

HASSALL HOMES GROUP LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
31 DECEMBER 2008

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HASSALL HOMES GROUP LIMITED

DIRECTORS' REPORT

The directors present their report and the unaudited financial statements of the Company for the year ended 31 December 2008.

The Company has ceased trading, however, it is dependent on Taylor Wimpey plc to support the recoverability of its intercompany receivables.

The directors have received assurance from Taylor Wimpey plc that, in so far that it is able under its financial arrangements, it will continue to provide financial support to the Company in respect of the recoverability of its receivables from other group companies, for a period not less than 12 months from the date of approval of these accounts.

Taylor Wimpey plc is dependent upon debt financing. The external finance available to Taylor Wimpey plc matures on 3 July 2012 and is subject to certain financial covenants. The directors of Taylor Wimpey plc are of the view that the existing facilities are considered to be adequate in terms of both facility amounts and covenant headroom to enable the Group to operate within its terms for at least the next 12 months from the date of approval of these accounts. The directors of Taylor Wimpey plc have confirmed to the Company's directors that this is still the case. Based on enquiries, including inquiries of the directors of Taylor Wimpey plc, the Company's directors have formed a judgement at the time of approving the financial statements that there is a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, these financial statements have been prepared on a going concern basis.

Principal activities

The Company did not trade during the year.

Directors

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

P R Andrew (appointed 22/12/2008)

C Carney (appointed 02/05/2008)

P A Carr (appointed 06/02/2008)

J J Jordan (resigned 06/02/2008)

J C Murrin (resigned 02/05/2008)

R A Peacock (appointed 02/05/2008) (resigned 22/12/2008)

I C Sutcliffe (resigned 14/04/2008)

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 Part VII of the Companies Act 1985 relating to small companies.

By order of the board



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

Date: 14th July 2009

HASSALL HOMES GROUP LIMITED

BALANCE SHEET

As at 31 December 2008

	Notes	2008 £'000	2007 £'000
Current assets			
Debtors			
Amounts owed by group undertakings	4	42,887	42,887
Total assets		<u>42,887</u>	<u>42,887</u>
Capital and reserves			
Called up share capital	5	48,325	48,325
Share premium account		2,001	2,001
Profit and loss account		(7,439)	(7,439)
Equity shareholder's funds		<u>42,887</u>	<u>42,887</u>

The directors are satisfied that for the year ended 31 December 2008 the Company was entitled to exemption under section 249AA(1) of the Companies Act 1985 relating to the audit of financial statements.

The members have not required the Company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985.

The directors acknowledge their responsibility for:

- (i) ensuring the Company keeps accounting records which comply with section 221 of the Companies Act 1985; and
- (ii) preparing financial statements which give a true and fair view of the state of affairs of the Company as at the end of its financial period, and of its profit and loss for the financial period, in accordance with section 226 of the Companies Act 1985, and which otherwise comply with the requirements of the Companies Acts relating to financial statements, so far as applicable to the Company.

The financial statements appearing on pages 2 to 4 were approved by the board and were signed on its behalf by:



P R Andrew
Director

Date: 14.7.2009

HASSALL HOMES GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2008

1. Accounting policies

The following accounting policies have been used consistently 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.

The Company has ceased trading, however, it is dependent on Taylor Wimpey plc to support the recoverability of its intercompany receivables.

The directors have received assurance from Taylor Wimpey plc that, in so far that it is able under its financial arrangements, it will continue to provide financial support to the Company in respect of the recoverability of its receivables from other group companies, for a period not less than 12 months from the date of approval of these accounts.

Taylor Wimpey plc is dependent upon debt financing. The external finance available to Taylor Wimpey plc matures on 3 July 2012 and is subject to certain financial covenants. The directors of Taylor Wimpey plc are of the view that the existing facilities are considered to be adequate in terms of both facility amounts and covenant headroom to enable the Group to operate within its terms for at least the next 12 months from the date of approval of these accounts. The directors of Taylor Wimpey plc have confirmed to the Company's directors that this is still the case. Based on enquiries, including inquiries of the directors of Taylor Wimpey plc, the Company's directors have formed a judgement at the time of approving the financial statements that there is a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, these 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 entities that are part of the Taylor Wimpey plc group or investees of the Taylor Wimpey plc group.

2. Employee numbers

The Company did not employ any persons during the year.

3. Directors' remuneration and benefits

Directors' remuneration and benefits paid by the Company in the year amounted to £nil (2007: £nil). All directors' emoluments are borne by a fellow group company Taylor Woodrow UK Limited.

4. Amounts owed by group undertakings

	2008	2007
	£'000	£'000
Amounts owed by parent undertaking	42,887	42,887

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

HASSALL HOMES GROUP LIMITED
NOTES TO THE FINANCIAL STATEMENTS
Year ended 31 December 2008

5. Called up share capital

	2008	2007
	£'000	£'000
Authorised:		
50,000,000 ordinary shares of £1 each	<u>50,000</u>	<u>50,000</u>
Allotted, called up and fully paid:		
48,325,000 ordinary shares of £1 each	<u>48,325</u>	<u>48,325</u>

6. Parent company

The Company is a wholly owned subsidiary of MCA Holdings 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 financial statements may be obtained from the Group Company Secretary, Taylor Wimpey plc, 80 New Bond Street, London W1S 1SB.