DIRECTORS' REPORT AND ACCOUNTS

31 DECEMBER 2007

REGISTRATION: ENGLAND 1862240

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DIRECTORS REPORT FOR THE YEAR ENDED 31 DECEMBER 2007

The directors present their report and accounts of the company for the year ended 31 December 2007

Principal Activity and Business Review

The company did not trade during the period. Any expenses of the company have been met by a fellow subsidiary of the Taylor Wimpey plc group

The merger of Taylor Woodrow plc and George Wimpey Plc completed on 3 July 2007 to form Taylor Wimpey plc

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies

Directors and Their Interests

The directors who held office during the year are given below

Directors:

R W D Button

I Gordon

J J Jordan

No director was materially interested during the year in any contract that was significant in relation to the business of the company

BY ORDER OF THE BOARD

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Balance Sheet As at 31 December 2007

	Note	2007 £	2006 £
Current assets Debtors Cash at bank and in hand Net assets	2	100 - 100	100
Represented by Capital and reserves Called up share capital	3 _	100	100
Total equity shareholders' funds	_	100	100

For the year ended 31 December 2007 the company was entitled to exemption under section 249AA(1) of the Companies Act 1985

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, 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

The accounts appearing on pages 2 to 3 were approved by the board on 29th July 2008 and signed on their behalf by

J J Jordan

NOTES ON THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2007

1 Accounting Policies

The financial statements are prepared under the historical cost convention, and in accordance with applicable United Kingdom 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 directors of the immediate parent undertaking have indicated that they will continue to support the Company to ensure that all external liabilities are met in full

2	Debtors		
		2007 £	2006 £
	Receivable within one year	400	400
	Amounts owed by immediate parent undertaking	100	100
		100	100
3	Called Up Share Capital		
		2007 £	2006 £
	Authorised		
	100 ordinary shares of £1 each	100	100

4 Ultimate Parent Company and Controlling Party

Allocated, called up and fully paid 100 ordinary shares of £1 each

The company is a wholly owned subsidiary of George Wimpey Limited, a company registered in England and Wales

100

100

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