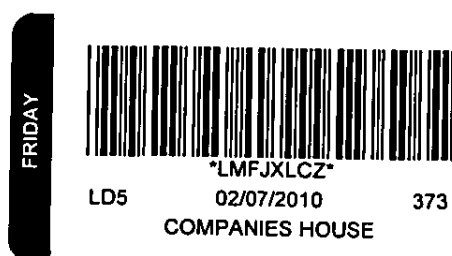


Company Registration Number 1461944

TAYLOR WIMPEY CHIPPINDALE PROPERTIES LIMITED

DIRECTORS' REPORT AND ACCOUNTS

31 DECEMBER 2009



TAYLOR WIMPEY CHIPPINDALE PROPERTIES LIMITED

DIRECTORS' REPORT AND ACCOUNTS 2009

| Contents | Page |
|--|-------------|
| Report of the directors | 1-2 |
| Directors' responsibilities for the accounts | 3 |
| Independent auditors' report | 4-5 |
| Profit and loss account | 6 |
| Balance sheet | 7 |
| Notes to the accounts | 8-10 |

TAYLOR WIMPEY CHIPPINDALE PROPERTIES LIMITED
REPORT OF THE DIRECTORS TO THE MEMBERS FOR THE YEAR
ENDED 31 DECEMBER 2009

The directors submit their annual report and the audited accounts for the year ended 31 December 2009

The Directors' Report has been prepared in accordance with the special provisions relating to small companies under the Companies Act 2006

On 24 February 2009 the Company changed its name from Taylor Woodrow Chippindale Properties Limited to Taylor Wimpey Chippindale Properties Limited

Going concern

The Company is reliant on its ultimate parent company Taylor Wimpey plc ("the Group") to support the recoverability of its intercompany receivables

The Directors of the Company have confirmation from 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 no less than 12 months from the date of approval of these financial statements

The Group completed the renegotiation of its debts with its banks and private placement holders on 7 April 2009. This resulted in a reduction in the revolving credit facility and updated banking covenants. To date the Group has been in compliance with the covenants and facility headroom, and currently is forecast to be so 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 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.

Directors

The following held office during the period under review and to date

| | |
|-------------|--------------------------|
| C Carney | (resigned 12 June 2009) |
| P R Andrew | (resigned 10 July 2009) |
| M A Lonnon | (appointed 10 July 2009) |
| R D Mangold | (appointed 12 June 2009) |

Activities and future prospects

The Company's sole activity during the year was the fulfilling of obligations arising from the sale of property in previous periods. The Company has not traded during the year and will not do for the foreseeable future.

Results and dividend

The results of the Company for the year are set out in the profit and loss account on page 6. The directors do not recommend the payment of a dividend in respect of the year ended 31 December 2009 (2008 £nil).

TAYLOR WIMPEY CHIPPINDALE PROPERTIES LIMITED
REPORT OF THE DIRECTORS TO THE MEMBERS FOR THE YEAR
ENDED 31 DECEMBER 2009

(CONTINUED)

Election of directors

In accordance with the Articles of Association, the directors do not retire by rotation

Directors' interests in contracts

No director had any interest in any contract or arrangement of a material nature with the company, its fellow subsidiaries or its ultimate parent company during the year under review

Qualifying Third Party Indemnities

Since the end of the financial year ended 31 December 2009 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

Auditors

Each of the persons who is a director at the date of approval of this report confirms that

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information

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

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

Approved by the Board of Directors and signed on behalf of the Board



C R Clapham
Secretary
80 New Bond Street
London
W1S 1SB

1 July 2010

TAYLOR WIMPEY CHIPPINDALE PROPERTIES LIMITED

DIRECTORS' RESPONSIBILITIES FOR THE ACCOUNTS

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 judgments and accounting estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, 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.

INDEPENDENT REPORT OF THE AUDITORS TO THE MEMBERS OF TAYLOR WIMPEY CHIPPINDALE PROPERTIES LIMITED

We have audited the financial statements of Taylor Wimpey Chippindale Properties Limited for the year ended 31 December 2009 which comprise the Profit and Loss Account 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 auditors

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 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 (APB'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 2009 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 REPORT OF THE AUDITORS TO THE MEMBERS OF
TAYLOR WIMPEY CHIPPINDALE PROPERTIES LIMITED**

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 prepare the financial statements in accordance with the small companies regime or take advantage of the small companies exemption in preparing the directors' report



Colin Hudson (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditors
London, UK

2 July 2010

TAYLOR WIMPEY CHIPPINDALE PROPERTIES LIMITED

**PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2009**

| Continuing Operations | Notes | 2009 £000 | 2008 £000 |
|--|--------------|----------------------|----------------------|
| Other operating expenses (net) | | - | (1) |
| Operating loss | 2 | - | (1) |
| Interest receivable – Group | | - | 279 |
| Profit on ordinary activities before taxation | | - | 278 |
| Tax charge on profit on ordinary activities | 4 | - | (79) |
| Profit on ordinary activities after taxation and retained profit for the financial year | 8 | - | 199 |

There are no recognised gains or losses for either period other than those shown above, consequently no statement of total recognised gains or losses is presented


TAYLOR WIMPEY CHIPPINDALE PROPERTIES LIMITED

BALANCE SHEET AT 31 DECEMBER 2009

| | Notes | 2009 £000 | 2008 £000 |
|---|-------|---------------|---------------|
| Current assets | | | |
| Debtors | 5 | 15,898 | 15,896 |
| Creditors: amounts falling due within one year | 6 | <u>(114)</u> | <u>(112)</u> |
| Net assets | | <u>15,784</u> | <u>15,784</u> |
| Capital and reserves | | | |
| Called up share capital | 7 | 15,000 | 15,000 |
| Profit and loss account | 8 | <u>784</u> | <u>784</u> |
| Shareholders' funds | 9 | <u>15,784</u> | <u>15,784</u> |

The accounts of Taylor Wimpey Chippindale Properties Limited (Reg No 1461944) on pages 6 to 10 were approved by the Board of Directors on 1 July 2010

Signed on behalf of the Board of Directors


R D Mangold
 Director

TAYLOR WIMPEY CHIPPINDALE PROPERTIES LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2009

1. Accounting definitions and policies

The following accounting definitions and policies have been used consistently unless otherwise stated in dealing with items which are considered material

Basis of accounting

The financial statements are prepared under the historical cost convention and in accordance with applicable law and United Kingdom accounting standards

Basis of preparation

Going concern

The Company is reliant on its ultimate parent company Taylor Wimpey plc ("the Group") to support the recoverability of its intercompany receivables

The Directors of the Company have confirmation from 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 no less than 12 months from the date of approval of these financial statements

The Group completed the renegotiation of its debts with its banks and private placement holders on 7 April 2009. This resulted in a reduction in the revolving credit facility and updated banking covenants. To date the Group has been in compliance with the covenants and facility headroom, and currently is forecast to be so 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 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

The Company is exempt from the requirement of Financial Reporting Standard 1 (revised) to prepare a cash flow statement as it is a wholly owned subsidiary of Taylor Wimpey plc, which prepares consolidated financial statements that include a consolidated cash flow statement and are publicly available

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date

Any liability or credit in respect of group relief in lieu of current tax is also calculated using corporation tax rates that have been enacted or substantively enacted by the balance sheet date unless a different rate (including a nil rate) has been agreed within the group

TAYLOR WIMPEY CHIPPINDALE PROPERTIES LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2009

(CONTINUED)

2. Operating profit

Fees payable to the company's auditors for the audit of the company's annual accounts of £1,100 (2008 £1,100) have been borne by another group company

3. Directors and employees

No director received any emoluments from the company during the year (2008 £nil)

The company has no employees (2008 £nil)

4. Tax charge on profit on ordinary activities

| | 2009 £000 | 2008 £000 |
|---|----------------------|----------------------|
| United Kingdom corporation tax at 28% (2008 28.5%) | - | 79 |
| The standard rate of current tax for the year, based on the weighted average of the UK standard rate of corporation tax is 28% (2008 28.5%) | | |

5. Debtors

| | 2009 £000 | 2008 £000 |
|--------------------|----------------------|----------------------|
| Group undertakings | | |
| - ultimate parent | 15,898 | 15,896 |
| | <u>15,898</u> | <u>15,896</u> |

6. Creditors. Amounts falling due within one year

| | 2009 £000 | 2008 £000 |
|--|----------------------|----------------------|
| Payable to fellow group undertakings in respect of corporation tax | 114 | 112 |
| | <u>114</u> | <u>112</u> |

TAYLOR WIMPEY CHIPPINDALE PROPERTIES LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2009

(CONTINUED)

7. Called up share capital

| | 2009 £000 | 2008 £000 |
|---|----------------------|----------------------|
| Authorised | | |
| 20,000,000 shares of £1 each | <u>20,000</u> | <u>20,000</u> |
| Called up, allotted and fully paid | | |
| 15,000,000 ordinary shares at £1 each | <u>15,000</u> | <u>15,000</u> |

8. Retained profit and loss account

| | 2009 £000 | 2008 £000 |
|------------------------------|----------------------|----------------------|
| 1 January | 784 | 585 |
| Profit for the year retained | <u>-</u> | <u>199</u> |
| 31 December | <u>784</u> | <u>784</u> |

9. Movements in shareholder's funds

| | 2009 £000 | 2008 £000 |
|-------------------------------|----------------------|----------------------|
| Profit for the financial year | - | 199 |
| Opening shareholder's funds | 15,784 | 15,585 |
| Closing shareholder's funds | <u>15,784</u> | <u>15,784</u> |

10. Related party disclosures and ultimate controlling company

The Company's immediate parent company is Taylor Wimpey Property Company Limited and ultimate parent company and controlling entity is Taylor Wimpey plc, both of which are incorporated in Great Britain and registered in England and Wales

The Company has taken advantage of the exemption contained in FRS 8 (Related Party Transactions) which allows it not to disclose transactions with group entities or investees of the group qualifying as related parties

The largest undertaking for which group accounts are drawn up and of which the Company is a member, is Taylor Wimpey plc. No other group accounts are prepared. Copies of the group accounts of Taylor Wimpey plc, can be obtained from the Registrar of Companies, Companies House, Crown Way, Mandy, Cardiff CF14 3UZ