>150,000</u>	<u>-</u>
Amounts falling due between Two and five years:-	<u>-</u>	<u>-</u>	<u>550,000</u>	<u>-</u>

The bank loans are secured by a fixed charge over the Company's properties. The rate of interest is a margin of 2.5% over the bank base rate.

16. CALLED UP SHARE CAPITAL

Authorised, allotted, issued and fully paid:

Number:	Class:	Nominal value:	1999 £	1998 £
1,667	Ordinary	£1	1,667	1,667
5,000	A Ordinary	£1	5,000	5,000
5,000	B Ordinary	£1	5,000	5,000
5,000	C Ordinary	£1	5,000	5,000
			<u>16,667</u>	<u>16,667</u>

17. SHARE PREMIUM

	1999 £	1998 £
Share premium	<u>220,594</u>	<u>220,594</u>

18. REVALUATION RESERVE

	1999 £	1998 £
Revaluation in the year	<u>902,896</u>	<u>-</u>

**HARVINGTON PROPERTIES LIMITED
AND SUBSIDIARY UNDERTAKINGS**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the Year Ended 30 September 1999**

19. CONTINGENT LIABILITIES

The company has provided the bank with a guarantee of £1,500,000 on behalf of its wholly owned subsidiary, Village Green Plc. The maximum due under this guarantee at the balance sheet date was £Nil (1998: £979,490).

20. TRANSACTIONS WITH DIRECTORS

Other creditors of £393,624 (1998: £553,771) comprises of loans from the directors of the company.

The loans are repayable after more than one year from the balance sheet date, and are secured by a fixed and floating charge over the assets and undertakings of the company. Interest at the rate of 7.5% is charged under the agreement.

21. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

Group

	1999 £	1998 £
Profit for the financial year	911,180	284,263
Other recognised gains and losses relating to the year (net)	902,896	-
NET ADDITION TO SHAREHOLDERS' FUNDS	1,814,076	284,263
Opening shareholders' funds	2,889,518	2,605,255
CLOSING SHAREHOLDERS' FUNDS	4,703,594	2,889,518
Equity interests	4,703,594	2,889,518

22. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

Company

	1999 £	1998 £
(Loss)/Profit for the financial year	(1,118)	105,713
Other recognised gains and losses relating to the year (net)	902,896	-
NET ADDITION TO SHAREHOLDERS' FUNDS	901,778	105,713
Opening shareholders' funds	1,636,501	1,530,788
CLOSING SHAREHOLDERS' FUNDS	2,538,279	1,636,501
Equity interests	2,538,279	1,636,501