This presentation is not intended to, and does not constitute or form part of, any offer, invitation or the solicitation of an offer to purchase, otherwise acquire, subscribe for, sell or otherwise dispose of, any securities in Taylor Wimpey plc or any other invitation or inducement to engage in investment activities, nor shall this presentation (or any part of it) nor the fact of its distribution form the basis of, or be relied on in connection with, any contract or investment decision.

Past performance of Taylor Wimpey cannot be relied upon as a guide to its future performance.

Certain statements made in this presentation are forward looking statements. Such statements are based on Taylor Wimpey's current expectations and beliefs concerning future events and are subject to a number of known and unknown risks and uncertainties that could cause actual events or results to differ materially from any expected future events or results referred to in these forward looking statements. Such statements are also based on numerous assumptions regarding Taylor Wimpey plc's present and future strategy and the environment in which it operates, which may not be accurate. Taylor Wimpey will not release any updates or revisions to forward looking statements contained in this presentation except as required by law or regulation.

In Five Years Time

Pete Redfern,
CEO Taylor Wimpey

Agenda

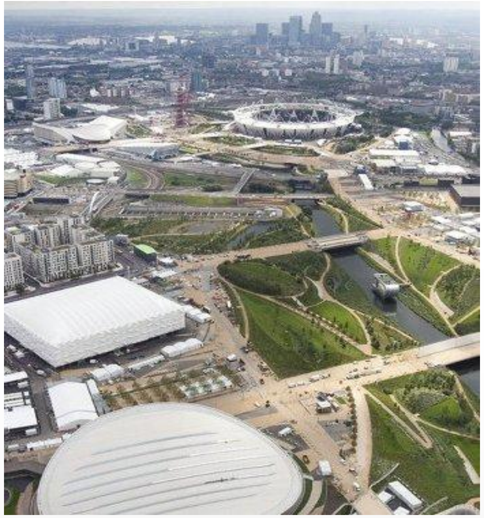
The last 5 years

A guess at 2017

Today's priorities

What a difference 5 years makes…

2007



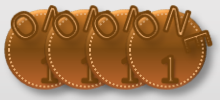
2012

2017 +

Last 5 years

- Sustainability #1 agenda
- Peak of over 175k homes built

- Banks collapse
- Industry grinds to halt



Last 5 years

- Mortgage availability constrained
- Planning approvals slump to 126k plots
- Valuations issue

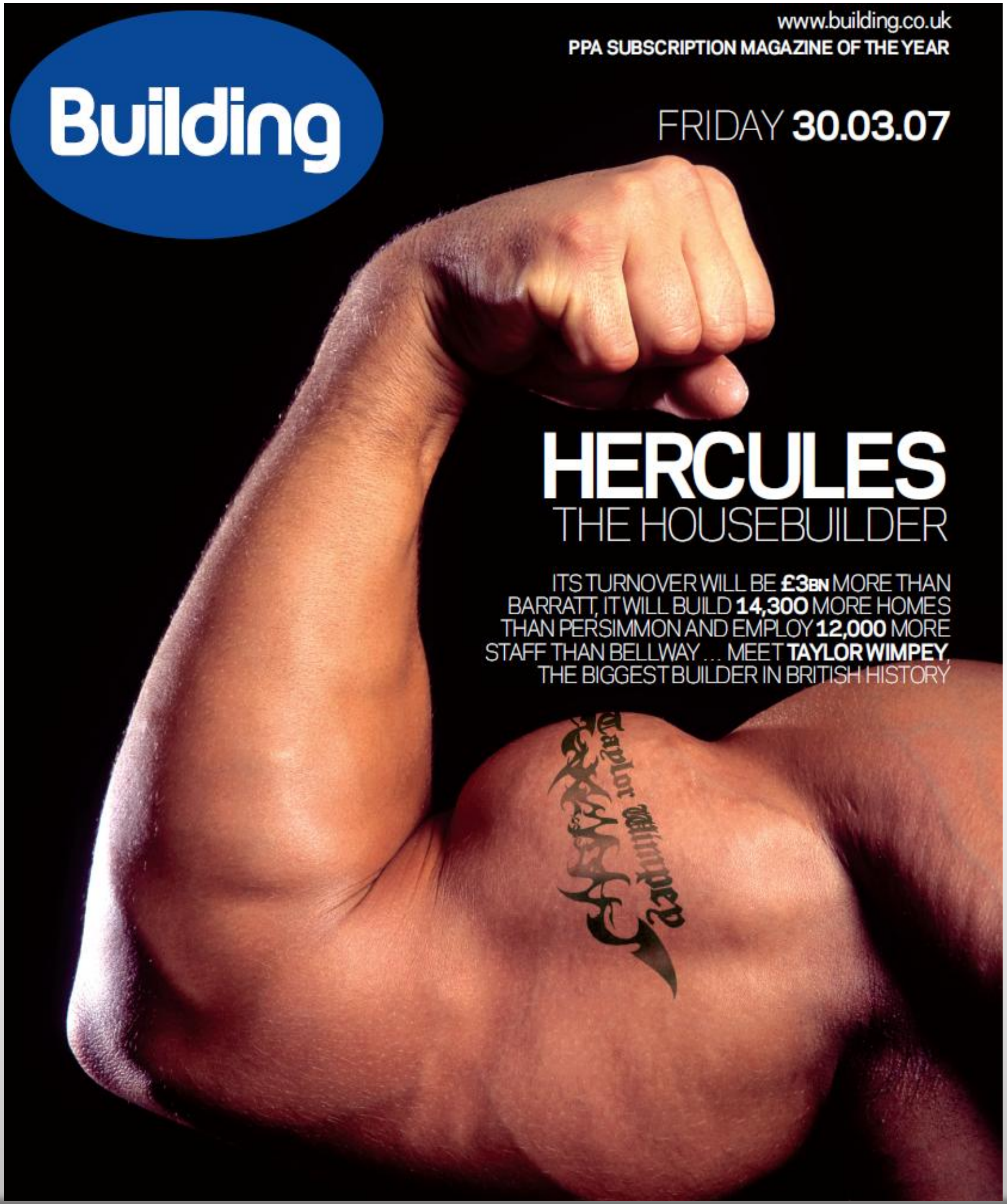
- Survival and growth #1 on agenda

Back to basics

Focus on land

Focus on people

Taylor Wimpey



Taylor Wimpey

MENU

Based on three meetings per week over 40 weeks, the following was consumed:

1,680 portions of fish and chips

240 bowls of pasta

6,480 cups of teas

6,480 chocolate biscuits and 36,000 jelly beans

Building.co.uk

Revealed: behind the scenes of the Taylor Wimpey debt deal.
15 May 2009

Sustainability

Affordable housing

Planning

Workforce and skills

Localism

Housing market

Environmental responsibility

Tenure and ownership structure

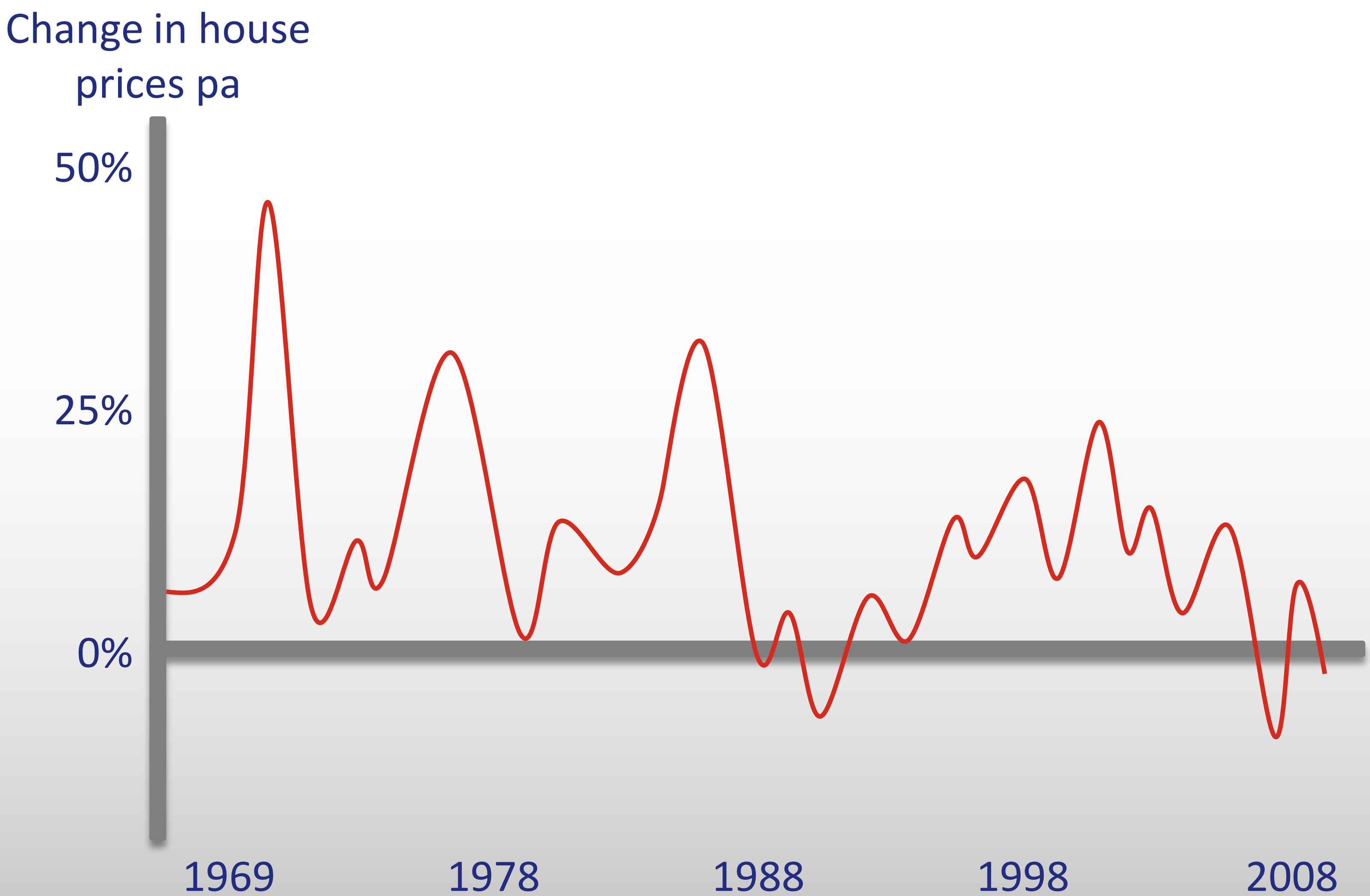
Planning

Workforce and skills

Community engagement

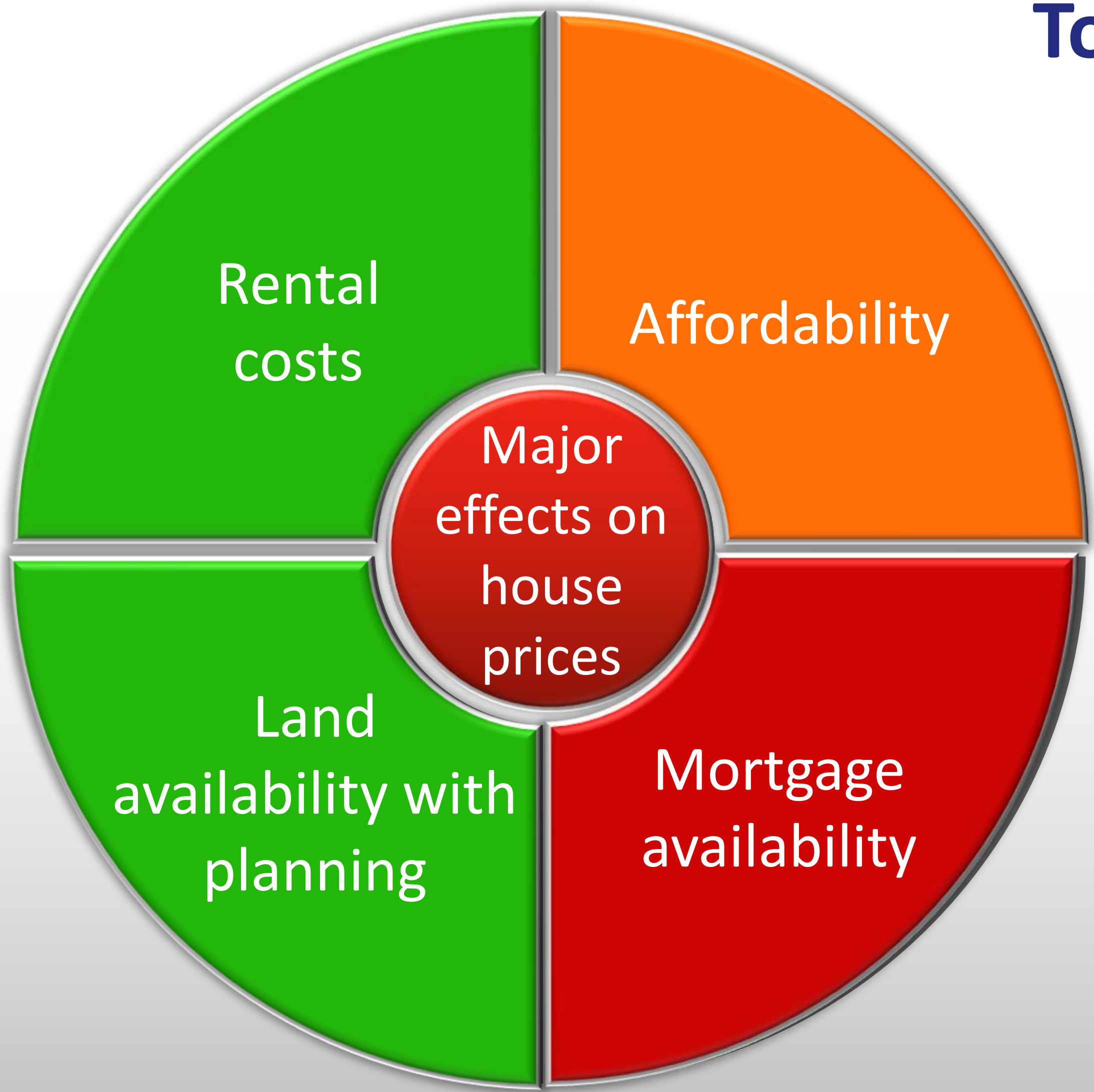
Housing market

Housing market

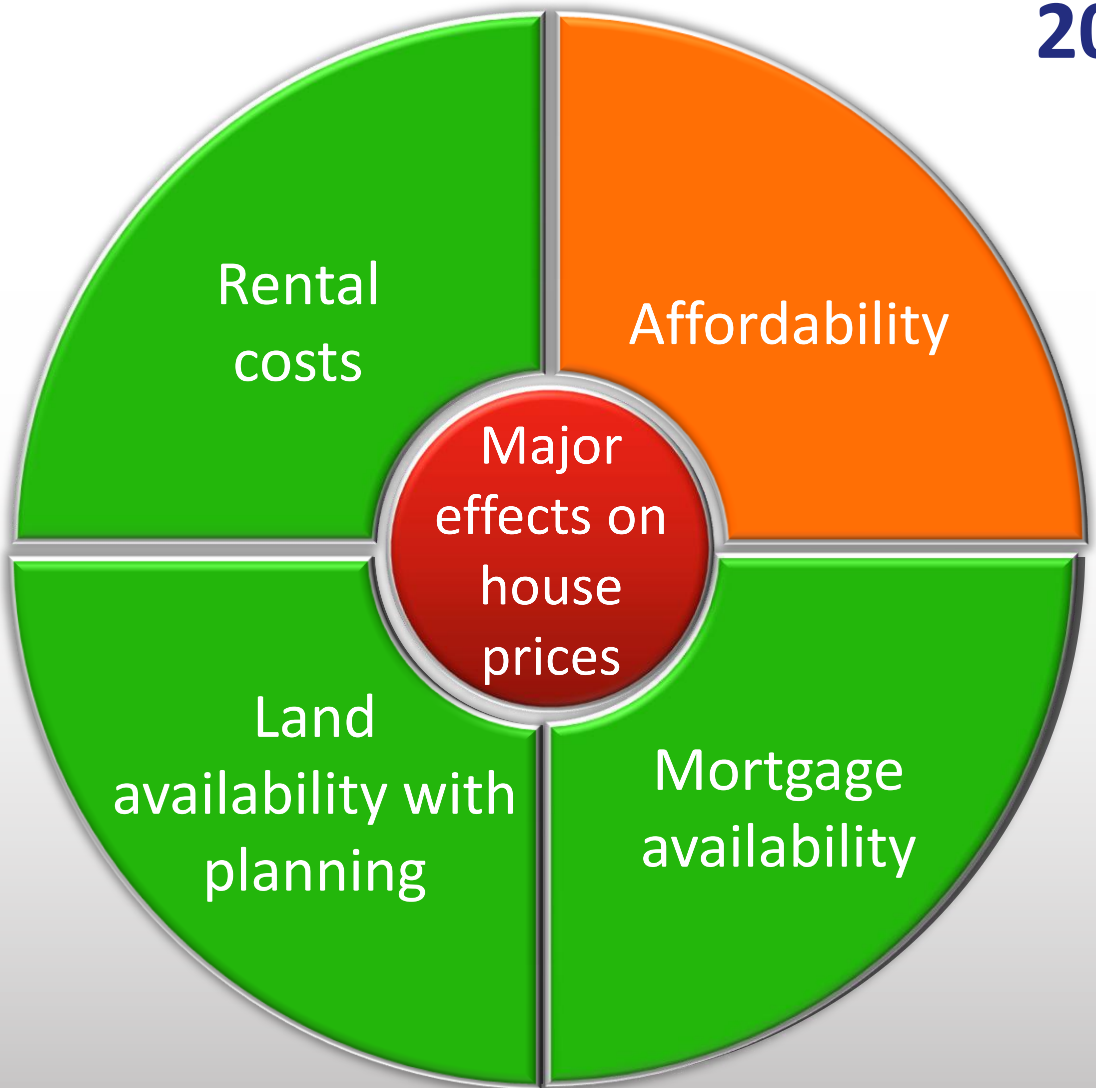



Rental costs
Affordability
Major effects on house prices
Land availability with planning
Mortgage availability

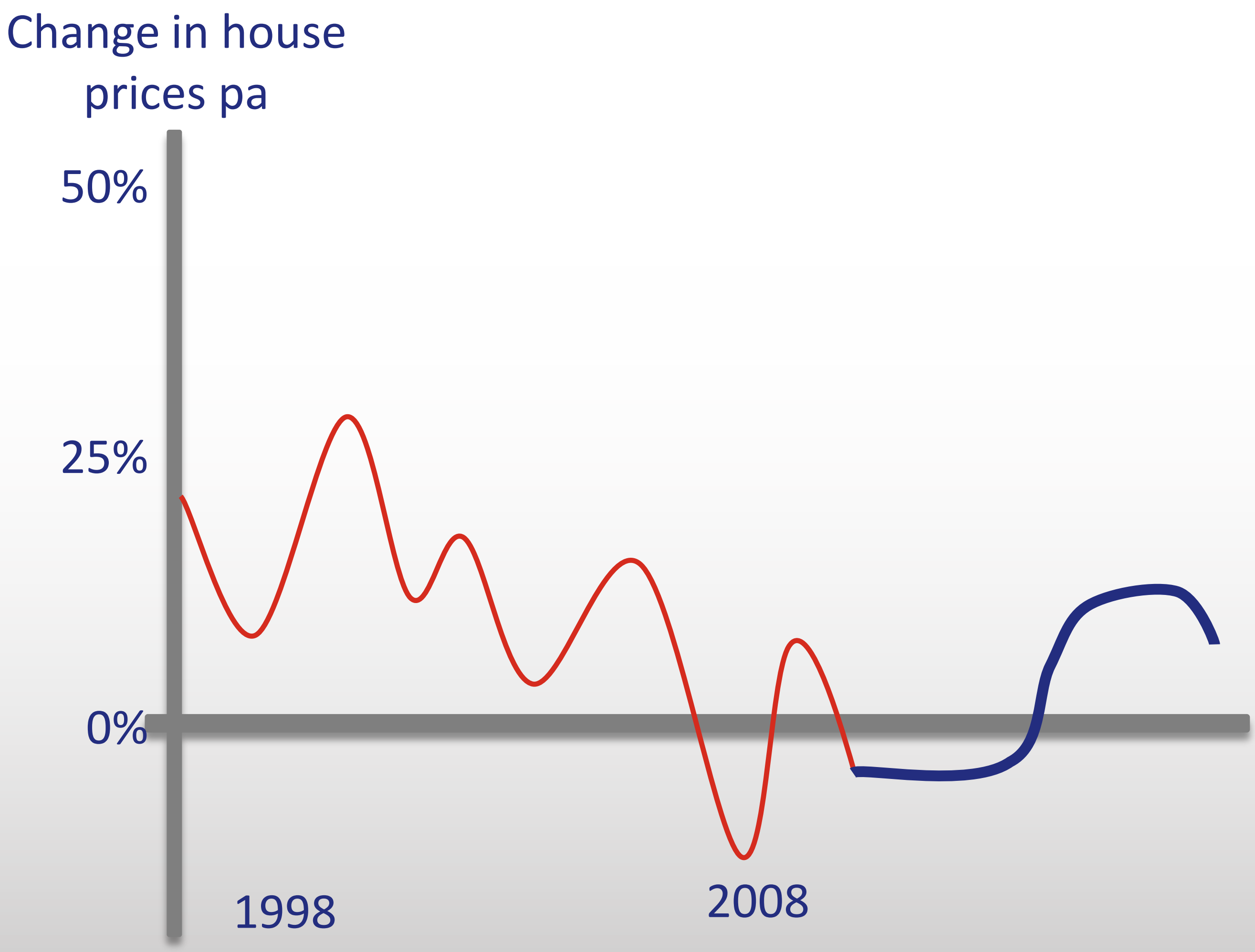
Today


Rental costs
Affordability
Major effects on house prices
Land availability with planning
Mortgage availability

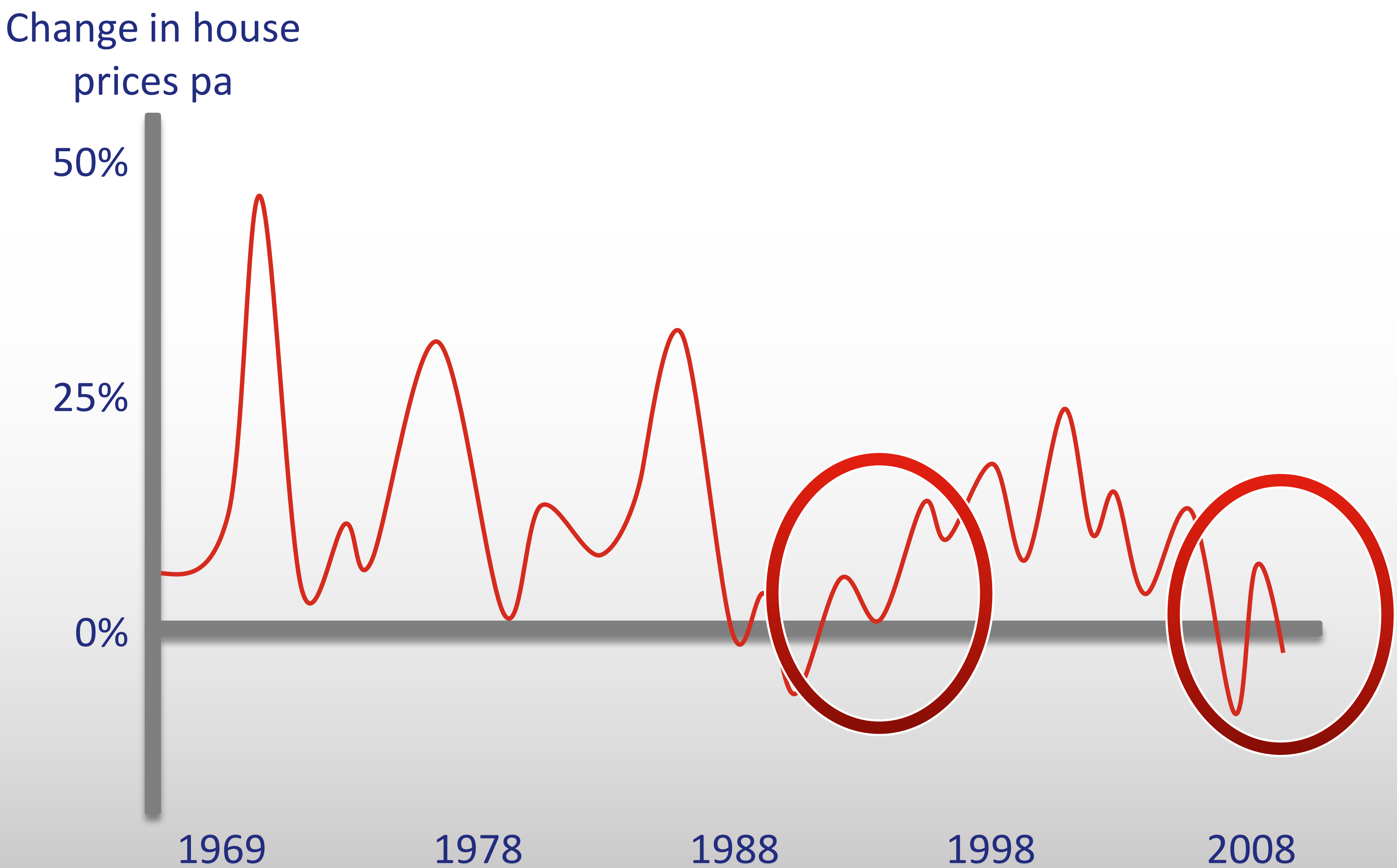
2017


Rental costs
Affordability
Major effects on house prices
Land availability with planning
Mortgage availability

Future housing market?



Workforce and skills



Taylor Wimpey

Leadership Programme

Management Development

Graduate Scheme

Management Trainee Programme

Apprenticeships

Sales Leadership

Community Led Planning

New skills needed!

Taylor Wimpey

Environmental responsibility

Tenure and ownership structure

Planning

Workforce and skills

Community engagement

Housing market

Planning - what will impact us in 2017?

- National Planning Policy Framework
  - Published March 2012
  - Presumption in favour of sustainable development
  - First joint core strategy approved June 2012

- Community Infrastructure Levy
  - Planning charge/levy
  - Came into force on April 2010

Will Localism be alive and kicking in 2017?

Community engagement

2011 community contributions via planning obligations

Sections 106 and 75 and Community Infrastructure Levy (CIL) spend

£130.167m

(2010: £92.055m)

Breakdown:	£'000
Affordable housing contributions	93,551
Education	17,427
Public transport	4,091
Public open spaces	2,181
Leisure facilities	1,754
Highways	3,415
Public art	121
Community buildings	467
Commuted sums	997
Community Infrastructure Levy (CIL)	161
Other	6,003

Community engagement

Environmental responsibility

Planning

Community engagement

Tenure and ownership structure

Workforce and skills

Housing market

Taylor Wimpey

Housing market

Sustained levels of development of only 100-120k houses pa have increased the housing shortage. As mortgage availability improves, prices and then volumes expand. However, with no material shift in land availability, build remains capped at about 160k pa. We are in a new housing market boom.

Workforce and skills

Increasing shortfalls in technical skills and certain on-site trades. Leads to a reduction in value add and increasing costs. Houses still get built, but at a price.

Taylor Wimpey

Tenure and ownership structure

A prolonged period without real investment in affordable housing has led to acute shortfalls in many areas. The rental market remains expensive and, in isolated pockets, a structured private rental market has started to develop, however, due to ongoing return challenges, it remains insignificant in statistical terms.

Environmental responsibility

Environmental issues have moved back up the agenda and are taken seriously by industry and more seriously by customers. However, regulation continues to be reactive to pressure rather than truly strategic.

Taylor Wimpey

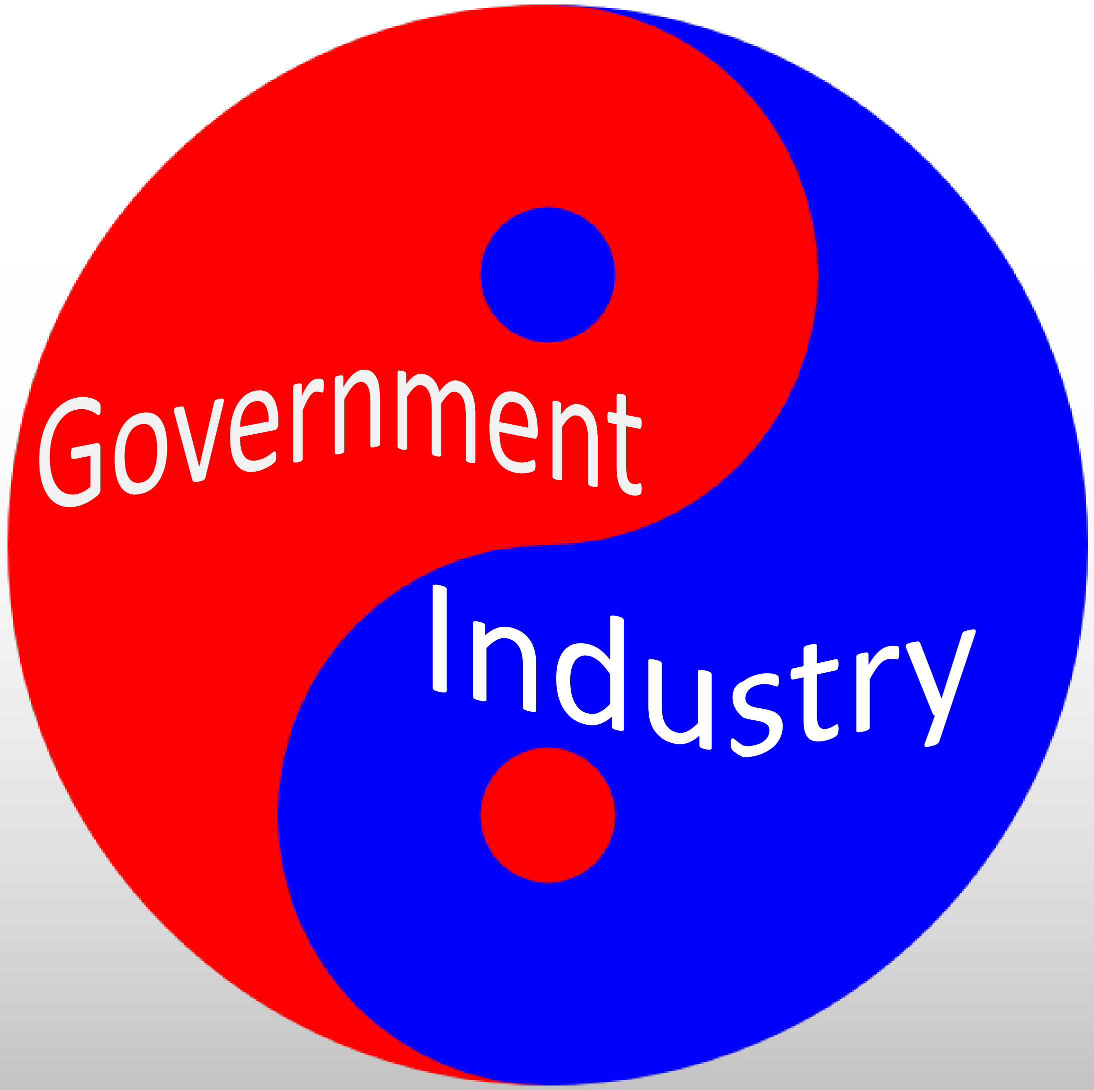
Planning

2012's "new" planning system still in operation, almost bedded in but no material change to planning climate or numbers. Progress has been made in helping people to understand the pros and cons of development, but real culture change is still a long way off.

Community engagement

The best developers and best Local Authorities have engaged positively with each other, leading to some areas of outstanding proactive and positive development in many parts of the industry. However, old attitudes remain on all sides.

Today’s priorities to help 2017



Taylor Wimpey