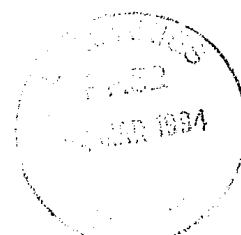


**BEAZER SWAFFHAM LIMITED**

COMPANY NUMBER: 971756

## REPORT AND ACCOUNTS

FOR THE YEAR ENDED 30TH SEPTEMBER 1993



BEAZER SWAFFHAM LIMITED  
DIRECTORS REPORT

The directors present their report and accounts for the year ended 30th September 1993.

1. RESULTS AND DIVIDENDS

The Company has not traded during the period and there has been neither income nor expenditure. No dividend is recommended.

2. DIRECTORS AND THEIR INTERESTS

The directors who served during the period were as follows:

S P Barrie  
J S Cadwallader  
C Hutchinson (Resigned 2nd October 1993)

In addition, C M Honan was appointed on 4th October 1993.

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.

There were no declarable interests in the share capital of Hanson PLC, the ultimate holding company.

Details of options granted or exercised in Hanson PLC shares in the period were as follows:

	Options exercised	Options granted
S P Barrie	-	8,737
G Hutchinson	-	20,000

The interests of J S Cadwallader are disclosed in the accounts of Beazer Homes Limited.

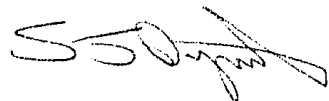
3. AUDITORS

A resolution under Section 250 of the Companies Act 1985 will be placed before the members at the Annual General Meeting dispensing with the requirement to appoint auditors.

4. POST BALANCE SHEET EVENT

On December 2, 1993 Hanson PLC, the ultimate parent company, announced plans to dispose of its Beazer Homes business in the UK by way of a public offering during the first half of 1994, subject to satisfactory market conditions.

By order of the Board



Secretary

24 January 1994

**REPORT OF THE AUDITORS**  
**to the members of Beazer Swaffham Limited**

We have audited the accounts on pages 3 to 5, in accordance with auditing standards.

**Respective responsibilities of directors and auditors**

Company law requires the directors to prepare accounts for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss for that year. In preparing those accounts, the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, with any material departures disclosed and explained in the accounts;
- 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 which 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.

It is our responsibility to form an independent opinion, based on our audit, on those accounts and to report our opinion to you.

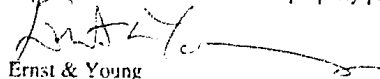
**Basis of opinion**

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 accounts. It also includes an assessment of the significant estimates and judgments 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 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 accounts.

**Opinion**

In our opinion the accounts give a true and fair view of the state of the affairs of the company at 30 September 1993 and have been properly prepared in accordance with the Companies Act 1985.



Ernst & Young

Chartered Accountants

Registered Auditor

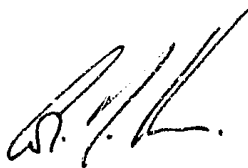
11 February 1994

BEAZER SWAFFHAM LIMITED  
BALANCE SHEET AS AT 30TH SEPTEMBER 1993

	<u>Notes</u>	<u>1993</u>	<u>1992</u>
		£	£
<u>FIXED ASSETS</u>			
Investments	1	40,862	40,862
		<hr/>	<hr/>
<u>CURRENT ASSETS</u>			
Debtors	2	5,178	5,178
		<hr/>	<hr/>
<u>NET CURRENT ASSETS</u>		5,178	5,178
		<hr/>	<hr/>
<u>TOTAL ASSETS LESS CURRENT LIABILITIES</u>		£46,040	£46,040
		<hr/>	<hr/>
<u>CAPITAL AND RESERVES</u>			
Called up share capital	3	100	100
Profit and loss account		45,940	45,940
		<hr/>	<hr/>
		£46,040	£46,040
		<hr/>	<hr/>

These accounts were approved by the  
Board of Directors on 24 January 1994  
and were signed on its behalf by

DIRECTOR



**BEAZER SWAFFHAM LIMITED**  
**ACCOUNTING POLICIES**

Accounting Convention

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

Investment in Subsidiaries

Group accounts have not been prepared, under Section 228 Companies Act 1985, as the company was a wholly owned subsidiary of another company incorporated in Great Britain.

Profit and Loss Account

The Company did not trade during the period and accordingly made neither a profit nor a loss. No profit and loss account has therefore been prepared.

NOTES TO THE ACCOUNTS

	<u>1993</u>	<u>1992</u>
	£	£
1. <u>INVESTMENTS: Shares in Subsidiary</u>		
<u>Cost and Net Book Amount</u>		
At 30th September 1993 and 30th September 1992	£ 40,862	£ 40,862
	_____	_____
Shares in subsidiaries comprise the entire issued ordinary share capital of Jaboulet Limited, an unlisted company registered in England.		
2. <u>DEBTORS</u>		
Due within one year:		
Due from group undertaking	£ 5,178	£ 5,178
	_____	_____
3. <u>SHARE CAPITAL</u>		
Authorised 100 Ordinary shares of £1 each	100	100
	_____	_____
Allotted, called up and fully paid 100 Ordinary shares of £1 each	100	100
	_____	_____
4. <u>ULTIMATE PARENT COMPANY</u>		

The company's ultimate parent company at 30th September 1993 was Hanson PLC which was the parent of both the largest and smallest groups for which group accounts including the company have been drawn up. Hanson PLC is registered in England and Wales and a copy of its accounts will be filed with Companies House, Crown Way, Cardiff where they will be available to the public.

BEAZER SWAFFHAM LIMITED  
ACCOUNTING POLICIES Cont'd

7. POST BALANCE SHEET EVENT

On December 2, 1993 Hanson PLC, the ultimate parent company, announced plans to dispose of its Beazer Homes business in the UK by way of a public offering during the first half of 1994, subject to satisfactory market conditions.