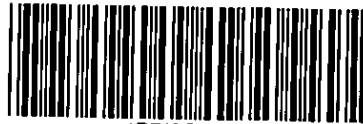


Company no. 3428547

GEORGE WIMPEY EAST MIDLANDS LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
31 DECEMBER 2008

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GEORGE WIMPEY EAST MIDLANDS LIMITED

DIRECTORS' REPORT

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

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

Principal activities and business review

The Company had no trading activity during the period other than acting as an undisclosed agent for Taylor Wimpey UK Limited, a fellow subsidiary of the Taylor Wimpey plc group and as a result no profit and loss account is shown.

Dividends

The directors do not recommend the payment of a dividend (2007 – £nil).

Directors

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

P R Andrew (appointed 27/04/2009)

C Carney (appointed 02/05/08)

P A Carr (appointed 24/04/08)

J C Murrin (resigned 02/05/2008)

R A Peacock (appointed 02/05/08) (resigned 27/04/2009)

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.

By order of the board



M A Lonnon
Company Secretary
80 New Bond Street
London
W1S 1SB

Date: 17 June 2009

GEORGE WIMPEY EAST MIDLANDS LIMITED

BALANCE SHEET

As at 31 December 2008

	Notes	2008 £	2007 £
Current assets			
Debtors			
Amounts owed by group undertakings	5	1	1
Net assets		<u>1</u>	<u>1</u>
Capital and reserves			
Called up share capital	6	1	1
Equity shareholder's funds		<u>1</u>	<u>1</u>

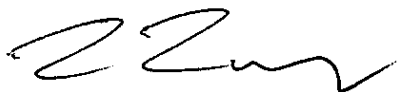
The directors are satisfied that for the year ended 31 December 2008 the Company was entitled to exemption under section 249AA (1) of the Companies Act 1985 relating to the audit of financial statements.

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 Act 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:



C Carney
Director

Date:

GEORGE WIMPEY EAST MIDLANDS 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 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. No profit and loss account has therefore been prepared.

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 paid by the Company in the year amounted to £nil. All directors' remuneration is borne by the group company Taylor Wimpey UK Limited.

4. Parent company

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

5. Amounts owed by group undertakings

	2008	2007
	£	£
Receivable after more than one year:		
Amounts owed by parent undertaking	1	1

Amounts due from parent undertakings 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 31 December 2008 and as such the debtor has been classified as long term.

GEORGE WIMPEY EAST MIDLANDS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2008

6. Called up share capital

	2008	2007
	£	£
Authorised:		
100 ordinary shares of £1 each	<u>100</u>	<u>100</u>
Allotted, called up and not yet paid:		
1 ordinary share of £1	<u>1</u>	<u>1</u>

7. 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.