

Beazer Homes (Anglia) Limited

Directors' report and financial statements

Registered number 1033555

31 December 2004



Contents

Directors' report	1
Statement of directors' responsibilities	3
Balance sheet	4
Notes	5

Directors' report

The directors present their annual report and financial statements for the year ended 31 December 2004.

Results and dividends

The company did not trade during the year and consequently no profit and loss account has been prepared. The directors recommend that no dividend be paid.

Directors and directors' interests

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

J White
 MH Killoran
 GN Francis

None of the directors had any interests in the share capital of the company.

GN Francis had the following interests in the ordinary shares of 10p each in the ultimate parent company, Persimmon plc, as recorded in the register of directors' share and debenture interests:

	Interest at 31 December 2004	Interest at 31 December 2003
	Number of shares	
<i>Ordinary shares</i>		
GN Francis	5,300	5,282

	Number of options during the year			
	Exercised	Granted	Lapsed	
<i>Share options</i>				
GN Francis	18,740	(20,000)	3,240	- 35,500
<i>SAYE share options</i>				
GN Francis	5,617	-	1,804	- 3,813

Options are exercisable from January 2005 to May 2008 at prices ranging from 254.0p to 617.5p.

The interests of MH Killoran and J White in the share capital of the ultimate parent company, Persimmon plc, are disclosed in the accounts of that company.

Directors' report *(continued)*

Auditors

The company as a dormant company under Section 250 of the Companies Act 1985 is exempt from the obligation to appoint auditors, as specified in Section 384 of the Companies Act 1985.

By order of the board



TL Davison
Secretary

Persimmon House
Fulford
York
YO19 4FE

27 May 2005

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 of the profit or loss for that period. In preparing those financial statements, the directors confirm that:

- suitable accounting policies have been selected and then applied consistently;
- judgements and estimates have been made that are reasonable and prudent;
- applicable accounting standards have been followed; and
- the financial statements have been prepared on the going concern basis.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Balance sheet

at 31 December 2004

	Note	2004 £	2003 £
Current assets		11,732,635	11,732,635
Debtors	2		
Creditors: amounts falling due within one year	3	(6,232,266)	(6,232,266)
Net assets		5,500,369	5,500,369
Capital and reserves			
Called up share capital	4	5,500,369	5,500,369
Profit and loss account		-	-
Shareholders' funds			
Equity		369	369
Non equity		5,500,000	5,500,000
		5,500,369	5,500,369

The notes on pages 5 to 6 form part of these accounts.

The company was a dormant company within the meaning of Section 250 of the Companies Act 1985 throughout the accounting year ended at the date of this balance sheet.

For the year ended 31 December 2004 the company was entitled to exemption under section 249 AA(1) of the Companies Act 1985.

No members have required the company to obtain an audit of its accounts for the period in question in accordance with section 249B(2).

The directors acknowledge their responsibility for :

- Ensuring the company keeps accounting records which comply with section 221;
- Preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial period, and of its profit and loss for the financial period in accordance with section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company

These financial statements were approved by the board of directors on 27 May 2005 and were signed on its behalf by:



MH Killoran
Director

Notes

(forming part of the financial statements)

1 Accounting policies

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom. A summary of the more important accounting policies, which have been applied consistently, is set out below:

Basis of accounting

The financial statements are prepared in accordance with the historical cost convention.

The financial statements have been prepared on a going concern basis which assumes that its parent company will continue to provide financial support to the company and such support will not be withdrawn in the foreseeable future.

The company is exempt from the requirement of Financial Reporting Standard 1 (Revised) to prepare a cash flow statement as it is a wholly owned subsidiary undertaking of Persimmon plc and its cash flows are included within the consolidated cash flow statement of that company.

2 Debtors

	2004 £	2003 £
Amounts due from other group undertakings	11,732,635	11,732,635

3 Creditors

	2004 £	2003 £
Amount owed to fellow subsidiary undertakings	6,232,266	6,232,266

4 Share capital

	2004	2003
<i>Authorised</i>		
1,000,000 'A' ordinary shares of US\$0.01	\$10,000	\$10,000
5,500,000 deferred ordinary shares of £1	£5,500,000	£5,500,000
<i>Allotted, called up and fully paid</i>		
55,000 'A' ordinary shares of US\$0.01	£369	£369
5,500,000 Deferred ordinary shares of £1	5,500,000	5,500,000
	5,500,369	5,500,369

The value of the authorised US dollar denominated share capital has been shown in that currency. Their value when allocated called up and fully paid is the sterling proceeds received at the time of issue. The deferred ordinary shares participate in the assets on a winding up after payment on the 'A' ordinary shares of the paid up capital and US \$10,000,000 per share. In addition they have no right to any dividend or any voting rights.

Notes *(continued)*

5 Ultimate controlling party

The company is a wholly owned subsidiary undertaking of Beazer Homes Limited, incorporated in England and Wales.

The largest group in which the results of the company are consolidated is that headed by Persimmon plc.

The consolidated accounts of this company are available to the public and may be obtained from:

The Company Secretary
Persimmon plc
Persimmon House
Fulford
York
YO19 4FE