

TAYLOR WIMPEY UK LIMITED

01392762

fundamentals

 statutory

previous name(s)

GEORGE WIMPEY UK LIMITED until
03/07/2007
WIMPEY HOMES HOLDINGS
LIMITED until 02/04/2001
CASHSUB LIMITED until 31/12/1978

registered address

SECOND FLOOR BEECH HOUSE,
551 AVEBURY BOULEVARD,
MILTON KEYNES,
MK9 3DR

date of incorporation 06/10/1978

accounts reference date 31/12

date accounts lodged 28/10/2009

latest filed accounts 31/12/2008

date of analysed accounts 31/12/2008

type of accounts Full Accounts

next accounts due 09/2010

latest annual return 01/01/2009

next annual return due 01/2010

issued capital £165,000,000

company status Large

incorporation type Private Limited with share capital

company legal form English/Welsh companies incorporated
under part 1 of the Companies Act

holding company TAYLOR WIMPEY DEVELOPMENTS
LIMITED

ultimate holding company TAYLOR WIMPEY PLC

 directory information

trading address

Gate House, Turnpike Road, High Wycombe,
Buckinghamshire, HP12 3NR

phone number 01494 558323

fax number -

region HOME COUNTIES AND OUTER LONDON

principal activities

The construction and sale of private and social
housing.

UK sic code(s) (1997)

45212 - Construction of domestic buildings

ICC activity code(s)

70110004 - Property, land and buildings, real estate
development and sale

 advisors

auditors

31/12/2008	Deloitte LLP
31/12/2007	PricewaterhouseCoopers LLP
31/12/2006	PricewaterhouseCoopers LLP
31/12/2005	PricewaterhouseCoopers LLP
31/12/2004	PricewaterhouseCoopers LLP

audit qualification

The Auditors have expressed a clean opinion (i.e. unqualified
with no referrals) on the accounts for the period ended
31/12/2008.

bankers HSBC

risk

risk information

score and limit trend

31/12/2008	48	£0	credit score	48
31/12/2007	27	£8,000,000	previous credit score	28
31/12/2006	86	£150,000,000	credit limit	£0
31/12/2005	85	£150,000,000	previous credit limit	£6,000,000
			contract limit	£150,000,000
			insolvency proceedings	n/a
			winding-up petitions	no

unsatisfied judgments

details of all unsatisfied exact-match court judgments:

date	amount	case no.	ref. no.	court	against
14/04/09	£7,173.00	9CF01466	1504999017	CARDIFF	TAYLOR WIMPEY UK LIMITED, SECOND FLOOR, BEECH HOUSE, 551 AVEBURY BOULEVARD, MILTON KEYNES, MK9 3DR
03/12/08	£407.00	8DA05528	0412896220	DARTFORD	TAYLOR WIMPEY UK LTD, 2ND FLOOR, BEECH HOUSE, 551 AVEBURY BOULEVARD, MILTON KEYNES, MK9 3DR
22/07/08	£979.00	8YO01916	2407896095	YORK	TAYLOR WIMPEY UK LTD, LEGAL OFFICE, HESLEY HOUSE, 11 EUROPA VIEW, SHEFFIELD BUSINESS PARK, SHEFFIELD, S9 1XH

financials

profit & loss overview

	date of accounts		
	31/12/2008	31/12/2007	31/12/2006
consolidated	no	no	no
subsidiary	yes	yes	yes
number of weeks	52	52	52
currency	(£'000s)	(£'000s)	(£'000s)
audit qualification	fully audited - clean report	fully audited - emphasis or qualification	fully audited - clean report
turnover	2,358,512	2,478,767	2,390,864
cost of sales	2,976,249	2,229,843	1,984,677
pre-tax profit	(1,037,260)	89,879	282,094
directors' remuneration	2,951	4,364	1,943
employees' remuneration	144,084	137,165	149,168
average number of employees	4,433	4,403	4,715


balance sheet overview

	date of accounts		
	31/12/2008	31/12/2007	31/12/2006
consolidated	no	no	no
subsidiary	yes	yes	yes
no. of weeks	52	52	52
currency	(£'000s)	(£'000s)	(£'000s)
audit qualification	fully audited - clean report	fully audited - emphasis or qualification	fully audited - clean report
total fixed assets	129,538	206,019	209,676
total current assets	3,438,787	2,820,016	2,740,413
total assets	3,568,325	3,026,035	2,950,089
total current liabilities	3,483,795	2,099,448	1,047,590
total assets less current liabilities	84,530	926,587	1,902,499
shareholders' funds	(392,155)	227,146	1,137,710
total long term liabilities	476,685	699,441	764,789
capital employed	84,530	926,587	1,902,499


growth rates 2 years
profit & loss

	1 year	2 year
	%	%
sales	(5)	(1)
pre-tax profit	-	-
audit fees	422	422
directors' remuneration	(32)	52
number of employees	1	(6)
employees' remuneration	5	(3)

balance sheet

	1 year	2 year
	%	%
fixed assets	(31)	(33)
tangible assets	(60)	(61)
total fixed assets	(37)	(38)
stocks	21	24
trade debtors	16	72
total current assets	22	25
total assets	18	21
trade creditors	8	(5)
short term loans	97	1,131
total current liabilities	66	233
net cash	324	(14)
shareholders' funds	-	-
net worth	-	-
long term loans	(100)	(100)
long term liabilities	(32)	(38)
capital employed	(91)	(96)

industry

industry comparison overview

this comparison is based on the results of 1525 companies in the same industrial sector: 45212 Construction of domestic buildings

profit

	company	industry averages		
		lower	median	upper
profit/sales (%)	-43.98	0.00	3.58	10.69
profit/capital employed (%)	-1,227.09	0.25	17.37	66.49
profit/total assets (%)	-29.07	-0.61	5.19	20.21

turnover

	company	industry averages		
		lower	median	upper
turnover/total assets (%)	66.10	71.02	219.49	381.01

liquidity

	company	industry averages		
		lower	median	upper
current ratio	0.99	0.99	1.33	2.34

employee

	company	industry averages		
		lower	median	upper
average employee remuneration (£)	32,503	25,660	32,696	42,453
wages/sales	6.11	17.91	11.08	7.03
profit per employee (£)	-233,986	-7,000	5,054	22,272
turnover per employee (£)	532,035	165,087	313,621	519,326

directors & ownership

ownership parents

holding company:	TAYLOR WIMPEY DEVELOPMENTS LIMITED Taken from the latest Annual Return, indicating a holding of over 50%.
ultimate holding company:	TAYLOR WIMPEY PLC Taken from the latest Directors' Report and Accounts.

secretary names

PETER ANTHONY CARR

director names

MARIA BRIDGET PILFOLD
 PETER ROBERT ANDREW
 PETER MARTIN TRUSCOTT
 CHRISTOPHER CARNEY
 PETER TIMOTHY REDFERN
 FERGUS DAVID MCCONNELL