

Beazer Homes Reigate Limited

Directors' Report and Unaudited Financial Statements

Registered Number 153009

31 December 2009

Directors' Report

The directors present their annual report and unaudited financial statements for the year ended 31 December 2009

Principal Activities and Dividend

The company has been dormant, as defined in section 1169 of the Companies Act 2006 throughout the year and the preceding year. As the company is dormant, the directors do not consider that there are any key performance indicators that would aid an understanding of the development, performance or position of the business of the company. The directors consider that the principal risks and uncertainties facing the Group as a whole and which are reported in the accounts of Persimmon plc, the company's ultimate parent company, are the risks and uncertainties which face the company.

The directors do not recommend the payment of a dividend.

Directors

The directors who held office during the year and to the date of this report were as follows

Jeffrey Fairburn	(appointed 1 January 2010)
Michael Peter Farley	(appointed 1 January 2010)
Gerald Neil Francis	
Michael Hugh Killoran	
John White	(resigned 31 December 2009)

By order of the board



TL Davison
Secretary

Persimmon House
Fulford
York
YO19 4FE

20 September 2010



Balance sheet

at 31 December 2009

Registered number 153009

	Note	2009 £	2008 £
Current assets			
Debtors	2	31,720,521	31,720,521
Net current assets		<u>31,720,521</u>	<u>31,720,521</u>
Total assets less current liabilities		<u>31,720,521</u>	<u>31,720,521</u>
Creditors: amounts falling due after more than one period	3	(30,053,290)	(30,053,290)
Total net assets		<u>1,667,231</u>	<u>1,667,231</u>
Capital and reserves			
Called up share capital	4	6,050,000	6,050,000
Profit and loss account		(4,382,769)	(4,382,769)
		<u>1,667,231</u>	<u>1,667,231</u>

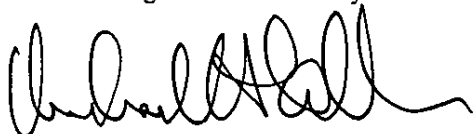
The company has not traded during the current or preceding year and therefore generated no income and incurred no expenditure. No profit and loss account has therefore been prepared. There have been no movements in shareholders' funds during the year under review or the preceding year.

For the year ended 31 December 2009, the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006, with respect to accounting records and the preparation of accounts.

These unaudited financial statements were approved by the board of directors on 20 September 2010 and were signed on its behalf by



MH Killoran
Director

Notes

(forming part of the financial statements)

1 Accounting policies

The unaudited financial statements have been prepared under the historical cost convention and in accordance with applicable United Kingdom law and accounting standards

2 Debtors

	2009 £	2008 £
Amounts due from fellow subsidiary undertaking	31,720,521	31,720,521

3 Creditors

	2009 £	2008 £
Amounts falling due after more than one year		
Amount due to fellow subsidiary undertaking	30,053,290	30,053,290

4 Share capital

	2009 £	2008 £
<i>Authorised</i>		
Ordinary shares of £1	6,050,000	6,050,000
	£	£
<i>Allotted, called up and fully paid</i>		
Ordinary shares of £1	6,050,000	6,050,000

5 Contingent liabilities

The company has been notified of an action for alleged damages arising from a contract entered into in March 1986. The claim is being defended. Given the nature of the action and its timing, in the opinion of the Directors' no provision is deemed necessary within the financial statements

6 Information regarding directors and employees

The company had no employees during the current and preceding year. No emoluments were payable to the directors of the company during the current and preceding financial year

7 Related party transactions

The cost of the annual return fee was borne by the company's ultimate parent company without any right of reimbursement

8 Ultimate controlling party

The directors regard Persimmon Plc, a company incorporated in England and Wales, as the ultimate parent company and the ultimate controlling party. Persimmon Plc is the parent company of the smallest and largest group of which the company is a member and for which group financial statements are drawn up. Copies of the unaudited financial statements of this company are available from the Company Secretary, Persimmon plc, Persimmon House, Fulford, York, YO19 4FE