Company no. 1142257

BRYANT PROPERTIES DEVELOPMENTS LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2015

BRYANT PROPERTIES DEVELOPMENTS LIMITED

DIRECTORS' REPORT

The Directors present their annual report and the unaudited financial statements of the Company for the year ended 31 December 2015 and have taken the small companies exemption not to prepare a strategic report.

Principal activities and future developments

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. No future trading is expected

Going concern

The Company is indirectly dependent on Taylor Wimpey plc ("TW plc") to support the recoverability of its investments and intercompany receivables and the settlement of its liabilities and commitments.

The Directors of the Company have confirmed with TW plc that it will continue to provide the necessary financial support to the Company for a period of at least 12 months from the date of approval of these financial statements.

TW plc is the ultimate parent of the Taylor Wimpey group ("the Group"). The Group is profitable and has a strong balance sheet.

The Directors of the Company 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.

Directors

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

P R Andrew (resigned 17/07/2015)
C R Clapham (appointed 17/07/2015
M A Lonnon

No Director was materially interested during the year in any contract which was significant in relation to the business of the Company.

Small company provisions

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

By order of the Board

C. R. Clapham

C R Clapham
Company Secretary
Registered office:
Gate House
Turnpike Road
High Wycombe
Buckinghamshire
HP12 3NR
United Kingdom

Date: 23rd February 2016

BRYANT PROPERTIES DEVELOPMENTS LIMITED

BALANCE SHEET

As at 31 December 2015

	Notes	2015	2014
		£	£
Fixed assets			
Investment in joint venture undertakings	4	1	1
Current assets			
Debtors	5	100	100
Creditors - amounts falling due within one year			
Amounts owed to Group undertakings	6	(1)	(1)
Net current assets		99	99
Net assets		100	100
Capital and reserves			
Called-up share capital	7	100	100
Shareholders' funds		100	100

The Directors are satisfied that for the year ended 31 December 2015 the Company was entitled to exemption under Section 480 of the Companies Act 2006 relating to the audit of financial statements.

The members have not required the Company to obtain an audit in accordance with Section 476 of the Companies Act 2006.

The Directors acknowledge their responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements of Bryant Properties Developments Limited (registered number: 1142257) were approved by the Board of Directors and authorised for issue on 23rd February 2016

They were signed on its behalf by:

M A Lonnon
Director

1. Accounting policies

The following accounting policies have been used consistently throughout the current and prior year.

General information

The Company is incorporated in the United Kingdom and is a private company being part of the Taylor Wimpey plc ("TW plc") group. The Company is limited by shares. The Company is registered in England and Wales and its registered office is noted on page 1.

Basis of accounting

The financial statements have been prepared on a going concern basis, under the historical cost convention, and in accordance with applicable law and Financial Reporting Standard 102 (FRS102) issued by the Financial Reporting Council.

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The financial statements have been prepared on a going concern basis, under the historical cost convention, and in accordance with applicable law and Financial Reporting Standard 102 (FRS102) issued by the Financial Reporting Council.

As the Company is dormant it qualifies for, and has taken advantage of, the transitional relief in FRS102 to retain its accounting policies for reported assets, liabilities and equity until there is any change in those balances or the Company undertakes any new transactions. The Company is part of the TW plc group and is included in the consolidated financial statements of TW plc. The Company therefore qualifies for the reduced disclosures for subsidiaries in FRS102 including the exemption to present a cash flow statement. The Company is also exempt under section 33.1A of FRS102 from disclosing related party transactions with wholly owned subsidiaries of the TW plc group.

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

Going concern

The Company is indirectly dependent on TW plc to support the recoverability of its investments and intercompany receivables and the settlement of its liabilities and commitments.

The Directors of the Company have confirmed with TW plc that it will continue to provide the necessary financial support to the Company for a period of at least 12 months from the date of approval of these financial statements.

TW plc is the ultimate parent of the Taylor Wimpey group ("the Group"). The Group is profitable and has a strong balance sheet.

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Investments

Fixed asset investments are shown at cost less any relevant provision for impairment.

2. Employee numbers

The Company did not employ any persons during the year (2014: none).

3. Directors' remuneration and benefits

Directors' remuneration and benefits paid by the Company in the year amounted to £nil (2014: £nil). All Directors' emoluments are borne by a fellow Group company and have not been recharged.

4. Investment in joint venture undertakings

Investments in which the Company holds more than 20% of the nominal value of any class of share capital are as follows:

	2015	2014
	£	£
Cost		
At 1 January and 31 December	1	1
Provision for impairment		
At 1 January and 31 December	-	-
Carrying value		
At 1 January and 31 December	1	1

The Company holds ordinary share capital in the following private company:

Name of Company	Percentage held	Registered Office	Principal activity
Cross Point Land Limited	50	See below*	Dormant

*The Registered office of the listed joint venture undertaking is Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR, United Kingdom.

The Directors are of the opinion that the value of the Company's interest in the joint venture is not less than the amount stated.

5. Debtors - amounts falling due within one year

	2015	2014
	£	£
Amounts owed by Group undertakings	100	100

Amounts due from Group undertakings are unsecured, non-interest bearing and are repayable on demand.

6. Creditors: amounts falling due within one year

	2015	2014
	£	£
Amounts owed to Group undertakings	1	1

Amounts due to Group undertakings are unsecured, non-interest bearing and are repayable on demand

7. Called up share capital

	2015	2014
	£	£
Allotted, called-up and fully paid:		
100 ordinary shares of £1 each	100	100

8. Parent company

The immediate parent undertaking is Bryant Properties Ltd, 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. Taylor Wimpey plc's registered office is Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR, United Kingdom.

A copy of Taylor Wimpey plc's financial statements may be obtained from Companies House, Crown Way, Cardiff CF14 3UZ.