

GEORGE WIMPEY WEST YORKSHIRE LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
31 DECEMBER 2010

TUESDAY



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GEORGE WIMPEY WEST YORKSHIRE LIMITED

DIRECTORS' REPORT

The Directors present their report and the audited financial statements of the Company for the year ended 31 December 2010

This report has been prepared in accordance with the special provisions of Section 415A of the Companies Act 2006 relating to small companies

Principal activities and business review

The Company did not trade during the year and as a result no profit and loss account or statement of recognised gains and losses are shown

Going concern

The Company is indirectly dependent on Taylor Wimpey plc to support the recoverability of its intercompany receivables and investments

The Directors of the Company have confirmed with Taylor Wimpey plc that it will continue to provide the necessary financial support to the Company, as limited by the Group's financing arrangements, for a period of at least 12 months from the date of approval of these financial statements

The Group completed its refinancing of its debt facilities on 15 December 2010, which provides the Group clear finance until at least November 2014, a longer maturity period than the pre-existing financing

As part of these new facilities the Group has signed up to new covenants. The Group was in full compliance with these covenants as at 31 December 2010 and based on the future forecasts the Group is expected to remain in compliance with the covenants and facility headroom for the foreseeable future

The Directors of the Company have made the necessary enquiries, including inquiries of the Directors of Taylor Wimpey plc, and are of the view, at the time of approving the financial statements, that there is a reasonable expectation the Company will be able to remain in existence for the foreseeable future. Accordingly the financial statements have been prepared on a going concern basis

Qualifying third party indemnities

Taylor Wimpey plc has granted indemnities in favour of the Directors and officers of its Group subsidiary companies against financial exposure that they may incur during their professional duties (including the Directors and officers of this company). These have been granted in accordance with section 234 of the Companies Act 2006

Dividends

The Directors do not recommend the payment of a dividend (2009 £nil)

Directors

The Directors who held office during the year and to date are given below

P R Andrew

C Carney (resigned 28 01 2011)

P A Carr

D E Smith (appointed 28 01 2011)

Audit information

The Directors confirm that, so far as they are aware, there is no relevant audit information of which the auditors are unaware and that each Director has taken all reasonable steps to make himself aware of any relevant audit information and to establish that the auditors are aware of that information

This information is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006

GEORGE WIMPEY WEST YORKSHIRE LIMITED

DIRECTORS' REPORT

Reappointment of auditors

Deloitte LLP have indicated their willingness to be reappointed for another term and appropriate arrangements have been put in place for them to be deemed reappointed as auditors in the absence of an Annual General Meeting

By order of the Board



C R Clapham
Company Secretary
Gate House
Turnpike Road
High Wycombe
Buckinghamshire
HP12 3NR

Date *24 June* 2011

GEORGE WIMPEY WEST YORKSHIRE LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

The Directors are responsible for preparing the Annual 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 judgements and accounting 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, and
- 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.

GEORGE WIMPEY WEST YORKSHIRE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GEORGE WIMPEY WEST YORKSHIRE LIMITED

We have audited the financial statements of George Wimpey West Yorkshire Limited for the year ended 31 December 2010 which comprise the Balance Sheet and the related notes 1 to 10. 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 auditors' 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, 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.

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 2010 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.

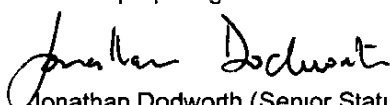
Opinion on other matter prescribed by the Companies Act 2006

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.

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, or
- the Directors were not entitled to take advantage of the small companies exemption in preparing the Directors' report.



Jonathan Dodworth (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditors
Birmingham, United Kingdom
Date

24 June 2011

GEORGE WIMPEY WEST YORKSHIRE LIMITED

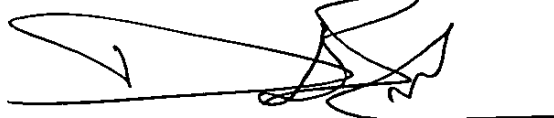
BALANCE SHEET

As at 31 December 2010

	Notes	2010 £'000	2009 £'000
Fixed assets			
Investment in associated undertaking	6	-	-
Current assets			
Debtors -			
Amounts falling due after more than one year	7	8,054	8,054
Net assets		<u>8,054</u>	<u>8,054</u>
Capital and reserves			
Called up share capital	8	8,000	8,000
Profit and loss account		54	54
Shareholders' funds		<u>8,054</u>	<u>8,054</u>

The financial statements of George Wimpey West Yorkshire Limited (registered number 686254) were approved by the Board of Directors and authorised for issue on 24 JUNE 2011

They were signed on its behalf by



D E Smith
Director

GEORGE WIMPEY WEST YORKSHIRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2010

1. Accounting policies

The following accounting policies have been used consistently in both the current and prior year unless otherwise stated in dealing with items considered material

Basis of preparation

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

The Company had no transactions during the year and has made neither a profit nor a loss. No profit and loss account has therefore been prepared.

Going concern

The Company is indirectly dependent on Taylor Wimpey plc to support the recoverability of its intercompany receivables and investments.

The Directors of the Company have confirmed with Taylor Wimpey plc that it will continue to provide the necessary financial support to the Company, as limited by the Group's financing arrangements, for a period of at least 12 months from the date of approval of these financial statements.

The Group completed its refinancing of its debt facilities on 15 December 2010, which provides the Group clear finance until at least November 2014, a longer maturity period than the pre-existing financing.

As part of these new facilities the Group has signed up to new covenants. The Group was in full compliance with these covenants as at 31 December 2010 and based on the future forecasts the Group is expected to remain in compliance with the covenants and facility headroom for the foreseeable future.

The Directors of the Company have made the necessary enquiries, including inquiries of the Directors of Taylor Wimpey plc, and are of the view, at the time of approving the financial statements, that there is a reasonable expectation the Company will be able to remain in existence for the foreseeable future. Accordingly the financial statements have been prepared on a going concern basis.

Cash flow statement and related party transactions

The Company is part of the Taylor Wimpey plc Group and is included in the consolidated financial statements of Taylor Wimpey plc, which are publicly available. Consequently, the Company has taken advantage of the exemption from preparing a cash flow statement under the terms of FRS 1 (Revised 1996). The Company is also exempt under the terms of FRS 8 from disclosing related party transactions with wholly owned subsidiaries of the Taylor Wimpey plc Group or investees of the Taylor Wimpey plc Group.

2. Auditors remuneration

Fees payable to the Company's auditor for the audit of the annual accounts are £600 (2009 £600). Audit fees have for this year and previous years been borne by Taylor Wimpey UK Limited. There were no non-audit fees in the year (2009 £nil).

3. Employee numbers

The Company did not employ any persons during the year (2009 none).

4. Directors' remuneration and benefits

Directors' remuneration paid by the Company in the year amounted to £nil (2009 £nil). All Directors' remuneration is borne by another Group company with no right of reimbursement.

GEORGE WIMPEY WEST YORKSHIRE LIMITED**NOTES TO THE FINANCIAL STATEMENTS****Year ended 31 December 2010****5. Subsidiary undertakings**

The Company holds shares in its wholly owned subsidiary undertaking Egerton Contracts Limited, a company registered in England and Wales

Egerton Contracts Limited holds land on behalf of the Company, is dormant and has its year end on 31 December

The Company acts as an undisclosed agent for Taylor Wimpey UK Limited, a fellow subsidiary of the Taylor Wimpey plc Group. As a result, the assets of the Company are held beneficially by Taylor Wimpey UK Limited and are accounted for by that company

6. Investment in associated undertakings

	Shares
	£
Net book value at 1 January 2010 and 31 December 2010	<u>100</u>

The Company holds 50% of the ordinary share capital of Weaver Developments (Woodfield Plantation) Limited, a company incorporated to purchase land from the Health Authority and Doncaster Borough Council and which has its year end on 31 December and is incorporated in England and Wales

Weaver Developments (Woodfield Plantation) Limited is a dormant company

7. Debtors

	2010	2009
	£'000	£'000
Amounts falling due after more than one year		
Amount owed by parent undertaking	<u>8,054</u>	<u>8,054</u>

Amounts are due from parent undertaking, are unsecured, non-interest bearing and are repayable on demand. The Directors have, however, formally notified the parent undertaking that the outstanding balance will not fall due before 1 January 2012 and as such the debtor has been classified as long term

8. Called up share capital

	2010	2009
	£'000	£'000
Authorised		
8,000,000 ordinary shares of £1 each	<u>8,000</u>	<u>8,000</u>
Allotted, called up and fully paid		
8,000,000 ordinary shares of £1 each	<u>8,000</u>	<u>8,000</u>

9. Indemnity

The Company had no activity in the year other than acting as an undisclosed agent for Taylor Wimpey UK Limited, a fellow subsidiary of the Taylor Wimpey plc Group. As a result, Taylor Wimpey UK Limited holds or incurs assets and liabilities as a trustee on behalf of the Company and the Company will be indemnified accordingly

GEORGE WIMPEY WEST YORKSHIRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2010

10. Parent company

The immediate parent undertaking is Taylor Wimpey UK Limited, a company registered in England and Wales

The largest and smallest group in which the results of the Company are consolidated is Taylor Wimpey plc, the Company's ultimate parent company and controlling party and a company registered in England and Wales. A copy of the Group's financial statements may be obtained from the Group Company Secretary, Taylor Wimpey plc, Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR