

REPORT AND ACCOUNTS
MONSELL YOUELL LIMITED

30 JUNE 2000

Company Number 968430



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COMPANIES HOUSE

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17/03/01

Monsell Youell Limited

Registered No: 968430

DIRECTORS

D M Webb (Resigned 28 October 1999)

J D Low (Appointed 28 October 1999)

D J Smith

SECRETARY

B Armstrong

AUDITORS

Ernst & Young

One Bridewell Street

Bristol

BS1 2AA

BANKERS

National Westminster Bank PLC

15 High Street

Bath BA1 5AH

REGISTERED OFFICE

St James House

The Square

Lower Bristol Road

Bath

BA2 3SB

DIRECTORS' REPORT

The directors present their report and audited accounts for the year ended 30 June 2000.

1. RESULTS AND DIVIDENDS

The company has not traded during the year ended 30 June 2000.

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 (Resigned 28 October 1999)

J D Low (Appointed 28 October 1999)

D J Smith

3. DIRECTORS' INTERESTS

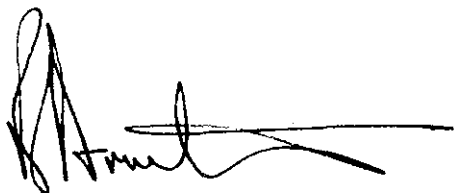
According to the register maintained as required under the Companies Act 1985, none of the directors had any interest in the share capital of the company.

The company is a wholly owned subsidiary of Beazer 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, and with holding an annual general meeting. Ernst & Young were appointed auditors.

By Order of the Board



B Armstrong
Secretary

5 September 2000

STATEMENT 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 then 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 not appropriate 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 to 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.

AUDITORS' REPORT TO MEMBERS OF
MONSELL YOUELL LIMITED

We have audited the accounts on pages 6 to 8 which have been prepared under the historical cost convention and on the basis of accounting policies set out on page 7.

Respective responsibilities of directors and auditors

As described on page 4 the company's directors are responsible for the preparation of the accounts, in accordance with applicable United Kingdom law and accounting standards. It is our responsibility to form an independent opinion, based on our audit, on those accounts and to report our opinion to you. Our responsibilities, as independent auditors, are established in the United Kingdom by statute, the Auditing Practices Board and by other profession's ethical guidance.

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 as at 30 June 2000 and of its result for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



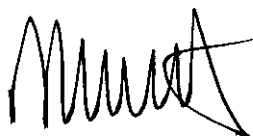
Ernst & Young
Registered Auditor
Bristol

5 September 2000

BALANCE SHEET
at 30 June 1999

	Notes	2000 £	1999 £
CURRENT ASSETS			
Debtors	2	<u>1,010,034</u>	<u>1,010,034</u>
NET CURRENT ASSETS		<u>1,010,034</u>	<u>1,010,034</u>
CAPITAL AND RESERVES			
Called up Share Capital	3	<u>1,010,034</u>	<u>1,010,034</u>
SHAREHOLDERS' FUNDS			
Equity		34	34
Non Equity		<u>1,010,000</u>	<u>1,010,000</u>
		<u>1,010,034</u>	<u>1,010,034</u>

These accounts were approved by the Board of Directors on 5 September 2000 and were signed on its behalf by:



D J Smith
Director

BALANCE SHEET
at 30 June 1999

	Notes	2000 £	1999 £
CURRENT ASSETS			
Debtors	2	<u>1,010,034</u>	<u>1,010,034</u>
NET CURRENT ASSETS		<u>1,010,034</u>	<u>1,010,034</u>
CAPITAL AND RESERVES			
Called up Share Capital	3	<u>1,010,034</u>	<u>1,010,034</u>
SHAREHOLDERS' FUNDS			
Equity		34	34
Non Equity		<u>1,010,000</u>	<u>1,010,000</u>
		<u>1,010,034</u>	<u>1,010,034</u>

These accounts were approved by the Board of Directors on 5 September 2000 and were signed on its behalf by:



D J Smith
Director

NOTES TO THE ACCOUNTS
at 30 June 2000

1. ACCOUNTING POLICIES

Accounting convention

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

2. DEBTORS

	2000	1999
	£	£
Amount due from Group undertakings	<u>£1,010,034</u>	<u>£1,010,034</u>

3. SHARE CAPITAL

	2000	1999
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>

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 shares participate in the assets on a winding up after the 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 dividends or any voting rights.

4. PARENT UNDERTAKING AND CONTROLLING PARTY

The company's immediate parent undertaking is Beazer Homes Limited, registered in England and Wales. It has included the company in its group accounts.

The company's ultimate parent and controlling party is Beazer Group Plc, registered in England and Wales. It has included the company in its group accounts.

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