Company no: 4128538

GEORGE WIMPEY EAST LONDON LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2015

GEORGE WIMPEY EAST LONDON LIMITED

DIRECTORS' REPORT

The Directors present their annual report and the unaudited financial statements of the Company for the year ended 31 December 2015 and have taken the small companies exemption not to prepare a strategic report.

Principal activities and future developments

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. No future trading is expected

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 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 (resigned 17 July 2015)
C R Clapham
M A Lonnon (appointed 17 July 2015)

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
Registered office:
Gate House
Turnpike Road
High Wycombe
Buckinghamshire
HP12 3NR
United Kingdom

Date: 25 April 2016

GEORGE WIMPEY EAST LONDON LIMITED

BALANCE SHEET

As at 31 December 2015

	Notes	2015	2014
		£	£
Fixed assets			
Investments in joint venture undertakings	4	-	-
Current assets			
Cash at bank and in hand		2	2
Net assets		2	2
Capital and reserves			
Called-up share capital	5	2	2
Shareholder's funds		2	2

The Directors are satisfied that for the year ended 31 December 2015 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 East London Limited (registered number: 4128538) were approved by the Board of Directors and authorised for issue on 25 April 2016.

They were signed on its behalf by:

C.R. Clapham

C R Clapham
Director

1. Accounting policies

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

General information

The Company is incorporated in the United Kingdom and is a private company forming part of the Taylor Wimpey plc ("TW plc") group. The Company is limited by shares. The Company is registered in England and Wales and its registered office is noted on page 1.

Basis of accounting

The financial statements have been prepared on a going concern basis, under the historical cost convention and in accordance with applicable law and Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

As the Company is dormant it qualifies for, and has taken advantage of, the transitional relief in FRS 102 to retain its accounting policies for reported assets, liabilities and equity until there is any change in those balances or the Company undertakes any new transactions. The Company is part of the TW plc group and is included in the consolidated financial statements of TW plc. The Company therefore qualifies for the reduced disclosures for subsidiaries in FRS 102 including the exemption to present a cash flow statement. The company is also exempt under section 33.1A of FRS 102 from disclosing related party transactions with wholly owned subsidiaries of the TW plc group.

These financial statements contain information about George Wimpey East London Limited as an individual Company and do not contain consolidated financial information as the parent of a group. The Company is exempt under section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements as it and its joint venture undertaking are included in the consolidated financial statements of its ultimate parent undertaking, Taylor Wimpey plc, a company registered in England and Wales.

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

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.

2. Employee numbers

The Company did not employ any persons during the year (2014: none).

3. Directors' remuneration and benefits

Directors' remuneration paid by the Company in the year amounted to £nil (2014: nil). All Directors' emoluments are borne by a fellow Group company and have not been recharged.

4. Investments in joint venture undertakings

	2015	2014
	£	£
Cost		
At 1 January and 31 December	620	620
Provisions for impairment		
At 1 January and 31 December	620	620
Net book value		
At 1 January and 31 December	-	-

The Company holds an interest in the members capital of the following partnership:

Name of Company	Percentage held	Registered Office	Principal activity
Academy Central LLP	62	See below*	Property development

*The Registered office of Academy Central LLP is Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR, United Kingdom.

The Directors are of the opinion that the value of the Company's interest in the joint venture undertaking is not less than the amount stated.

5. Called-up share capital

	2015	2014
Authorised		
1,000 ordinary shares of £1 each	1,000	1,000
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. Taylor Wimpey plc's registered office is Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR, United Kingdom.

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