Notice of Annual General Meeting
To be held on 17 November 2010

BARRATT
DEVELOPMENTS PLC

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DEVELOPMENTS PLC

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. If you are in any doubt as to what action you should take you are recommended to consult your stockbroker, bank manager, solicitor, accountant or other professional advisor authorised under the Financial Services and Markets Act 2000 as soon as possible.

If you have sold or otherwise transferred all of your shares, please pass this document to the purchaser or transferee, or to the person who arranged the sale or transfer, so that they can pass this document to the person who now holds the shares.

6 October 2010

To the holders of Ordinary Shares in Barratt Developments PLC (the 'Company').

Dear Shareholder,

Annual General Meeting 2010

I am pleased to enclose the notice for the fifty-second Annual General Meeting (the 'AGM') of the Company. The AGM will be held at 2.30 p.m. on Wednesday 17 November 2010 at the Royal College of Physicians, 11 St Andrews Place, Regent's Park, London NW1 4LE. For directions please see the map on the last page of this document.

If you wish to attend the AGM in person, please bring with you the attendance card accompanying the notice convening the AGM (the 'Notice'), which will authenticate your right to attend, speak and vote at the AGM and assist us to register your attendance without delay. If you are unable to attend, you may wish to appoint a proxy (or proxies) to attend and vote on your behalf by following the notes to the Notice and the instructions in the enclosed Form of Proxy and returning such form so as to be received by the Company's registrar no later than 2.30 p.m. on Monday 15 November 2010. CREST members may also choose to utilise the CREST voting service in accordance with the procedures set out in the notes to the Notice.

The Annual Report and Accounts for the year ended 30 June 2010 are also enclosed. A resolution to receive and adopt the reports of the auditors and directors and the accounts for the year ended 30 June 2010 is included in the business of the AGM.

Our Articles of Association require that certain of the current directors must retire at each annual general meeting dependent on the length of their service and the period that has elapsed since their last re-election. I therefore ask you to support the re-election of Bob Davies and Bill Shannon, who will each retire in accordance with the Articles of Association at the AGM. Each of these directors has confirmed his intention to offer himself for re-election at the AGM.

Voting on each of the resolutions to be put to the forthcoming AGM will, once again, be taken on a poll, rather than on a show of hands. The Company continues to believe that a poll is more representative of shareholders' voting intentions because shareholder votes are counted according to the number of shares held and all votes tendered are taken into account. The results of the poll will be announced through a Regulatory Information Service and will be available on the Company's website as soon as practicable following the conclusion of the meeting.

Explanatory notes for all the business of the AGM are set out on pages 5 to 7 of this document.

Recommendation

Your Board believes that the resolutions contained in the Notice are in the best interests of the Company and its shareholders as a whole and recommends you to vote in favour of them, as your directors intend to do in respect of their own beneficial shareholdings.

Yours faithfully,

Bob Lawson
Chairman
Barratt Developments PLC

Registered Office:
Barratt House, Cartwright Way,
Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF
(incorporated and registered in England and Wales under number 00604574)

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the fifty-second Annual General Meeting (the 'AGM') of Barratt Developments PLC (the 'Company') will be held at the Royal College of Physicians, 11 St Andrews Place, Regent's Park, London NW1 4LE on Wednesday 17 November 2010 at 2.30 p.m. for the following purposes:

1. To receive and adopt the reports of the auditors and directors and the accounts for the year ended 30 June 2010.

To re-elect the following directors retiring in consequence of the period elapsed since their last re-election in accordance with the Company's Articles of Association:

2. Mr R J Davies.

3. Mr W Shannon.

4. To re-appoint Deloitte LLP as auditors of the Company to hold office from the conclusion of this meeting until the conclusion of the next general meeting at which accounts are laid before the Company and to authorise the directors to fix their remuneration.

5. To approve the Directors' Remuneration Report for the year ended 30 June 2010.

To consider and, if thought fit, pass the following resolutions as ordinary resolutions:

6. That, in accordance with section 366 of the Companies Act 2006 (the 'Act'), the Company and all companies that are subsidiaries of the Company at any time during the period for which this resolution has effect be and are hereby authorised:

   (a) to make political donations (as defined in section 364 of the Act) to political parties (as defined in section 363 of the Act), not exceeding £50,000 in total;

   (b) to make political donations (as defined in section 364 of the Act) to political organisations other than political parties (as defined in section 363 of the Act), not exceeding £50,000 in total; and

   (c) to incur political expenditure (as defined in section 365 of the Act), not exceeding £50,000 in total,

   in each case during the period beginning with the date of the passing of this resolution and ending at the conclusion of next year's annual general meeting of the Company (or, if earlier, until the close of business on 16 February 2012). In any event, the aggregate amount of political donations and political expenditure made or incurred by the Company and its subsidiaries pursuant to this resolution shall not exceed £150,000.

7. That the Board be and it is hereby authorised to allot shares in the Company and to grant rights to subscribe for or to convert any security into shares in the Company up to a nominal amount of £32,174,150, being 33.33% of the nominal value of the existing issued share capital as at 6 October 2010, such authority to apply until the end of next year's annual general meeting of the Company (or, if earlier, until the close of business on 16 February 2012) but so that the Company may make offers and enter into agreements during the relevant period which would, or might, require shares to be allotted or rights to subscribe for or convert securities into shares to be granted after the authority ends and the Board may allot shares or grant rights to subscribe for or convert securities into shares under any such offer or agreement as if the authority had not ended.

To consider and, if thought fit, pass the following resolutions as special resolutions:

8. That, if resolution 7 is passed, the Board be and it is hereby given power to allot equity securities (as defined in the Act) for cash under the authority given by that resolution and/or to sell ordinary shares held by the Company as treasury shares for cash, as if section 561 of the Act did not apply to any such allotment or sale, such power to be limited:

   (a) to the allotment of equity securities and sale of treasury shares for cash in connection with an offer of, or invitation to apply for, equity securities to ordinary shareholders in proportion (as nearly as may be practicable) to their existing holdings and so that the Board may impose any limits or restrictions and make any arrangements which it considers necessary or appropriate to deal with treasury shares, fractional entitlements, record dates, legal, regulatory or practical problems in, or under the laws of, any territory or any other matter; and

   (b) in the case of the authority granted under resolution 7 and/or in the case of any sale of treasury shares for cash, to the allotment (otherwise than under paragraph (a) above) of equity securities or sale of treasury shares up to a nominal amount of £4,826,122, being 5% of the nominal value of the existing issued share capital as at 6 October 2010,

   such power to apply until the end of next year's annual general meeting of the Company (or, if earlier, until the close of business on 16 February 2012) but, in each case, during this period the Company may make offers, and enter into agreements, which would, or might, require equity securities to be allotted (and/or treasury shares to be sold) after the power ends and the Board may allot equity securities (and/or sell treasury shares) under any such offer or agreement as if the power had not ended.

9. That the Company be and it is hereby given power for the purposes of section 701 of the Act to make one or more market purchases (as defined in section 693(4) of the Act) of its ordinary shares of 10 pence each in the capital of the Company ('Ordinary Shares'), such power to be limited:

   (a) to a maximum number of 96,522,452 Ordinary Shares;

(b) by the condition that the maximum price, exclusive of expenses, which may be paid for an Ordinary Share contracted to be purchased on any day shall be the highest of (i) an amount equal to 5% above the average market value of an Ordinary Share for the five business days immediately preceding the day on which that Ordinary Share is contracted to be purchased; and (ii) the higher of the price of the last independent trade and the highest current independent bid on the trading venue on which the purchase is carried out at the relevant time; and

(c) by the condition that the minimum price, exclusive of expenses, which may be paid for an Ordinary Share is 10 pence,

such power to apply, unless renewed prior to such time, until the end of next year's annual general meeting of the Company (or, if earlier, until the close of business on 16 February 2012) but so that the Company may enter into a contract under which a purchase of Ordinary Shares may be completed or executed wholly or partly after the power ends and the Company may purchase Ordinary Shares in pursuance of such contract as if the power had not ended.

10. That a general meeting, other than an annual general meeting, may be called on not less than 14 clear days' notice.

By Order of the Board

L Dent
Group General Counsel and Company Secretary
6 October 2010

Registered Office:
Barratt House, Cartwright Way,
Forest Business Park, Bardon Hill, Coalville,
Leicestershire LE67 1UF
(incorporated and registered in England and Wales
under number 00604574)

Notes

1. Members are entitled to appoint a proxy to exercise all or any of their rights to attend, speak and vote on their behalf at the meeting whether by show of hands or on a poll. A proxy need not be a shareholder of the Company. A Form of Proxy which may be used to make such appointment and give proxy instructions accompanies this Notice. A shareholder may appoint more than one proxy in relation to the AGM provided that each proxy is appointed to exercise the rights attached to a different share or shares held by that shareholder. To appoint more than one proxy please follow the notes contained in the Form of Proxy. If you do not have a Form of Proxy and believe that you should have one, or if you require additional forms, please contact Capita Registrars on 0871 664 0300 from within the UK (calls cost 10p per minute (including VAT)), or +44 208 639 3399 from outside the UK (lines are open 8.30 a.m. to 5.30 p.m. Monday – Friday).

2. To be valid, the Form of Proxy and the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority, must be received by the Company's registrars before 2.30 p.m. on Monday 15 November 2010, either in hard copy form by post, by courier or by hand to the Company's registrars, Capita Registrars, PXS, 34 Beckenham Road, Beckenham, Kent BR3 4TU. If you would like to submit your proxy via the internet, you can do so by accessing www.capitashareportal.com and selecting the proxy voting link. If you have not previously registered for electronic communications you will first be asked to register as a new user for which you will require your investor code, which can be found on your Form of Proxy, share certificate or dividend tax voucher.

3. CREST members who wish to appoint a proxy or proxies through the CREST electronic proxy appointment service may do so by using the procedures described in the CREST Manual (available via www.euroclear.com/CREST). CREST personal members or other CREST sponsored members, and those CREST members who have appointed (a) service provider(s), should refer to their CREST sponsor or voting service provider(s), who will be able to take the appropriate action on their behalf.

   In order for a proxy appointment or instruction made using the CREST service to be valid, the appropriate CREST message (a 'CREST Proxy Instruction') must be properly authenticated in accordance with Euroclear UK & Ireland Limited's ('EUI') specifications, and must contain the information required for such instruction, as described in the CREST Manual. The message, regardless of whether it constitutes the appointment of a proxy or is an amendment to the instruction given to a previously appointed proxy, must, in order to be valid, be transmitted so as to be received by the issuer's agent (ID RA10) by 2.30 p.m. on Monday 15 November 2010. For this purpose, the time of receipt will be taken to be the time (as determined by the time stamp applied to the message by the CREST Application Host) from which the issuer's agent is able to retrieve the message by enquiry to CREST in the manner prescribed by CREST. After this time any change of instructions to proxies appointed through CREST should be communicated to the appointee through other means.

   CREST members and, where applicable, their CREST sponsors, or voting service provider(s), should note that EUI does not make available special procedures in CREST for any particular message. Normal system timings and limitations will, therefore, apply in relation to the input of CREST Proxy Instructions. It is the responsibility of the CREST member concerned to take (or, if the CREST member is a CREST personal member, or sponsored member, or has appointed (a) voting service provider(s), to procure that his CREST sponsor or voting service provider(s) take(s)) such action as shall be necessary to ensure that a message is transmitted by means of the CREST system by any particular time. In this connection, CREST members and, where applicable, their CREST sponsors or voting service provider(s) are referred, in particular, to those sections of the CREST Manual concerning practical limitations of the CREST system and timings.

   The Company may treat as invalid a CREST Proxy Instruction in the circumstances set out in Regulation 35(5)(a) of the Uncertificated Securities Regulations 2001 (as amended).

4. The return of a completed Form of Proxy, other such instrument or any CREST Proxy Instruction will not prevent a shareholder attending the AGM and voting in person if he/she wishes to do so.

5. Any person to whom this Notice is sent who is a person nominated under section 146 of the Act to enjoy information rights (a 'Nominated Person') may, under an agreement between him/her and the

shareholder by whom he/she was nominated, have a right to be appointed (or to have someone else appointed) as a proxy for the AGM. If a Nominated Person has no such proxy appointment right or does not wish to exercise it, he/she may, under any such agreement, have a right to give instructions to the shareholder as to the exercise of voting rights.

6. The statement of the rights of shareholders in relation to the appointment of proxies in paragraphs 1 and 2 above does not apply to Nominated Persons. The rights described in such paragraphs can only be exercised by shareholders of the Company.

7. The Company specifies that only those shareholders included in the Register of Members as at 6.00 p.m. on Monday 15 November 2010 or, in the event that this AGM is adjourned, in the Register of Members 48 hours before the time of the adjourned AGM, shall be entitled to attend and vote at the meeting (or any adjourned meeting) in respect of the numbers of shares registered in their names at that time. Changes to the Register of Members after 6.00 p.m. on Monday 15 November 2010 or, in the event that the AGM is adjourned, to the Register of Members 48 hours before the time of the adjourned AGM, shall be disregarded in determining the rights of any person to attend and vote at the meeting (or any adjourned meeting).

8. A Form of Proxy sent electronically that is found to contain any virus will not be accepted.

9. Any corporation which is a member can appoint one or more corporate representatives who may exercise on its behalf all of its powers as a member provided that they do not do so in relation to the same shares.

10. Voting on each of the resolutions to be put to the forthcoming AGM will be conducted by way of a poll, rather than on a show of hands. The results of the poll will be announced through a Regulatory Information Service and available on the Company's website as soon as practicable following the conclusion of the meeting.

11. Under section 527 of the Act members meeting the threshold requirements set out in that section have the right to require the Company to publish on a website a statement setting out any matter relating to: (i) the audit of the Company's accounts (including the auditors' report and the conduct of the audit) that are to be laid before the AGM; or (ii) any circumstance connected with an auditor of the Company ceasing to hold office since the previous meeting at which annual accounts and reports were laid in accordance with section 437 of the Act. The Company may not require the shareholders requesting any such website publication to pay its expenses in complying with sections 527 or 528 of the Act. Where the Company is required to place a statement on a website under section 527 of the Act, it must forward the statement to the Company's auditor not later than the time when it makes the statement available on the website. The business which may be dealt with at the AGM includes any statement that the Company has been required under section 527 of the Act to publish on a website.

12. Any member attending the meeting has the right to ask questions. The Company must cause to be answered any such question relating to the business being dealt with at the meeting but no such answer need be given if: (i) to do so would interfere unduly with the preparation for the meeting or involve the disclosure of confidential information; (ii) the answer has already been given on a website in the form of an answer to a question; or (iii) it is undesirable in the interests of the Company or the good order of the meeting that the question be answered.

13. A copy of this Notice, and other information required by section 311A of the Act, can be found in the investor relations section of the Company's website at www.barrattdevelopments.co.uk/barratt/en/investor/irintro.

14. Copies of the contracts of service of the executive directors and the letters of appointment of the non-executive directors and the Chairman will be available for inspection at the place of the meeting from 2.15 p.m. until the conclusion of the meeting.

15. You may not use any electronic address provided either in this Notice or any related documents (including the Chairman's letter and Form of Proxy) to communicate for any purposes other than those expressly stated.

Explanatory Notes to the Notice of Annual General Meeting

The notes on the following pages give an explanation of the proposed resolutions.

Resolutions 1 to 7 are proposed as ordinary resolutions.

Resolution 1 – To receive and adopt the Directors' Report and the Financial Statements for 2010

For each financial year, the directors must present the Directors' Report, the audited accounts and the independent auditors' report to shareholders at a general meeting. Those presented at the AGM are in respect of the year ended 30 June 2010.

Resolutions 2 and 3 – Re-Election of Directors

The Company's Articles of Association require certain of the current directors to retire at each annual general meeting dependent on their length of service and the period elapsed since their last election. Accordingly, Robert (Bob) Davies and William (Bill) Shannon will both retire at the AGM in consequence of the period elapsed since their last re-election in accordance with the relevant provisions of the Articles of Association. Bob Davies joined the Board in 2004 and Bill Shannon joined the Board in 2005. Bob Davies and Bill Shannon were both last re-elected by shareholders at the 2007 annual general meeting.

Bob Davies and Bill Shannon will each offer themselves for re-election at the AGM and their respective biographical information appears on pages 28 and 29 of the Company's 2010 Annual Report and Accounts.

Bob Davies has served six years' on the Board, as a non-executive director, and was appointed Senior Independent Director in January 2009. He is also the Chairman of the Remuneration Committee and a member of the Audit and Nominations Committees. Following a formal evaluation process by the Board, in light of his period of service to date, the Board has re-appointed Bob Davies for a further one-year term, subject to re-election, during which period he will remain the Senior Independent Director, the Chairman of the Remuneration Committee and a member of the Audit and Nominations Committees. The Board believes that

Bob Davies' performance continues to be effective, that he continues to demonstrate commitment to his role and remains independent in character and judgement.

Bill Shannon was appointed a non-executive director in September 2005 and is a member of the Audit, Remuneration and Nominations Committees. Following a formal performance evaluation process, the Board believes that Bill Shannon's performance continues to be effective and that he demonstrates commitment to his role.

Resolution 4 – To authorise the Board to appoint Deloitte LLP as Auditors to the Company and to determine their remuneration

At every general meeting at which accounts are presented to shareholders, the Company is required to appoint auditors to serve until the next such meeting. Deloitte LLP have indicated that they are willing to continue as the Company's auditors for another year. You are asked to approve their re-appointment and, following normal practice, to authorise the Board to determine their remuneration.

Resolution 5 – To approve the Directors' Remuneration Report for 2010

In accordance with sections 439 and 440 of the Act and Schedule 8 of the Large and Medium Sized Companies and Groups (Accounts and Reports) Regulations 2008 (SI 2008/410), shareholders are invited to vote on the Remuneration Report for the year ended 30 June 2010, which may be found on pages 43 to 53 of the 2010 Annual Report and Accounts. The vote is advisory only, however, and the directors' entitlement to remuneration is not conditional on the resolution being passed.

Resolution 6 – Donations to EU Political Organisations and EU Political Expenditure

Section 366 of the Act requires companies to seek shareholder approval for donations to organisations within the European Community which are, or could be, categorised as EU political organisations. Although the Company does not make, and does not intend to make, donations to political parties within the normal meaning of that expression or to independent election candidates, the legislation is very broadly drafted and may catch activities such as funding seminars and other functions to which politicians are invited, supporting certain bodies involved in policy review and law reform and matching employees' donations to certain charities. Therefore, in accordance with corporate governance best practice, the Board has again decided to seek shareholders' authority for political donations and political expenditure capped at £150,000, in case any of the Company's normal activities are caught by the legislation. Please note, however, that the authority granted at the last annual general meeting has not been utilised.

Resolution 7 – Authority to Allot Shares

This resolution seeks to renew for a further year the directors' general authority to allot shares and to grant rights to subscribe for or to convert any security into shares in the Company given at the general meeting held on 19 October 2009 to approve the Company's Placing and Rights Issue. The renewed authority would give the directors authority to allot shares and to grant rights to subscribe for or to convert any security into shares in the Company with an aggregate nominal value of up to £32,174,150 (representing 321,741,500 Ordinary Shares) which, as at 6 October 2010, being the last practicable date prior to the publication of this Notice, represented 33.33% of the issued share capital of the Company.

The authority sought under resolution 7 will expire at the earlier of the conclusion of the next annual general meeting of the Company and 16 February 2012. The Board intends to again seek renewal of this authority at next year's annual general meeting. The directors consider that the Company should maintain an adequate margin of shares for use, for example, in connection with a future acquisition or an equity issue. The directors do not, however, have any present intention to issue new ordinary shares except in order to satisfy share options under the Company's share option schemes.

Resolutions 8 to 10 are proposed as special resolutions which require a 75% majority of the votes to be cast in favour.

Resolution 8 – Disapplication of pre-emption rights

This resolution also renews an authority granted at the general meeting held on 19 October 2009 to approve the Company's Placing and Rights Issue and gives the Board authority to allot Ordinary Shares (or sell any Ordinary Shares which the Company may purchase and elect to hold as treasury shares) for cash without first offering them to existing shareholders in proportion to their existing shareholdings.

This authority would, as in previous years, be limited to allotments or sales in connection with pre-emptive offers or otherwise up to an aggregate nominal amount of £4,826,122 (representing 48,261,220 Ordinary Shares). This aggregate nominal amount represents approximately 5% of the issued share capital of the Company as at 6 October 2010, the latest practicable date prior to the publication of this Notice. In respect of this maximum amount, the directors confirm their intention to follow the provisions of the Pre-emption Group's Statement of Principles regarding cumulative usage of authorities within a rolling three year period, which provide that usage in excess of 7.5% should not take place without prior consultation with shareholders.

This authority will expire on the earlier of the conclusion of the next annual general meeting of the Company and 16 February 2012. This authority is granted under section 570 of the Act and is a standard authority taken by most UK listed companies each year.

Resolution 9 – Purchase of own shares by the Company

This resolution seeks to renew the authority for the Company to make market purchases of its own Ordinary Shares. No purchases have been made under the authority granted at last year's annual general meeting as at the date of this Notice. The directors do not currently have any intention of exercising the authority granted by this resolution. Nevertheless, in certain circumstances it may be advantageous for the Company to purchase its own shares and this resolution seeks authority from shareholders to make such purchases in the market. The directors consider it to be desirable for this general authority to be available to provide flexibility in the management of the Company's capital resources. The authority will be exercised only if, in the opinion of the directors, this will result in an increase in earnings per share and would be in the best interests of the Company and its shareholders generally, given the market conditions and the price prevailing at the time. You are asked to consent to the purchase by the Company of up to a maximum aggregate of 96,522,452 Ordinary Shares, which represents 10% of the Company's issued share capital.

The Company may either retain any of its own shares which it has purchased as treasury shares with a view to possible re-issue at a future date, or cancel them. The Company would consider holding any of its own shares that it purchases pursuant to the authority conferred by this resolution as treasury shares. This would give the Company the ability to re-issue treasury shares quickly and cost-effectively, including pursuant to the authority under resolution 7 above and would provide the Company with additional flexibility in the management of its capital base.

The total number of options to subscribe for Ordinary Shares outstanding as at 6 October 2010, being the last practicable date prior to the publication of this Notice, was approximately 41,904,673 representing approximately 4.3% of the issued share capital as at 6 October 2010. If the authority to buy back shares under this resolution and the authority granted at the 2009 annual general meeting were exercised in full, the total number of options to subscribe for Ordinary Shares outstanding as at 6 October 2010 would, assuming no further Ordinary Shares are issued, represent 5% of the issued share capital as at 6 October 2010.

Resolution 10 – Notice of general meetings

Resolution 10 seeks the approval of shareholders to replace a similar authority granted to the directors at the 2009 annual general meeting to allow the Company to hold general meetings (other than annual general meetings) on 14 clear days' notice as required by the Companies (Shareholders' Rights) Regulations (the 'Regulations'). The shorter notice period would not be used as a matter of routine for such meetings but only where the flexibility is merited by the business of the meeting and is thought to be to the advantage of shareholders as a whole.

Note that the Regulations require that, in order to be able to call a general meeting on less than 21 clear days' notice, the Company must meet certain requirements for electronic voting to be made available to all shareholders for that meeting.

The approval will be effective until the Company's next annual general meeting, when it is intended that a similar resolution will be proposed.

Issued share capital

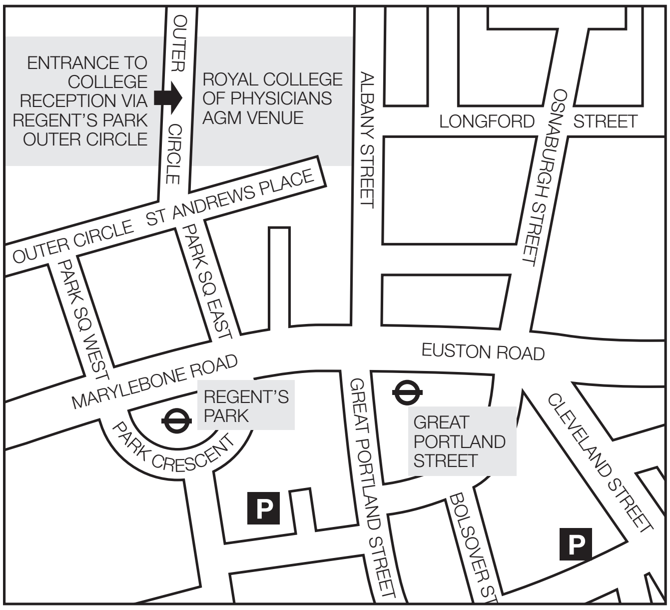
All references to the Company's 'issued share capital' in the explanatory notes above are to the Company's issued share capital as at 6 October 2010, which was 965,224,520 Ordinary Shares. As at 6 October 2010, the Company held no Ordinary Shares as treasury shares. The total voting rights in the Company as at 6 October 2010 were 965,224,520.

BARRATT
DEVELOPMENTS PLC

Registered Office

Barratt Developments PLC
Barratt House, Cartwright Way,
Forest Business Park, Bardon Hill,
Coalville, Leicestershire LE67 1UF
Tel: 01530 278278
Fax: 01530 278279
www.barrattdevelopments.co.uk

Directions to the Barratt Developments PLC Annual General Meeting to be held on Wednesday 17 November 2010 at 2.30 p.m.:



Please note: There is no access to the Royal College of Physicians from Albany Street.