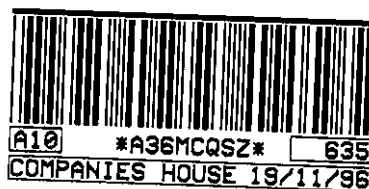


REPORT AND ACCOUNTS
WILLIAM LEECH LIMITED

30 JUNE 1996

Company Number 361750



The directors present their report and audited accounts for the year ended 30 June 1996.

1. RESULTS AND DIVIDENDS

The company has not traded during the year ended 30 June 1996 and consequently no profit and loss account has been prepared.

The directors do not recommend the payment of a dividend.

2. THE DIRECTORS

The directors who have served during the year were as follows:-

D M Webb

D J Smith

3. DIRECTORS' INTERESTS

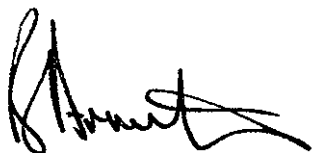
According to the register maintained as required under the Companies Act 1985, none of the directors had any interest in the share capital of the company.

The company is a wholly owned subsidiary of Beazer Homes PLC in the accounts of which the interests of the directors are disclosed.

4. AUDITORS AND ANNUAL GENERAL MEETING

The company has elected to dispense with the laying of accounts before the company in general meeting, with holding an annual general meeting and under Section 250 of the Companies Act 1985 to dispense with the requirement to appoint auditors.

By Order of the Board



B Armstrong
Secretary

8 October 1996

William Leech Limited


BALANCE SHEET

at 30 June 1996

	Notes	1996 £	1995 £
FIXED ASSETS			
Investments	2	<u>10,252</u>	<u>10,252</u>
CURRENT ASSETS			
Debtors	3	4,923,914	4,923,914
CREDITORS: amounts falling due within one year	4	<u>(444,980)</u>	<u>(444,980)</u>
NET CURRENT ASSETS		<u>4,478,134</u>	<u>4,478,134</u>
TOTAL ASSETS LESS LIABILITIES		<u>4,489,186</u>	<u>4,489,186</u>
CAPITAL AND RESERVES			
Called up Share Capital	5	3,012,214	3,012,214
Share Premium Account		1,470,044	1,470,044
Profit and Loss account		<u>6,928</u>	<u>6,928</u>
		<u>4,489,186</u>	<u>4,489,186</u>

The company was dormant within the meaning of Section 250 of the Companies Act 1985 throughout the financial year ended 30 June 1996.

These accounts were approved
by the Board of Directors on
8 October 1996 and were
signed on its behalf by:



D J Smith
Director

1. ACCOUNTING POLICIES

Accounting convention

The accounts are prepared under the historical cost convention.

Investment in Subsidiary Undertakings

Group accounts have not been prepared, under Section 228 Companies Act 1985, as the company is a wholly owned subsidiary undertaking of another company registered in England and Wales.

2. INVESTMENTS

	Subsidiary Undertakings £
Cost at 1st July 1995 and 30 June 1996	11,202
Provisions	<u>(950)</u>
Net book Value	<u><u>10,252</u></u>

Shares in subsidiary undertakings represent the entire called up share capital of the following companies, which are registered in England and Wales.

Leech Homes (Yorkshire) Limited
A S Nixon and Company Limited
Leech Homes (Showhouses) Limited
Steelhaven (7) Limited

In the opinion of the directors, the investments are worth at least their book values.

3. DEBTORS

	1996 £	1995 £
Amounts owed by fellow subsidiary undertakings	275,787	275,787
Amounts owed by ultimate parent undertaking	4,648,127	4,648,127
	<u>4,923,914</u>	<u>4,923,914</u>

4. CREDITORS

	1996 £	1995 £
Amounts falling due within one year		
Amount due to group undertakings	<u>444,980</u>	<u>444,980</u>

5. SHARE CAPITAL

	1996 £	1995 £
AUTHORISED		
1,000,000 "A" Ordinary Shares of US\$0.01	\$10,000	\$10,000
4,939,100 Ordinary Shares of 20p	£987,820	£987,820
15,060,900 Deferred Ordinary Shares of 20p	<u>£3,012,180</u>	<u>£3,012,180</u>
	£	£
ALLOTTED, CALLED UP AND FULLY PAID		
5,020 "A" Ordinary Shares of US\$0.01	34	34
15,060,900 Deferred Ordinary Shares of £1	<u>3,012,214</u>	<u>3,120,214</u>
	<u>3,012,180</u>	<u>3,012,180</u>

The value of the authorised US dollar denominated share capital has been shown in that currency. Their value, when allotted, called up and fully paid is the sterling proceeds received at the time of issue.

6. CONTINGENT LIABILITIES

The company is a party to cross guarantees given to National Westminster Bank PLC in respect of group bank overdrafts which at 30 June 1996 were £nil (1995 - £6,350,000).

7. 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 Beazer Homes PLC, registered in England and Wales. Beazer Homes PLC is also the company's ultimate parent company.

A copy of Beazer Homes PLC's accounts will be filed at Companies House, Crown Way, Cardiff, where they will be available to the public.