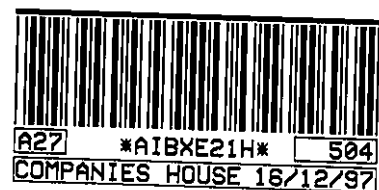


REPORT AND ACCOUNTS
MONSELL YOUELL LIMITED

30 JUNE 1997

Company Number 968430



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

1. RESULTS AND DIVIDENDS

The company has not traded during the year ended 30 June 1997 and consequently no profit and loss account has been prepared.

The directors do not recommend the payment of a final dividend.

2. THE DIRECTORS'

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

D M Webb

A R J Calvert (appointed 12 February 1997)

D J Smith (resigned 12 February 1997)

3. DIRECTORS' INTERESTS

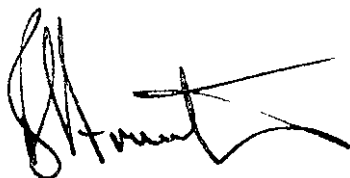
According to the register maintained as required under the Companies Act 1985, none of the directors had any interest in the share capital of the company.

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

4. AUDITORS AND ANNUAL GENERAL MEETINGS

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

19 September 1997

Monsell Youell Limited

BALANCE SHEET

at 30 June 1997

	Notes	1997 £	1996 £
CURRENT ASSETS			
Debtors	3	<u>1,011,791</u>	<u>1,011,791</u>
NET CURRENT ASSETS		<u>1,011,791</u>	<u>1,011,791</u>
CAPITAL AND RESERVES			
Called up Share Capital	4	1,010,034	1,010,034
Profit and Loss account		<u>1,757</u>	<u>1,757</u>
		<u>1,011,791</u>	<u>1,011,791</u>

The company was dormant within the meaning of Section 250 of the Companies Act 1985 throughout the financial year ended 30 June 1997.

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



A R J Calvert
Director

NOTES TO THE ACCOUNTS

at 30 June 1997

1. ACCOUNTING POLICIES

Accounting convention

The accounts are prepared under the historical cost convention.

2. PROFIT AND LOSS ACCOUNT

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

3. DEBTORS

	1997	1996
	£	£
Amount due from Group undertakings	<u>£1,011,791</u>	<u>£1,011,791</u>

4. SHARE CAPITAL

	1997	1996
AUTHORISED		
1,000,000 "A" Ordinary Shares of US\$0.01	\$10,000	\$10,000
1,010,000 Deferred Ordinary Shares of £1	£1,010,000	£1,010,000
ALLOTTED, CALLED UP AND FULLY PAID	£	£
5049 "A" Ordinary Shares of US\$0.01	34	34
1,010,000 Deferred Ordinary Shares of £1	<u>£1,010,000</u>	<u>£1,010,000</u>
	<u>£1,010,034</u>	<u>£1,010,034</u>

5. 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 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 at Companies House, Crown Way, Cardiff, where they will be available to the public.