

REPORT AND ACCOUNTS

Lady's Lane Property Company Limited

FOR THE YEAR ENDED 30 JUNE 1997

Registered no. 1600309



LADY'S LANE PROPERTY COMPANY LIMITED
DIRECTORS REPORT

The directors present their report and accounts for the year ended 30 June 1997.

1. RESULTS AND DIVIDENDS

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

2. DIRECTORS AND THEIR INTERESTS

The directors who served during the year were as follows:

J D Low	(Appointed 1st October 1996)
N Bloomfield	(Appointed 11th October 1996)
S P Barrie	
T J Barke	
D J Smith	(Resigned 1st October 1996)
R F Wilkins	(Resigned 3rd October 1996)
P A Land	(Resigned 24th January 1997)

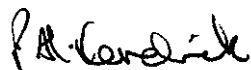
According to the register maintained as required under the Companies Act 1985, none of the directors had any interest in the share capital of the company.

The interests of J D Low in the share capital of Beazer Group PLC, the ultimate parent company, are disclosed in the accounts of Beazer Group PLC and the interests of the other directors in the accounts of Beazer Homes Bedford Limited.

3. AUDITORS

A resolution to appoint Ernst & Young as auditors will be put to the members at the Annual General Meeting.

By order of the Board



P A L Kendrick
Secretary
19 September 1997

LADY'S LANE PROPERTY COMPANY LIMITEDSTATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE ACCOUNTS

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 judgements 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.

LADY'S LANE PROPERTY COMPANY LIMITED

REPORT OF THE AUDITORS

to the members of Lady's Lane Property Company Limited

We have audited the accounts on pages 4 and 5 which have been prepared under the historical cost convention and on the basis of accounting policies set out on page 5.

Respective responsibilities of directors and auditors

As described on page 2 the company's directors are responsible for the preparation of the accounts. 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 judgements 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 affairs of the company at 30 June 1997 and of its profit for the period then ended and have been properly prepared in accordance with the Companies Act 1985.



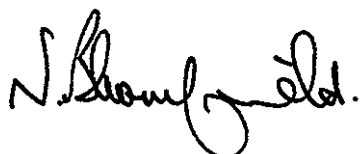
Ernst & Young
Chartered Accountants
Registered Auditor
Luton

19 September 1997

LADY'S LANE PROPERTY COMPANY LIMITED
BALANCE SHEET AS AT 30 JUNE 1997

	<u>Notes</u>	<u>30 June 1997</u>	<u>30 June 1996</u>
		£	£
<u>CURRENT ASSETS</u>			
Debtors	1	111,000	111,000
		<hr/>	<hr/>
<u>NET CURRENT ASSETS</u>		111,000	111,000
		<hr/>	<hr/>
<u>TOTAL ASSETS LESS CURRENT LIABILITIES</u>		£ 111,000	£ 111,000
		<hr/>	<hr/>
<u>CAPITAL AND RESERVES</u>			
Called up share capital	2	111,000	111,000
Profit and loss account	3	0	0
		<hr/>	<hr/>
		£ 111,000	£ 111,000
		<hr/>	<hr/>

The accounts were approved by the Board of Directors on 19 September 1997 and were signed on its behalf by:



N Bloomfield - Director

LADY'S LANE PROPERTY COMPANY LIMITED
ACCOUNTING POLICIES

Accounting Convention

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

Profit and loss account

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

NOTES TO THE ACCOUNTS

	30 June 1997	30 June 1996
	£	£
1. <u>DEBTORS</u>		
Amount due from group undertaking	£ 111,000	111,000
2. <u>SHARE CAPITAL</u>		
Authorised: Ordinary shares of £1 each	111,000	111,000
Allotted, called up and fully paid	£ 111,000	111,000
3. <u>MOVEMENT IN RESERVES</u>		
	Profit & loss account	
	£	
As at 1 July 1996	0	
Dividend paid to group undertaking	0	
As at 30 June 1997	£ 0	
4. <u>ULTIMATE PARENT COMPANY</u>		

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

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