

**BEAZER LIMITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2011**

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**BEAZER LIMITED**

**COMPANY INFORMATION**

**DIRECTORS**

D J Clarke (appointed 1 June 2011)  
E A Gretton  
B J Guyatt (resigned 1 June 2011)  
S Pirinccioğlu

**COMPANY SECRETARY**

R T V Tyson

**COMPANY NUMBER**

00933387

**REGISTERED OFFICE**

Hanson House  
14 Castle Hill  
Maidenhead  
SL6 4JJ

**AUDITOR**

Ernst & Young LLP  
The Paragon  
Counterslip  
Bristol  
BS1 6BX

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**BEAZER LIMITED**

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## **BEAZER LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2011**

The Directors present their report and the financial statements for the year ended 31 December 2011

#### **PRINCIPAL ACTIVITY AND REVIEW OF BUSINESS**

The Company is a group investment holding company

The Directors have noted the results for the year and are satisfied with the Company's position at the year end

During the year, the Company received a dividend from its subsidiary HB Pacific Limited, prior to application being made to strike off that company

#### **PRINCIPAL RISKS AND UNCERTAINTIES**

The Company's results arise from transactions with fellow group undertakings in the group headed by HeidelbergCement AG. The directors are therefore of the opinion that the Company is not directly exposed to significant risks and uncertainty, however, by the very nature of its trade the Company is indirectly exposed to similar risks and uncertainties to those faced by other group companies. Details of the principal risks and uncertainties facing the group headed by HeidelbergCement AG are disclosed in the financial statements of that company.

#### **DIRECTORS**

The Directors who served during the year were

D J Clarke (appointed 1 June 2011)  
E A Gretton  
B J Guyatt (resigned 1 June 2011)  
S Pinnccioglu

#### **DIRECTORS' INDEMNITY**

A fellow group undertaking has indemnified, by means of directors and officers' liability insurance, one or more Directors of the Company against liability in respect of proceedings brought by third parties, subject to the conditions set out in section 234 of the Companies Act 2006. Such qualifying third party indemnity provision was in force during the year and is in force as at the date of approving the Directors' Report.

## **BEAZER LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2011**

#### **DIRECTORS' RESPONSIBILITIES STATEMENT**

The Directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the Directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgments and estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. 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.

#### **GOING CONCERN**

The Company is a finance company and its assets comprise amounts receivable from group undertakings. The recoverability of these assets is dependent on the financial position of the HeidelbergCement AG group, of which the Company is an indirect subsidiary.

The Directors, having assessed the responses of the management of the Company's ultimate parent HeidelbergCement AG to their enquiries, have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of the HeidelbergCement AG group to continue as a going concern or its ability to continue with the current banking arrangements.

On the basis of their assessment of the Company's financial position and of the enquiries made of the management of HeidelbergCement AG, the Company's Directors have a reasonable expectation that the Company will be able to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

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**BEAZER LIMITED**

**DIRECTORS' REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2011**

**PROVISION OF INFORMATION TO AUDITOR**

Each of the persons who are Directors at the time when this Directors' report is approved has confirmed that

- so far as that Director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- that Director has taken all the steps that ought to have been taken as a Director in order to be aware of any information needed by the Company's auditor in connection with preparing its report and to establish that the Company's auditor is aware of that information

**AUDITOR**

Ernst & Young LLP, having confirmed their willingness to act, were appointed as auditors of the Company

In preparing this report, the Directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006

This report was approved by the board on 31 July 2012 and signed on its behalf



**R T V Tyson**  
Secretary

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BEAZER LIMITED**

We have audited the financial statements of Beazer Limited for the year ended 31 December 2011 which comprise the Profit and Loss Account, the Balance Sheet and the related notes 1 to 13. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

### **Respective responsibilities of directors and auditor**

As explained more fully in the Directors' Responsibilities Statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

### **Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Director's Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

### **Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 December 2011 and of its result for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BEAZER LIMITED CONTINUED

### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit
- the directors were not entitled to take advantage of the small companies' exemption in preparing the directors' report

*Ernst & Young LLP*

*Jane Barwell (Senior statutory auditor)*

*for and on behalf of Ernst & Young LLP, Statutory Auditor*

*Bristol*

*Date 1 August 2012*



**BEAZER LIMITED****PROFIT AND LOSS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2011**

	Note	2011 £000	Unaudited 2010 £000
<b>EXCEPTIONAL ITEMS</b>			
Other exceptional items	4	(3,536)	-
<b>LOSS ON ORDINARY ACTIVITIES BEFORE INTEREST</b>		(3,536)	-
Income from other fixed asset investments		3,536	-
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		-	-
Tax on profit on ordinary activities	5	-	-
<b>PROFIT FOR THE FINANCIAL YEAR</b>	10	-	-

All amounts relate to continuing operations

There were no recognised gains and losses for 2011 or 2010 other than those included in the Profit and loss account

The notes on pages 8 to 14 form part of these financial statements

**BEAZER LIMITED**  
**REGISTERED NUMBER 00933387**

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2011**

	Note	£000	2011 £000	£000	Unaudited 2010 £000
<b>FIXED ASSETS</b>					
Investments	6		403,418		406,954
<b>CURRENT ASSETS</b>					
Debtors	7	323,024		319,662	
<b>CREDITORS</b> amounts falling due within one year	8	(722,996)		(723,170)	
<b>NET CURRENT LIABILITIES</b>			(399,972)		(403,508)
<b>NET ASSETS</b>			3,446		3,446
<b>CAPITAL AND RESERVES</b>					
Called up share capital	9		78,500		78,500
Share premium account	10		249,750		249,750
Other reserves	10		70,098		70,098
Profit and loss account	10		(394,902)		(394,902)
<b>SHAREHOLDERS' FUNDS</b>	11		3,446		3,446

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 31 July 2012



**E A Gretton**  
Director

The notes on pages 8 to 14 form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2011**

**1. ACCOUNTING POLICIES**

**1.1 Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards

**1.2 Basis of preparation**

The financial statements have been prepared under the going concern concept as the Company's ultimate parent undertaking, which indirectly owns the Company's entire share capital, has committed to continue to support the Company for the foreseeable future, in order that it can meet its liabilities as and when they fall due

**1.3 Cash flow**

The Company, being a subsidiary undertaking where 90% or more of the voting rights are controlled within the group whose consolidated financial statements are publicly available, is exempt from the requirement to draw up a cash flow statement in accordance with FRS 1

**1.4 Investments**

Investments held as fixed assets are shown at cost less provision for impairment

**1.5 Group accounts**

No consolidated group financial statements have been prepared as at 31 December 2011, the Company was a wholly owned subsidiary undertaking of HeidelbergCement AG (incorporated in Germany) and thus satisfies the conditions for exemption under section 400 of the Companies Act 2006. These financial statements contain information about the Company as an individual entity, and not its group

**1.6 Deferred taxation**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date, where transactions or events have occurred that will result in an obligation to pay more, or right to pay less or to receive more tax, with the following exceptions

- Provision is made for tax on gains arising from the revaluation of fixed assets (and similar fair value adjustments), or gains on disposal of fixed assets only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made when, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled into replacement assets and charged to tax only when the replacement assets are sold

- Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the underlying timing differences can be deducted

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date

**1.7 Dividends**

Revenue is recognised after the Company's right to receive payment has been established

## BEAZER LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2011

#### 2. OPERATING LOSS

This is stated after charging

	2011 £000	Unaudited 2010 £000
Auditors remuneration	-	-

Fees for audit and non-audit services provided to the Company have been borne by other group undertakings. It is not practicable to ascertain what proportion of such fees relates to the company.

#### 3. STAFF COSTS

The company has no employees other than the Directors, who did not receive any remuneration (2010 - £nil)

#### 4. EXCEPTIONAL ITEMS

	2011 £000	Unaudited 2010 £000
Impairment of fixed asset investments	3,536	-

Following dividends being received from the Company's subsidiaries, an impairment charge was required to reduce the carrying value of the investment's recoverable amount. Subsequently, one of these subsidiaries was dissolved on 22 November 2011.

**BEAZER LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2011****5. TAXATION**

	<b>2011</b>	<i>Unaudited</i>
	<b>£000</b>	<b>2010</b>
		<b>£000</b>
UK corporation tax charge on profit for the year	-	-

**Factors affecting tax charge for the year**

The tax assessed for the year is the same as (2010 - the same as) the standard rate of corporation tax in the UK of 26.5% (2010 - 28%) as set out below

	<b>2011</b>	<i>Unaudited</i>
	<b>£000</b>	<b>2010</b>
		<b>£000</b>
Profit on ordinary activities before tax	-	-
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 26.5% (2010 - 28%)	-	-
<b>Effects of:</b>		
Non-tax deductible amortisation of goodwill and impairment	937	-
Dividends from UK companies	(937)	-
Group relief	593	633
Transfer pricing adjustments	(593)	(633)
<b>Current tax charge for the year (see note above)</b>	-	-

**Factors that may affect future tax charges**

Announcements were made to changes in the tax rates that will have an effect on future tax charges of the Company. From 1 April 2012, the rate of corporation tax was reduced from 26% to 24% and from 1 April 2013, the rate will reduce from 24% to 23%. However, as at the balance sheet date, the corporation tax change that had been substantively enacted was a reduction, from 1 April 2012, in the rate from 26% to 25%.

Further annual reductions of 1% from 1 April 2014 to reduce the rate to 22% has been announced but not substantively enacted.

## BEAZER LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2011

#### 6. FIXED ASSET INVESTMENTS

	Investments in subsidiary companies £000
<b>Cost or valuation</b>	
At 1 January 2011 (unaudited)	415,745
Disposals	(175)
At 31 December 2011	415,570
<b>Impairment</b>	
At 1 January 2011 (unaudited)	8,791
Charge for the year	3,536
Release of impairment on disposals	(175)
At 31 December 2011	12,152
<b>Net book value</b>	
At 31 December 2011	403,418
At 31 December 2010 (unaudited)	406,954

#### Subsidiary undertakings

The investments in which the Company directly held more than 20% of the nominal value of any class of share capital are as follows

<u>Name</u>	<u>Class of share</u>	<u>Holding</u>	<u>Business</u>	<u>Registered office</u>
CHB Exeter Limited	Ordinary	100 %	Dormant	England and Wales
HB Pacific Limited*	Ordinary	100 %	Dormant	England and Wales
HPL Investments Limited	Ordinary	100 %	Dormant	England and Wales
Beazer Insurance Services Limited	Ordinary	100 %	Dormant	Isle of Man

\*This Company applied to be struck off on 17 November 2011

Queens Buildings (Manchester) Limited was dissolved on 22 November 2011

**BEAZER LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2011****7 DEBTORS**

	<b>2011</b>	<i>Unaudited</i>
	<b>£000</b>	<b>2010</b>
		<b>£000</b>
<b>Due within one year</b>		
Amounts owed by group undertakings	<u>323,024</u>	<u>319,662</u>

Amounts owed by group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand

**8. CREDITORS:  
Amounts falling due within one year**

	<b>2011</b>	<i>Unaudited</i>
	<b>£000</b>	<b>2010</b>
		<b>£000</b>
Amounts owed to group undertakings	<u>722,996</u>	<u>723,170</u>

Amounts owed to group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand

# BEAZER LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2011

### 9. SHARE CAPITAL

	2011 £000	<i>Unaudited</i> 2010 £000
<b>Allotted, called up and fully paid</b>		
285,004,380 ordinary shares of £0.10 each	28,500	28,500
50,000,000 8.67% cumulative redeemable preference shares of £1 each	50,000	50,000
	<u>78,500</u>	<u>78,500</u>

The 8.67% cumulative redeemable preference shares

- (i) entitle holders to a fixed cumulative preferential dividend at a rate of 8.67% per annum per share, payable if, so far as in the opinion of the directors, the profits of the Company justify such payments, half yearly on 2 January and 2 July
- (ii) redeemable from 2 July 2007 may be purchased at the option of the Company at any time (subject to statutes)
- (iii) on a return of capital on a winding up, or otherwise, will carry the right to repayment of capital plus a premium not exceeding three times the nominal value plus any accruals and arrears of the fixed dividends
- (iv) carry the right to attend and vote on a resolution at a general meeting of the Company, only if, at the date of the notice convening the meeting, payment of a dividend to which they are entitled is six months or more in arrears, or the shares have not redeemed on the date of redemption, or if a resolution to be considered at the meeting is for the winding up of the Company, reducing its share capital, altering the limit on borrowings of the Company or varying or abrogating any special rights attaching to the shares

The Directors have considered the accounting treatment of the 8.67% cumulative redeemable preference shares in relation to FRS 25 Financial Instruments Disclosure and Presentation, and are of the opinion that these shares are in substance an equity instrument and are accordingly disclosed as equity in the balance sheet

No preference share dividends have been paid in the current or prior year due to insufficient distributable reserves

### 10. RESERVES

	Share premium account £000	Other reserves £000	Profit and loss account £000
At 1 January 2011 (unaudited) and 31 December 2011	249,750	70,098	(394,902)

### 11. RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS

	2011 £000	<i>Unaudited</i> 2010 £000
Shareholders' funds at 1 January 2011 and 31 December 2011	<u>3,446</u>	<u>3,446</u>



## **BEAZER LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2011**

#### **12 RELATED PARTY TRANSACTIONS**

The Company has taken advantage of the exemption in FRS8 Related Party Transactions, not to disclose transactions with wholly owned subsidiaries in the group headed by HeidelbergCement AG

#### **13. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY**

The Company's immediate parent undertaking is Hanson Overseas Holdings Limited, a company registered in England and Wales. The Company's ultimate parent undertaking is HeidelbergCement AG, a company registered in Germany. The largest and smallest group in which the results of the Company are consolidated is that headed by HeidelbergCement AG. Copies of the consolidated financial statements of HeidelbergCement AG may be obtained from Berliner Strasse 6, D-69120 Heidelberg, Germany.