

We are proud of the quality and professionalism of our employees.

Our key areas of focus include treating employees fairly and maintaining a strong organisational culture as well as developing our employees' potential as they progress through our Company.

Ethics and business practice

We endeavour to treat employees fairly and with respect while providing a safe place for them to work. The Taylor Wimpey Code of Conduct in the UK and our Team Handbooks in the UK and North America govern how we aim to treat employees and what we expect of them.

We support the United Nations' Universal Declaration of Human Rights and have a human rights policy in place. We continue to maintain comprehensive equal opportunities policies and processes covering grievance procedures and whistleblowing.

Further details of our policies are available on-line at www.taylorwimpeyplc.com/CorporateResponsibility/Policies

The ethics and behaviour of employees at all levels of our Company is an important element of business success. During 2009, we undertook civil treatment training for all managers in the United States. Every manager attended a four hour course in 2009 and will attend a follow up four hour course in 2010. The course helps

managers to apply Taylor Morrison's cultural values in practice and to behave in a way that is consistent with these ethical values. We expect our managers to lead by example and to support their teams in making ethical decisions and raising ethical concerns.

Employee engagement

We strive to listen to our employees and to communicate effectively with them about business issues that affect their working life. Our corporate intranets and teamtalk magazine keep employees informed about news and developments. Group Chief Executive Pete Redfern also e-mails employees with updates on Company news.

There is a formal team consultation process in the UK where employee representatives meet their Regional Managing Director at least once every six months to discuss business developments and any issues of concern to employees. In 2009, all UK employees also attended briefing meetings on the Taylor Wimpey rebranding exercise.

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In North America, we undertook a more lengthy and in-depth version of our usual annual employee engagement survey.

- We aim to treat employees fairly and with respect.
- During 2009, we introduced a range of new training programmes to develop our employees' potential and help them to progress through our Company.
- We strive to listen to our employees and communicate effectively with them.
- Taylor Morrison's Peak Performance Programme encourages employees to get fit and to fundraise for charity.

AWARD WINNING COMMUNICATIONS



Taylor Morrison won the Grand Prize as well as a first and second prize in the Employee/Internal Communications category of the Creative Excellence Awards 2009, run by Recruitment Marketplace. We won first place Best Multimedia Campaign for The Big Idea, our internal competition that encourages employees to think up ways to improve the company. We also won second place in the Employee Motivation or Mentoring Program for the development of an entertaining Insider's Guide to help new recruits feel at home at Taylor Morrison.



The way we work EMPLOYEES CONTINUED

98.6%

of our UK workforce including sub-contractors were CSCS carded by the end of 2009.

We are following this up with a series of focus groups before developing and implementing appropriate action plans for all Divisions.

The survey measures team members' levels of engagement with Taylor Morrison. It also ranks employee value proposition (EVP), which is their satisfaction with how well we deliver on a wide range of key cultural and workplace issues. These range from career opportunities and empowerment to environmental and social responsibility. The results are compared with 204,000 employee responses from 145 companies and we performed slightly higher than the benchmark average in both areas. We scored 5.35 out of 7 for employee engagement and 36% on EVP.

Training and development

During 2009 we focused on succession planning and talent management in the UK, developing two new training programmes that will start in 2010. The first is a new leadership programme with Warwick University for senior management. Secondly, we introduced a junior management programme entitled the Circle. This is aimed at newly appointed managers and will help these

individuals to develop the skills they need to become effective team leaders.

In 2009, we enlisted eight new recruits for our well respected graduate training scheme. Recruited from universities, these high achieving individuals undertake a two year rotational programme in a range of business departments. They have the opportunity to achieve Regional Board Director level within five years of starting employment with us.

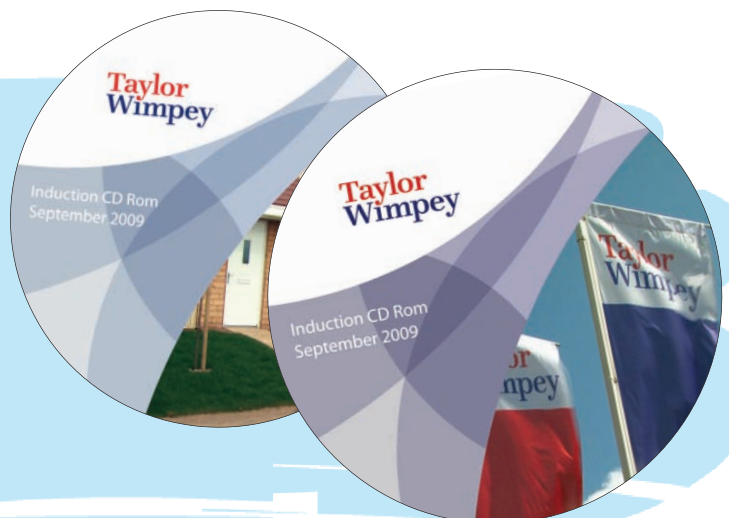
Also in 2009, we increased the intake of our management training programme to nine individuals. These school leavers will receive three to four years' training which leads to professional qualifications in areas such as engineering or surveying.

We continue to support the UK construction industry's Construction Skills Certification Scheme (CSCS). At the end of 2009, 98.6% of our workforce, including sub-contractors, were carded.

In 2009, Taylor Morrison introduced a managerial coaching programme to help our North American managers become better coaches to the teams they work with. One of the key features in the programme is to help

GIVING EMPLOYEES A GOOD START

We introduced a new induction process for UK employees in 2009. As part of this process, new recruits receive a CD-Rom that introduces them to the company and includes video messages from a range of senior management personnel. The CD-Rom includes information on Company values, corporate responsibility, health and safety and charitable initiatives as well as employee information such as benefits and career opportunities.



managers put together meaningful and personalised development plans for employees.

Challenging employees

Introduced in 2008, the Taylor Morrison Challenge ranks each of our North American Divisions on 12 key metrics every month. The metrics range from financial performance to health and safety, customer satisfaction and staff turnover. Our Southern California Division won the 2008 Taylor Morrison Challenge Cup, awarded in 2009.

Taylor Morrison also runs a programme called Peak Performance, which is designed to help us develop and maintain a healthy and motivated workforce. The programme has four parts: champions for a cause; individual peak performance; social responsibility; and volunteerism.

Champions for a cause encourages employees to take part in team based physical challenges, training programmes and fundraising events. We encourage all employees to get involved and our Taylor Morrison President & CEO, Sheryl Palmer, takes part each year. Individual peak performance involves a Web site providing health assessments, on-line

training programmes and activities, as well as access to an advice line where employees can speak to nurses about health concerns.

The third part, social responsibility, is about corporate support for a charitable cause that employees care about. In 2009, we continued our support of the Special Olympics. Finally, Peak Performance encourages volunteerism. Four times per year we select a volunteer of the quarter whose name is added to a plaque in the Corporate office and who receives a cheque for their charity of choice.

Targets

In 2010 we will continue to focus on the retention and development of our employees including staff turnover and employee succession plans. We are committed to providing all managers with more performance management training.

Taylor Morrison will complete the civil treatment training programme for managers in 2010 and undertake similar training for all remaining employees in the United States.

Further details of our employee policies are available on-line at www.taylorwimpeyplc.com/CorporateResponsibility/Policies



RECRUITING TOP GRADUATES

The quality of our graduate programme has led to Taylor Wimpey being included in the Cambridge 25. This is a select group of 25 employers that are recommended to University of Cambridge graduates and included in the university's recruitment initiatives.