

LAING LAND LIMITED

ACCOUNTS FOR THE YEAR ENDED

31 DECEMBER 2003



(Company Registration Number 573129)

LAING LAND LIMITED DIRECTORS' REPORT

The Directors submit their report and the financial statements for the year ended 31 December 2003.

REVIEW OF THE YEAR

The company did not trade during the year.

DIRECTORS

The directors at any time during the year were:

K.M.Cushen – resigned 31st December 2003
P.E. Healey
R.M.Lowe
C.H. Payne – resigned 31st March 2003
R.W.S.Willer

DIRECTORS' SHAREHOLDINGS

No directors had any interests in the shares of the company.

The directors' interests in the shares of George Wimpey Plc, the company's ultimate parent company, including family and non-beneficial interests, as registered in accordance with the Companies Act 1985 are disclosed elsewhere as follows:

The interests of K.M. Cushen, being also a director of George Wimpey Plc are recorded in the register maintained by that company. The interests of P.E. Healey being also a director of Laing Homes Limited are recorded in the register maintained by that company.

No other director had any interests in the shares of George Wimpey Plc.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements 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 period. In preparing those financial statements, 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, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the company will continue in business.

LAING LAND LIMITED
DIRECTORS' REPORT (Continued)

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 financial statements comply with the Companies Act 1985. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

On behalf of the board



J. Phillips
COMPANY SECRETARY

Date 28/MAY/04

LAING LAND LIMITED
BALANCE SHEET AT 31 DECEMBER 2003

	2003 £	2002 £
CURRENT ASSETS		
Amount owed by a Group undertaking	<u>1,000</u>	<u>1,000</u>
CAPITAL AND RESERVES		
Called up share capital		
Authorised, allotted, called up and fully paid 1,000 ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

The company was dormant within the meaning of Section 250 Companies Act 1985 throughout the financial year ended 31 December 2003.

For the year ended 31 December 2003 the company was entitled to exemption under section 249AA(1) of the Companies Act 1985.

No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 249B(2).

The directors acknowledge their responsibility for:

- i) Ensuring the company keeps accounting records which comply with section 221; and
- ii) Preparing accounts which give a true and fair view of the state of affairs of the company as at the end of its financial year, and of its profit and loss for the financial year in accordance with section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.

For and on behalf of the board

By Will

DIRECTOR

Date 28/MAY/04

LAING LAND LIMITED

NOTES TO THE ACCOUNTS FOR THE PERIOD ENDED 31 DECEMBER 2003

1. PROFIT AND LOSS ACCOUNT

The company did not trade during the current and preceding financial years. Consequently, during those years the company made neither a profit or loss.

2. EMOLUMENTS OF DIRECTORS

The directors did not receive any remuneration during either year.

3. ULTIMATE PARENT COMPANY

The company's ultimate parent company and controlling party is George Wimpey Plc, which is incorporated in England and Wales. Financial Statements of George Wimpey Plc may be obtained from the Company Secretary at Manning House, 22 Carlisle Place, Victoria, London, SW1P 1JA.