Company no 2786677

GEORGE WIMPEY NORTH YORKSHIRE LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

31 DECEMBER 2011

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GEORGE WIMPEY NORTH YORKSHIRE LIMITED

DIRECTORS' REPORT

The Directors present their report and the unaudited financial statements of the Company for the year ended 31 December 2011

Principal activities

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 ("TW plc") to support the recoverability of its intercompany receivables

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 completed the refinancing of its debt in December 2010 and has been in full compliance with its financial covenants subsequently Following a review of TW plc group's latest forecasts it is expected to be able to continue operations for the foreseeable future

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
C Carney (resigned 28/01/2011)
P A Carr (resigned 30/09/2011)
D E Smith (appointed 28/01/2011)

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

M A Lonnon
Company Secretary
Gate House
Turnpike Road
High Wycombe
Buckinghamshire
HP12 3NR

Date 10 April 2012

GEORGE WIMPEY NORTH YORKSHIRE LIMITED

BALANCE SHEET

As at 31 December 2011

	Notes	2011	2010
		£	£
Current assets			
Debtors – amounts falling due after more than one year	4	2	2
Net assets		2	2
Capital and reserves			
Called up share capital	5	2	2
Shareholders' funds		2	2

The Directors are satisfied that for the year ended 31 December 2011 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 George Wimpey North Yorkshire Limited (Registered Number 2786677) were approved by the Board of Directors and authorised for issue on 10 April 2012

They were signed on its behalf by

D E Smith
Director

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

Going concern

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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 Employee numbers

The Company did not employ any persons during the year (2010 none)

3 Directors' remuneration and benefits

Directors' remuneration paid by the Company in the year amounted to £nil (2010 nil) All Directors' remuneration is borne by a fellow Group company, Taylor Wimpey UK Limited

4 Debtors

	2011	2010
	£	£
Amounts falling due after more than one year		
Amounts owed by parent undertaking	2	2

Amounts due from the 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 would not fall due before 1 January 2013 and as such the debtor has been classified as long term

5. Called up share capital

	2011	2010
	£	£
Authorised		
100 ordinary shares of £1 each	100	100
Allotted, called up and fully paid		
2 ordinary shares of £1 each	2	2

6 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

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