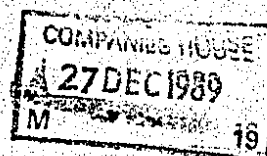


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LEECH HOMES (HUMBERSIDE) LIMITED

DIRECTOR'S REPORT AND FINANCIAL STATEMENTS

30th JUNE 1989



DIRECTOR'S REPORT

The directors present their report and accounts for the year ended 30th JUNE 1989.

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 have served during the period, none of whom held any shares in the company, are as follows, with their respective shareholdings in the ultimate holding company shown against their names :

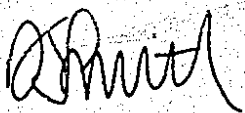
	30th June 1989	30th June 1988
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J H Bennett	-	-
R D Stephens	-	-

3. Auditors

The company is entitled under Section 252 of the Companies Act 1985 to dispense with the requirement to appoint auditors.

By Order of the Board


D J Smith
Secretary

3rd July 1989

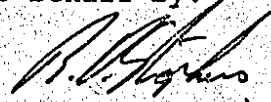
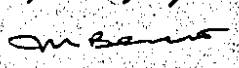
LEECH HOMES (HUMBERSIDE) LIMITED

Balance Sheet
as at 30 June 1989

	Notes	1989 £	1988 £
<u>Current Assets</u>			
Debtors	1	651,009 =====	651,009 =====
<u>Capital and Reserves</u>			
Called up share Capital	2	190,875	190,875
Profit and loss account		460,134	460,134
		651,009 =====	651,009 =====

The company was dormant (within the meaning of Section 252 of the Companies Act 1985) throughout the year ended 30 June 1989.

These accounts were approved by the Board of Directors on 3rd July 1989 and were signed on its behalf by:

R D Stephens  Directors
J H Bennett )

LEECH HOMES (HUMBERSIDE) LIMITED

ACCOUNTING POLICIES

Accounting Convention

The accounts are prepared under the historic cost convention.

There have been no significant accounting transactions during the year.

LEECH HOMES (HUMBERSIDE) LIMITED

NOTES TO THE ACCOUNTS

	30 June 1989	30 June 1988
	£	£
1. Debtors		
Amount due from Group Company	651,009	651,009
2. Share Capital		
Authorised:		
6 1/2% Tax Free Cumulative Preference shares of £1	12,000	12,000
Ordinary Shares of £1 each	183,000	183,000
	195,000	195,000
Allotted, Called up and Fully Paid:		
6 1/2% Tax Free Cumulative Preference shares of £1	7,875	7,875
Ordinary Shares of £1 each	183,000	183,000
	190,875	190,875
3. Ultimate Holding Company		
The company's ultimate holding company is Beazer PLC, a company incorporated in England.		