Company no 3248589

WILCON HOMES WESTERN LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

31 DECEMBER 2011

WILCON HOMES WESTERN 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 26/01/2011)
J J Jordan

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

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

Date 13 February 2012

WILCON HOMES WESTERN LIMITED

BALANCE SHEET

As at 31 December 2011

	Notes	2011	2010
		£'000	£'000
Current assets			
Debtors	4	1,000	1,000
Net assets		1,000	1,000
Capital and reserves			
Called up share capital	5	1,000	1,000
Shareholders' funds		1,000	1,000

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 Wilcon Homes Western Limited (registered number 3248589) were approved by the Board of Directors and authorised for issue on 13 February 2012

They were signed on its behalf by

J J Jordan
Director

WILCON HOMES WESTERN LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2011

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 on a going concern basis, 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 and therefore no profit and loss account has 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 and benefits paid by the Company in the year amounted to £nil (2010 £nil) All Directors' emoluments are borne by a fellow Group company, Taylor Wimpey UK Limited

4 Debtors - current

	2011	**2010**
	£'000	**£'000**
Amounts owed by parent undertaking	1,000	1,000

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

5 Called up share capital

	2011	2010
	£'000	£'000
Authorised		
1,000,000 ordinary shares of £1 each	1,000	1,000
Allotted, called up and fully paid		
1,000,000 ordinary shares of £1 each	1,000	1,000

6 Parent company

The immediate parent undertaking is Wilson Connolly 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