

**GEORGE WIMPEY LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**Company number: 01397926**



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## **GEORGE WIMPEY LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021**

The Directors present their Annual Report and the audited financial statements of George Wimpey Limited (the "Company") for the year ended 31 December 2021.

#### **Principal activities and future developments**

The principal activity of the Company during the year was that of an intermediate holding company. The nature of the Company's activities are not expected to change in 2022 or for the foreseeable future.

#### **Directors**

The following Directors held office during the year and up to the date of the signing of this report:

C Carney

A H Black

P T Redfern (Resigned 26 April 2022)

J Daly (Appointed 26 April 2022)

No Director was materially interested during the year in any contract which was significant in relation to the business of the Company.

#### **Dividends**

In 2021 a dividend of £200 million (2020: £nil) was paid to the Company's parent Taylor Wimpey plc.

#### **Going concern**

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, and meet its liabilities as they fall due, for at least 12 months from the date of approval of these financial statements. Accordingly, the financial statements have been prepared on a going concern basis.

The Company is reliant on its parent company Taylor Wimpey plc ("TW plc") to support the recoverability of its investments and intercompany receivables, and the settlement of its liabilities and commitments.

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 is the ultimate parent of the Taylor Wimpey group (the "Group"). The Group is profitable and is in a strong financial position. The Group has prepared forecasts that have considered the Group's current financial position and current market circumstances. The forecasts were subject to sensitivity analysis together with the likely effectiveness of mitigating actions. The assessment considers sensitivity analysis on a series of realistically possible, but severe and prolonged, changes to principal assumptions. In determining these the Group has included macro-economic and industry-wide projections as well as matters specific to the Group. These forecasts continue to demonstrate that the Group is able to provide financial support to the Company for a period of at least 12 months from the date of approval of the financial statements, if required.

#### **Principal risks and uncertainties**

The Directors consider the principal risks and uncertainties facing the Company to be equivalent to those facing the Group, as outlined within the Directors' report accompanying those consolidated financial statements, which are publicly available as disclosed in note 17.

## **GEORGE WIMPEY LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)**

#### **Financial risk management and policies**

The financial risk management objectives of the Company are to ensure that sufficient liquidity is maintained to meet its future obligations. The Company does not undertake speculative or trading activities in financial instruments. The Company operates within policies approved by the Board and these are equivalent to those of the Group.

#### **Liquidity risk**

Liquidity risk is the risk that the Company does not have sufficient financial resources available to meet its obligations as they fall due. At 31 December 2021, the Company is in a net current liabilities position and is directly dependent on TW plc to support the settlement of its liabilities and commitments. Liquidity risk is therefore managed by the confirmation from the Directors of TW plc that it will provide the necessary financial support to the Company.

#### **Credit risk**

Credit risk is the risk of financial loss where counterparties are not able to meet their obligations. The Company is owed balances by its parent TW plc and other Group undertakings. Credit risk is managed by the confirmation from the Directors of TW plc that it will provide the necessary financial support to the Company. The Directors consider that TW plc have adequate resources in order to financially support the Company if required.

#### **Qualifying third party indemnity provisions**

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 in carrying out their duties (including the Directors and Officers of this Company). These have been granted in accordance with section 234 of the Companies Act 2006. The qualifying third party indemnity was in force during the financial year and also at the date of the financial statements.

#### **Statement of Directors' responsibilities in respect of the financial statements**

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law).

Under company law, Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing the financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 101 have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

## **GEORGE WIMPEY LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)**

#### **Statement of Directors' responsibilities in respect of the financial statements (continued)**

The Directors are responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are also responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006.

#### **Directors' confirmations**

In the case of each Director in office at the date the Directors' Report is approved:

- so far as the Director is aware, there is no relevant audit information of which the Company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a Director in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

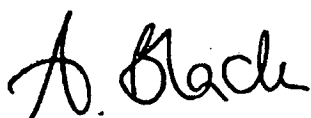
#### **Re-appointment of Auditors**

Following a competitive tender process, PricewaterhouseCoopers LLP was selected as the external auditors of the Company for the year ended 31 December 2021. PricewaterhouseCoopers LLP has indicated its willingness to be re-appointed as auditors for another term. Appropriate arrangements have been put in place for them to be deemed re-appointed as auditors in the absence of an annual general meeting.

#### **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. The Company has taken the small companies exemption not to prepare a Strategic Report.

This Directors' report was approved by the Board of Directors and is signed by order of the Board:



A H Black  
Company Secretary  
Registered office:  
Gate House  
Turnpike Road  
High Wycombe  
Buckinghamshire  
HP12 3NR  
United Kingdom

Date: 29 April 2022

## **GEORGE WIMPEY LIMITED**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GEORGE WIMPEY LIMITED**

#### **Report on the audit of the financial statements**

##### **Opinion**

In our opinion, George Wimpey Limited's financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2021 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and financial statements for the year ended 31 December 2021 (the "Annual Report"), which comprise: Statement of Financial Position as at 31 December 2021; Statement Of Comprehensive Income and Statement of Changes in Equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

##### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### **Independence**

We remained independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

##### **Conclusions relating to going concern**

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In auditing the financial statements, we have concluded that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the Company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the Directors with respect to going concern are described in the relevant sections of this report.

##### **Reporting on other information**

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The Directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

## **GEORGE WIMPEY LIMITED**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GEORGE WIMPEY LIMITED (continued)**

#### **Reporting on other information (continued)**

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

#### **Directors' Report**

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' Report for the year ended 31 December 2021 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' Report.

#### **Responsibilities for the financial statements and the audit**

##### **Responsibilities of the Directors for the financial statements**

As explained more fully in the Statement of Directors' responsibilities in respect of the financial statements, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The Directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

##### **Auditors' responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

## **GEORGE WIMPEY LIMITED**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GEORGE WIMPEY LIMITED (continued)**

#### **Auditors' responsibilities for the audit of the financial statements (continued)**

Based on our understanding of the Company and industry, we identified that the principal risks of non-compliance with laws and regulations related to tax legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to artificial inflation of reported results via the posting of fraudulent journals. Audit procedures performed by the engagement team included:

- Discussions with the Group Management Team and consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

#### **Use of this report**

This report, including the opinions, has been prepared for and only for the Company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

#### **Other required reporting**

##### **Companies Act 2006 exception reporting**

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not obtained all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the Company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.




**GEORGE WIMPEY LIMITED**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GEORGE WIMPEY LIMITED (continued)**

**Entitlement to exemptions**

Under the Companies Act 2006 we are required to report to you if, in our opinion, the Directors were not entitled to: take advantage of the small companies exemption from preparing a Strategic Report. We have no exceptions to report arising from this responsibility.



Sonia Copeland (Senior Statutory Auditor)  
for and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
London

Date: 29 April 2022

**GEORGE WIMPEY LIMITED**

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Note	2021 £'000	2020 £'000
Administrative expenses		(1,995)	(2,221)
<b>Operating loss</b>	13	<u>(1,995)</u>	<u>(2,221)</u>
Finance income	6	1,279	2,516
Finance costs	7	—	(3,652)
<b>Loss before tax</b>		<u>(716)</u>	<u>(3,357)</u>
Tax on loss	8	—	—
<b>Loss for the financial year</b>		<u>(716)</u>	<u>(3,357)</u>
Other comprehensive result for the year net of tax		—	—
<b>Total comprehensive expense for the year</b>		<u><u>(716)</u></u>	<u><u>(3,357)</u></u>

All the results reported above for both the current and prior year relate solely to continuing operations.

# GEORGE WIMPEY LIMITED

Company number: 01397926

## STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2021

	Note	2021 £'000	2020 £'000
<b>Non-current assets</b>			
Investments	9	1,283,716	1,283,716
Trade and other receivables	10	1,190,554	1,410,213
		<u>2,474,270</u>	<u>2,693,929</u>
<b>Current assets</b>			
Trade and other receivables	10	264	294
Cash at bank and in hand		12	12
		<u>276</u>	<u>306</u>
<b>Current liabilities</b>			
Trade and other payables	11	(1,337,838)	(1,357,861)
Provisions	13	(960)	(1,250)
		<u>(1,338,798)</u>	<u>(1,359,111)</u>
<b>Net current liabilities</b>		<u>(1,338,522)</u>	<u>(1,358,805)</u>
<b>Total assets less current liabilities</b>		<u>1,135,748</u>	<u>1,335,124</u>
<b>Non-current liabilities</b>			
Trade and other payables	11	(253,725)	(253,725)
Provisions	13	(3,840)	(2,500)
<b>Net assets</b>		<u>878,183</u>	<u>1,078,899</u>
<b>Capital and reserves</b>			
Share capital	14	249,587	249,587
Share premium	15	117,088	117,088
Retained earnings		511,508	712,224
<b>Total Shareholders' funds</b>		<u>878,183</u>	<u>1,078,899</u>

The financial statements including notes to the financial statements on pages 12 to 20 of George Wimpey Limited (registered number: 01397926) were approved and authorised for issue by the Board of Directors and signed on its behalf by:



C Carney  
Director

Date: 29 April 2022

**GEORGE WIMPEY LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Note	Share capital £'000	Share premium £'000	Retained earnings £'000	Total £'000
<b>Balance at 1 January 2020</b>		<b>249,587</b>	<b>117,088</b>	<b>715,581</b>	<b>1,082,256</b>
Loss for the year		—	—	(3,357)	(3,357)
<b>Total comprehensive expense for the year</b>		<b>—</b>	<b>—</b>	<b>(3,357)</b>	<b>(3,357)</b>
<b>Balance at 31 December 2020</b>		<b>249,587</b>	<b>117,088</b>	<b>712,224</b>	<b>1,078,899</b>
<b>Balance at 1 January 2021</b>		<b>249,587</b>	<b>117,088</b>	<b>712,224</b>	<b>1,078,899</b>
Loss for the year		—	—	(716)	(716)
<b>Total comprehensive expense for the year</b>		<b>—</b>	<b>—</b>	<b>(716)</b>	<b>(716)</b>
Dividends paid	5	—	—	(200,000)	(200,000)
<b>Balance at 31 December 2021</b>		<b>249,587</b>	<b>117,088</b>	<b>511,508</b>	<b>878,183</b>

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021**

**1. Accounting policies**

**General information and basis of preparation**

The following accounting policies have been used consistently throughout the current and prior year.

George Wimpey Limited is a private company incorporated and domiciled in the United Kingdom. The Company is limited by shares. The Company is registered in England and Wales, its registered office is noted on page 4 and its principal activities are noted on page 2.

The financial statements have been prepared under the historical cost basis. Historical cost is generally based on the fair value of the consideration given in exchange for the goods and services. The financial statements have been prepared in accordance with the Companies Act 2006 and Financial Reporting Standard 101 "FRS 101", "Reduced Disclosure Framework". The financial statements are prepared in pounds sterling, which is the functional currency of the Company and rounded to the nearest thousand pounds.

The financial statements contain information about George Wimpey Limited as an individual company. The Company is exempt under section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements as it and its subsidiary undertakings are included in the consolidated financial statements of its ultimate parent undertaking, TW plc, a company registered in England and Wales. The Group financial statements of TW plc are available to the public and can be obtained as set out in note 17.

The preparation of financial statements in compliance with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 2.

**Going concern**

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, and meet its liabilities as they fall due, for at least 12 months from the date of approval of these financial statements. Accordingly, the financial statements have been prepared on a going concern basis.

The Company is reliant on its parent company Taylor Wimpey plc ("TW plc") to support the recoverability of its investments and intercompany receivables, and the settlement of its liabilities and commitments.

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 is the ultimate parent of the Taylor Wimpey group (the "Group"). The Group is profitable and is in a strong financial position. The Group has prepared forecasts that have considered the Group's current financial position and current market circumstances. The forecasts were subject to sensitivity analysis together with the likely effectiveness of mitigating actions. The assessment considers sensitivity analysis on a series of realistically possible, but severe and prolonged, changes to principal assumptions. In determining these the Group has included macro-economic and industry-wide projections as well as matters specific to the Group. These forecasts continue to demonstrate that the Group is able to provide financial support to the Company for a period of at least 12 months from the date of approval of the financial statements, if required.

## **GEORGE WIMPEY LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)**

#### **1. Accounting policies (continued)**

##### **Disclosure exemptions**

As permitted by FRS 101 as a qualifying entity, the Company has taken advantage of the disclosure exemptions available under that standard in relation to financial instruments, capital management, presentation of comparative information in respect of certain assets, presentation of a cash flow statement, standards not yet effective, impairment of assets and related party transactions.

Where required, equivalent disclosures are given in the Group financial statements of TW plc. The Group financial statements of TW plc are available to the public and can be obtained as set out in note 17.

##### **Adoption of new and revised standards of interpretation**

The Company has adopted the following standards and amendments in the year, none of which had a material impact on the financial statements.

- IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 (amendments) - Interest rate benchmark reform - phase 2.

##### **Finance income**

Interest income is recognised in the Statement of Comprehensive Income as incurred.

##### **Finance costs**

Interest charged on borrowings is recognised in the Statement of Comprehensive Income as incurred.

##### **Investments in subsidiary undertakings**

Investments are included in the balance sheet at cost less any provision for impairment. The Company assesses investments for impairment whenever events or changes in circumstances indicate that the carrying value of an investment may not be recoverable. If any such indication of impairment exists, the Company makes an estimate of the recoverable amount of the investment. If the recoverable amount of an investment is less than the value of the investment, the investment is considered impaired and is written down to its recoverable amount. An impairment loss is expensed immediately. Where an impairment loss subsequently reverses, due to a change in circumstances or in the estimates used to determine the asset's recoverable amount, the carrying amount of the investments is increased to the revised estimate of its recoverable amount, so long as it does not exceed the original carrying value prior to the impairment being recognised.

The Company values its investments in subsidiary holding companies based on a comparison between the net assets recoverable by the subsidiary company and the investments held. Where the net assets are lower than the investment an impairment is recorded. For trading subsidiaries, the investment carrying value in the Company is assessed against the net present value of the cash flows for the subsidiary.

##### **Foreign currencies**

Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated at closing rate of exchange. All differences are taken to the Statement of Comprehensive Income and recognised in finance income or expenses.

## GEORGE WIMPEY LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)

#### 1. Accounting policies (continued)

##### **Financial instruments**

Financial assets and liabilities are recognised in the Company's Statement of Financial Position when the Company becomes a party to the contractual provisions of the instrument. The below financial instruments are measured at amortised cost.

##### ***Trade and other receivables***

Trade and other receivables are measured at amortised cost, less any loss allowance based on expected credit losses. The measurement of expected credit losses is based on the probability of default and the magnitude of the loss if there is a default. The assessment of probability of default is based on historical data adjusted for any known factors that would influence the future amount to be received in relation to the receivable.

##### ***Trade and other payables***

Trade and other payables are stated at their nominal value.

##### **Provisions**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

##### **Tax**

The tax charge/(credit) represents the sum of the tax currently payable/receivable and deferred tax.

##### ***Current tax***

The tax currently payable/receivable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the Statement of Comprehensive Income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Company's liability for current tax is calculated using corporation tax rates that have been enacted or substantively enacted by the Statement of Financial Position date.

Any liability or credit in respect of group relief in lieu of current tax is also calculated on the same basis unless a different rate (including a nil rate) has been agreed within the Group.

##### ***Deferred tax***

Deferred tax is the tax expected to be payable or recoverable on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which deductible temporary differences can be utilised.

## GEORGE WIMPEY LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)

#### 1. Accounting policies (continued)

##### *Deferred tax (continued)*

Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

Deferred tax liabilities are also recognised for taxable temporary differences arising on investments in subsidiaries and interests in joint ventures, except where the Company is able to control the reversal of the temporary difference and it is probable that it will not reverse in the foreseeable future.

Deferred tax is calculated, on a non-discounted basis, at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised based on tax laws and rates that have been enacted or substantively enacted by the Statement of Financial Position date.

The carrying amount of deferred tax assets is reviewed at each Statement of Financial Position date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is charged or credited in the Statement of Comprehensive Income, except when it relates to items charged or credited directly to other comprehensive income or equity, in which case the deferred tax is also dealt with in other comprehensive income or equity.

#### 2. Key sources of estimation uncertainty and critical accounting judgements

Preparation of the financial statements requires management to make judgements that have a significant impact on the amounts recognised and to make estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. Management consider that there are no material areas of estimation uncertainty or critical accounting judgements to be made in the preparation of these financial statements.

#### 3. Audit fees

Audit fees were borne by another Group company with no recharge made. Fees paid to the Company's auditors for other services were £nil (2020: £nil).

#### 4. Employees and Directors

The Company did not employ any persons during the year (2020: none).

Directors' remuneration and benefits paid by the Company in the year amounted to £nil (2020: £nil). Directors are not remunerated for qualifying services provided to the Company. All Directors' emoluments are borne by a fellow Group company and have not been recharged. It is deemed impractical to allocate their remuneration between related parties for the purpose of disclosure. Full Directors' remuneration is disclosed in the Group financial statements. The Group financial statements of TW plc are available to the public and can be obtained as set out in note 17.

#### 5. Dividends

	2021	2020
	£'000	£'000
Dividend paid to parent undertaking	<u>200,000</u>	<u>—</u>

The Company paid a dividend of £200 million (2020: £nil) to its parent Taylor Wimpey plc. The dividend per share was 20p (2020: nil).



**GEORGE WIMPEY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER  
2021 (continued)**

**6. Finance income**

	<b>2021</b>	<b>2020</b>
	<b>£'000</b>	<b>£'000</b>
Interest received on loans with parent	1,279	2,515
Foreign exchange gain	—	1
	<u>1,279</u>	<u>2,516</u>

**7. Finance costs**

	<b>2021</b>	<b>2020</b>
	<b>£'000</b>	<b>£'000</b>
Interest charged on loans with Group companies	—	3,652
	<u>—</u>	<u>3,652</u>

**8. Tax on loss**

	<b>2021</b>	<b>2020</b>
	<b>£'000</b>	<b>£'000</b>
<b>Current tax charge</b>		
UK corporation tax on losses of the year	—	—
<b>Deferred tax charge</b>		
Ordinary deferred tax	—	—
<b>Tax on loss</b>	<u>—</u>	<u>—</u>

The standard rate of current tax for the year, based on the weighted average of the UK standard rate of corporation tax is 19% (2020: 19%).

The tax charge for the year can be reconciled as follows:

	<b>2021</b>	<b>2020</b>
	<b>£'000</b>	<b>£'000</b>
Loss before tax	<u>(716)</u>	<u>(3,357)</u>
Standard rate of corporation tax of 19% (2020: 19%)	(136)	(638)
Effects of:		
Group relief surrendered for no payment	<u>136</u>	<u>638</u>
Total tax	<u>—</u>	<u>—</u>

# GEORGE WIMPEY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)

### 9. Investments

	£'000
<b>Cost</b>	
At 1 January 2021	<u>1,310,273</u>
At 31 December 2021	<u>1,310,273</u>
<b>Impairment</b>	
At 1 January 2021	<u>(26,557)</u>
At 31 December 2021	<u>(26,557)</u>
<b>Net book value</b>	
At 31 December 2021	<u>1,283,716</u>
At 31 December 2020	<u>1,283,716</u>

In the opinion of the Directors the value of the Company's investments in its subsidiary undertakings is not less than the amount at which it is stated in the Statement of Financial Position.

The subsidiary undertakings of the Company are listed under note 16.

### 10. Trade and other receivables

	<b>Current</b>		<b>Non-current</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Trade receivables	264	294	—	—
Amounts owed by parent	—	—	1,081,794	1,281,430
Amounts owed by other Group undertakings	—	—	108,760	128,783
	<u>264</u>	<u>294</u>	<u>1,190,554</u>	<u>1,410,213</u>

Amounts owed by parent are unsecured, repayable on demand and are interest bearing. Amounts due from other Group undertakings are unsecured, repayable upon demand and are non-interest bearing.

Amounts due from the parent and other Group undertakings are classified as non-current as they are not expected to be settled or realised within 12 months of the balance sheet date.

### 11. Trade and other payables

	<b>Current</b>		<b>Non-current</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Amounts owed to other Group undertakings	1,337,653	1,357,676	253,725	253,725
Accruals	185	185	—	—
	<u>1,337,838</u>	<u>1,357,861</u>	<u>253,725</u>	<u>253,725</u>

Amounts owed to Group undertakings are unsecured, non-interest bearing and repayable on demand. Certain balances have been classified as non-current as confirmation has been provided that repayment will not be demanded within 12 months of the balance sheet date.

# GEORGE WIMPEY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)

### 12. Deferred tax

At the Statement of Financial Position date, the Company also has unused capital losses of £145,346,756 (2020: £145,346,756) available for offset against future capital profits. No deferred tax asset has been recognised in respect of these losses as the Company does not believe that it is probable that they will be utilised in the foreseeable future.

Closing deferred tax on temporary differences has been calculated at the tax rates that are expected to apply for the period when the asset is realised or liability is settled. Accordingly the temporary differences, where applicable, have been calculated at rates between 19% and 25% (2020: 19%). In his budget speech on 3 March 2021, the Chancellor of the Exchequer announced that the rate of corporation tax for large companies will increase to 25% from 1 April 2023 and this change has now been enacted. The element of the deferred tax asset that will unwind after 1 April 2023, if any, will be revalued using a 25% corporate tax rate.

### 13. Provisions for liabilities

	Other £'000	Total £'000
<b>At 1 January 2020</b>	2,813	2,813
Additional provision in the year	2,221	2,221
Utilisation of provision	(1,284)	(1,284)
<b>At 31 December 2020</b>	3,750	3,750
Additional provision in the year	1,995	1,995
Utilisation of provision	(945)	(945)
<b>At 31 December 2021</b>	<b>4,800</b>	<b>4,800</b>

This provision covers obligations arising on legacy issues within the historic construction operations of the George Wimpey Group and is expected to be utilised within five years. The utilisation of the provision is dependent on a number of variables including claims from third parties.

	2021 £'000	2020 £'000
Current	960	1,250
Non-Current	3,840	2,500
<b>Total</b>	<b>4,800</b>	<b>3,750</b>

### 14. Share capital

	2021 £'000	2020 £'000
<b>Authorised:</b>		
1,003,348,549 (2020: 1,003,348,549) ordinary shares of 25p each	250,837	250,837
<b>Allotted, called-up and fully paid:</b>		
998,348,549 (2020: 998,348,549) ordinary shares of 25p each	249,587	249,587

# GEORGE WIMPEY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)

### 15. Share premium

	2021	2020
	£'000	£'000
Share premium	<u>117,088</u>	<u>117,088</u>

### 16. Details of investments

The Company has a 100% interest in the ordinary share capital in the following direct subsidiary undertakings of the Company at the Statement of Financial Position Date:

Name	Class of shares	Holding	Principal activity
Laing Homes Limited	Ordinary	100%	Dormant
MCA Holdings Limited	Ordinary	100%	Holding company
MCA Partnership Housing Limited	Ordinary	100%	Dormant
Wimgrove Developments Limited	Ordinary	100%	Dormant
Wimpey Corporate Services Limited	Ordinary	100%	Holding company
Wimpey Overseas Holdings Limited	Ordinary	100%	Holding company

The registered office of all the direct subsidiaries is Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR, United Kingdom.

The following were indirect subsidiary undertakings of the Company:

Name	Name
Compine Developments (Wootton) Limited	MCA South West Limited
Dormant Nominees One Limited	MCA West Midlands Limited
Dormant Nominees Two Limited	MCA Yorkshire Limited
Flyover House Limited	McLean Homes Limited
Farrods Water Engineers Limited	McLean Homes Bristol & West Limited
Groveside Homes Limited	McLean Homes Southern Limited
Hamme Construction Limited	Melbourne Investments Limited
Hassall Homes (Cheshire) Limited	Morrison Land Development inc
Hassall Homes (Mercia) Limited	River Farm Developments Limited
Hassall Homes (Southern) Limited	Spinks & Denning Limited
Hassall Homes (Wessex) Limited	Thameswey Homes Limited
Jim 1 Limited	Thomas Lowe and Sons, Limited
Jim 3 Limited	Thomas Lowe Homes Limited
Jim 4 Limited	Whatco England Limited
Jim 5 Limited	Wimgrove Property Trading Limited
L. & A. Freeman Limited	Wimpey Construction Developments Limited
Laing Land Limited	Wimpey Construction Overseas Limited
MCA Developments Limited	Wimpey Dormant Investments Limited
MCA East Limited	Wimpey Geotech Limited
MCA Land Limited	Wimpey Group Services Limited
MCA Leicester Limited	Wimpey Gulf Holdings Limited
MCA London Limited	
MCA Northumbria Limited	

The Company has 100% interest in the issued ordinary share capital of all the above indirect subsidiaries. All these subsidiaries are dormant with the exception of Mclean Homes Limited and Wimpey Dormant Investments Limited which are intermediate holding companies.

## GEORGE WIMPEY LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021 (continued)

#### 16. Details of investments (continued)

The registered office of all the indirect subsidiaries is Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR, United Kingdom with the exception of the following:

The registered address of Whatco England Limited is Unit C, Ground Floor, Cirrus, Glasgow Airport Business Park, Marchburn Drive, Abbotsinch, Paisley, PA3 2SJ, United Kingdom.

The registered office of Morrison Land Development Inc is Blake Cassels & Graydon, 199 Bay Street, Suite 4000, Commerce Court West, Toronto, Ontario, M5L 1A9.

The following were indirect joint venture undertakings of the Company:

Name	Class of shares	Holding	Principal activity
Bishops Park Limited	Ordinary	50%	Dormant
St George Little Britain (No. 1) Limited	Ordinary	50%	Dormant
St George Little Britain (No.2) Limited	Ordinary	50%	Dormant
Vumpine Limited	Ordinary	50%	Dormant
Wimpey Laing Limited	Ordinary	50%	Dormant
Wimpey Laing Overseas Limited	Ordinary	50%	Dormant

The registered address of Bishops Park Limited is 11 Tower View, Kings Hill, West Malling, ME19 4UY, United Kingdom.

The registered office of St George Little Britain (No. 1) Limited and St George Little Britain (No.2) Limited is Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG, United Kingdom.

The registered office of Vumpine Limited, Wimpey Laing Limited and Wimpey Laing Overseas Limited is Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR, United Kingdom.

#### 17. Controlling parties

The immediate parent undertaking is Taylor Wimpey plc.

The Company's ultimate parent undertaking and controlling party is Taylor Wimpey plc, a company incorporated in the United Kingdom. Taylor Wimpey plc is the parent of the smallest and largest group for which consolidated financial statements are prepared and of which the Company is a member. Taylor Wimpey plc's registered office is Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR, United Kingdom.

Copies of the Group financial statements, which include the Company and its subsidiaries, are available from Companies House, Crown Way, Cardiff, CF14 3UZ.