

FREQUENTLY ASKED QUESTIONS

Blair Carnegie Nimmo and Gary Steven Fraser were appointed as Joint Administrators over the following companies on 17 February 2010:

Thomas Mitchell Group Limited ("Group")
Thomas Mitchell Homes Limited ("Homes")
Thomas Mitchell Timber Frame Limited ("TMTF")
Addacabin Limited ("Addacabin")
Thomas Mitchell Developments Limited ("Developments")
Mitchell Thornton Limited ("Thornton")

How do I contact the Joint Administrators?

Please write to:

KPMG LLP
Saltire Court
20 Castle Terrace
Edinburgh
EH1 2EG

Please telephone:

0131 222 2000

I have concluded missives. Will I still be able to purchase the property?

The Joint Administrators are currently reviewing the status of all properties and, where relevant the costs to complete them. If the property is complete or substantially complete, then the intention would be to complete the sale to you. The Joint Administrators will be writing to customers over the next week to confirm their intentions regarding individual plots.

I had negotiated a Part Exchange or Shared Equity deal with the Company prior to the administration. What will happen to this?

If the Company is still able to complete your property then our hope would be to honour arrangements that have already been agreed. As part of our procedures, we will require to revalue Part Exchange properties.

Will the Company be able to provide NHBC cover in respect of my property?

Unfortunately, due to the insolvency of the Company, it will be unable to provide NHBC cover in respect of any future sales. The Joint Administrators are currently working with Premier Guarantee to provide alternative cover, which is broadly equivalent to that provided by NHBC and acceptable to mortgage providers. Please see www.premierguarantee.co.uk for details.

I have paid a deposit or a reservation fee for my property. Will I be able to get my money back?

If the Company is able to complete the property then our hope would be to honour deposits and reservation fees that have already been paid. Otherwise, deposits or reservation fees will unfortunately rank as an unsecured creditor in the administration. We will write to all such creditors in due course.

I have already purchased a property and require snagging works to be completed – who should I speak to?

In the first instance, please contact Jim McGuire on 01592 774401.

We understand that NHBC may, in certain circumstances, have a responsibility to undertake remedial works up to 10 years from the date of purchase and we would therefore suggest that you contact them at claimsmcc@nhbc.co.uk or alternatively on 0870 241 4329. NHBC's conditions are set out at their website www.nhbc.co.uk

The Joint Administrators have no legal obligation to undertake any snagging works required to properties purchased prior to their appointment and, as a result, Homes will not now be in a position to resolve these for you. Please note that any costs incurred by you in making good the outstanding snagging items will rank as an unsecured claim in the administration.

Who do I speak to if I wish to purchase a property?

Please phone Linda Leighton on 01592 774401.

Who do I speak to regarding purchasing a Part Exchange property?

Please phone Clare Roberts on 01592 774401.

Will the Administrators consider new Part Exchange or Shared Equity deals

Each deal will be assessed on an individual basis, although the Administrators' preference will be for a sale with no incentives.

What is happening with the Company?

The Joint Administrators are currently working towards achieving a sale of the business and its assets, potentially to another housebuilder. Parties interested in acquiring the business and assets should write to the Joint Administrators at the above address.

The affairs, business and property of the company are being managed by the Joint Administrators. The Joint Administrators act as agents of the company and contract without personal liability.