

COMPANY NUMBER 1469751

ABBOTSDALE HOMES LIMITED

ANNUAL REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2014

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ABBOTSDALE HOMES LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014

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ABBOTSDALE HOMES LIMITED

COMPANY INFORMATION

DIRECTORS

N R S TIMMIS
J A S TIMMIS
A R S TIMMIS
S M D TIMMIS
V J S ROBERTSON
E L S GALPIN
C H S TIMMIS
G L S TIMMIS
A M S TIMMIS
I P BOWKER

SECRETARY

G R TIMMIS

AUDITORS

BDO LLP
KINGS WHARF
20-30 KINGS ROAD
READING
BERKSHIRE RG1 3EX

REGISTERED OFFICE

THE ABBEY
PRESTON ROAD
YEOVIL
SOMERSET
BA20 2EN

ABBOTSDALE HOMES LIMITED**REPORT OF THE DIRECTORS FOR THE YEAR ENDED 30 SEPTEMBER 2014**

The Directors submit their Annual Report and audited financial statements for the year ended 30 September 2014.

PRINCIPAL ACTIVITIES

The company is based in the United Kingdom and its principal activity is that of Residential House Developers. There has been no significant change in the company's activities during the year.

REVIEW OF THE BUSINESS

The company, together with the joint owner Mencap, completed during the year affordable housing for Yarlinton Homes as the first phase of its 700 home development at Lufton, Yeovil. In addition the company granted an option to Crest Nicholson over its site at the Firepool, Taunton regeneration housing scheme.

Subsequent to the year-end, in January 2015 the company and Mencap sold their interests in the Lufton site to Persimmon Homes who intend to complete the development.

The two let investment properties were sold during the year into a perceived buoyant investment property market.

PRINCIPAL RISKS AND UNCERTAINTIES

The company's activities expose it to a number of risks including liquidity, price and credit risk. The company does not use derivative financial instruments.

Liquidity risk

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the company uses a mixture of its own reserves and short-term debt finance from an associated company. All finance is in sterling.

Price risk

The company is exposed to market movements in the property sector, and manages this by using its considerable experience and expertise. It has a history of making good returns from this sector.

Credit risk

The company's principal assets are stocks and work in progress. The credit risk associated with these is not significant, and amounts presented in the balance sheet are net of allowances for any doubtful receivables.

All transactions are entered into and settled in sterling and therefore the company is not exposed to movements in foreign currencies.

RESULTS AND DIVIDEND

Detailed results for the year are as shown in the financial statements on pages 6 to 16. A dividend of £Nil (2013: £64,857) was paid during the year.

DIRECTORS

The Directors of the Company who served during the year were as follows:

N R S Timmis

J A S Timmis

I P Bowker

A R S Timmis (appointed 17 June 2014)

S M D Timmis (appointed 17 June 2014)

V J S Robertson (appointed 17 June 2014)

ABBOTSDALE HOMES LIMITED

REPORT OF THE DIRECTORS FOR THE YEAR ENDED 30 SEPTEMBER 2014

E L S Galpin (appointed 17 June 2014)
C H S Timmis (appointed 17 June 2014)
G L S Timmis (appointed 17 June 2014)
A M S Timmis (appointed 17 June 2014)

AUDITORS

BDO LLP have indicated their willingness to continue as Auditors.

In so far as the directors are aware:

- there is no relevant audit information of which the company's auditors are unaware:
and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information

SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

ON BEHALF OF THE BOARD



I P BOWKER
DIRECTOR

DATED: 16 March 2015

ABBOTSDALE HOMES LIMITED**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to 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 these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records that 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. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ABBOTSDALE HOMES LIMITED
INDEPENDENT AUDITORS' REPORT TO THE MEMBERS
YEAR ENDED 30 SEPTEMBER 2014

We have audited the financial statements of Abbotsdale Homes Limited for the year ended 30 September 2014 which comprise the profit and loss account, the statement of total recognised gains and losses, the balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (Effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the statement of directors' responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Financial Reporting Council's (FRC's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the FRC's website at www.frc.org.uk/auditscopeukprivate

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2014 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller entities; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements and the directors' report in accordance with the small companies regime.



SIMON BROOKER (Senior Statutory Auditor) for and on behalf of
BDO LLP, Statutory Auditor, Reading, United Kingdom

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Date: 16 March 2015

ABBOTSDALE HOMES LIMITED**PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 30 SEPTEMBER 2014**

	<u>Note</u>	<u>2014</u>	<u>2013</u>
		£000	£000
<u>TURNOVER</u>	1	1,721	31
Changes in Stock and Work-in-Progress		<u>185</u>	<u>16</u>
		1,906	47
Other Operating Income	2	<u>228</u>	<u>218</u>
		2,134	265
External Charges		<u>(1,810)</u>	<u>(16)</u>
		324	249
Staff Costs	3	0	0
Other Operating Charges		<u>92</u>	<u>95</u>
		(92)	(95)
<u>OPERATING PROFIT FOR THE YEAR</u>	4	<u>232</u>	<u>154</u>
Profit on Sale of Fixed Assets		1,277	0
Interest Receivable		0	0
Interest Payable and Similar Charges	5	<u>127</u>	<u>116</u>
		(127)	(116)
<u>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</u>		<u>1,382</u>	<u>38</u>
Tax on Profit on Ordinary Activities	6	<u>(197)</u>	<u>(8)</u>
<u>PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION</u>		<u>1,185</u>	<u>30</u>

Movements in reserves are shown in note 13.

All profits arose from continuing operations.

The notes on pages 9 to 16 form an integral part of these financial statements.

ABBOTSDALE HOMES LIMITED**STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES**
FOR THE YEAR ENDED 30 SEPTEMBER 2014


	<u>2014</u> <u>£000</u>	<u>2013</u> <u>£000</u>
Profit for the Financial Year	1,185	30
Unrealised Surplus/(Deficit) on Revaluation of Investment Properties	159	(50)
Surplus Released on Sale of Investment Properties	(1,522)	0
Total Gains and Losses Recognised Since Last Annual Report	<u>(178)</u>	<u>(20)</u>

ABBOTSDALE HOMES LIMITED
Company Number 1469751
BALANCE SHEET AS AT 30 SEPTEMBER 2014

	<u>Note</u>	<u>2014</u>	<u>2013</u>
		£000	£000
<u>FIXED ASSETS</u>			
Tangible Assets	7	170	2,030
<u>CURRENT ASSETS</u>			
Stocks and Work-in-Progress	8	9,924	9,739
Debtors	9	4	106
Cash at Bank and In Hand		<u>29</u>	<u>20</u>
		9,957	9,865
<u>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</u>	10	<u>6,820</u>	<u>7,315</u>
<u>NET CURRENT ASSETS</u>		<u>3,137</u>	<u>2,550</u>
<u>TOTAL ASSETS LESS CURRENT LIABILITIES</u>		3,307	4,580
<u>CREDITORS:</u>			
Amounts Falling Due After More Than One Year	11	0	1,118
Provisions for Liabilities and Charges	15	23	0
		<u>3,284</u>	<u>3,462</u>
<u>CAPITAL AND RESERVES</u>			
Called Up Share Capital	12	2	2
Revaluation Reserve	13	159	1,522
Profit & Loss Account	13	<u>3,123</u>	<u>1,938</u>
<u>SHAREHOLDERS' FUNDS</u>	14	<u>3,284</u>	<u>3,462</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and the Financial Reporting Standard for Smaller Entities (effective April 2008).

APPROVED AND AUTHORISED FOR ISSUE BY THE BOARD OF DIRECTORS



 N R S TIMMIS

DIRECTOR

DATED: 16 MARCH 2015

The notes on pages 9 to 16 form an integral part of these financial statements.

ABBOTSDALE HOMES LIMITED
Company Number 1469751
BALANCE SHEET AS AT 30 SEPTEMBER 2014

a **ACCOUNTING CONVENTION**

The financial statements are prepared under the historical cost convention, as modified for the revaluation of the investment properties, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

b **GOING CONCERN**

In considering the ability of the company to continue to trade as a going concern, the directors prepare rolling 12 month profit and cash flow forecasts for the companies under common control that fund this company that take account of all major inflows and outflows and any reasonably foreseeable impacts of the current economic situation. These projections show that these companies have cash reserves which, at the company's year-end, were over £13m and forecast to grow further through the remainder of 2014 and into 2015. In addition, the company has entered into contracts to realise most of its work-in-progress over the next three years. As a result the directors have a reasonable expectation that the company will continue to meet its obligations as they fall due and accordingly have continued to prepare the accounts on the going concern basis.

c **TURNOVER**

Turnover represents the amount of sales and work invoiced excluding Value Added Tax and work in progress. Sales of development property and properties held for re-sale are accounted for at completion.

d **INVESTMENT PROPERTIES**

It is the Company's policy to re-value freehold and leasehold investment properties to their open market value with vacant possession at the year end in accordance with Statement of Standard Accounting Practice 19.

No depreciation is provided in respect of the Company's investment properties. Although the Companies Act 2006 requires the depreciation of fixed assets, it is believed that the policy of not providing depreciation is necessary in order for the Financial Statements to show a true and fair view as market valuation is more relevant than a measure of consumption in regard to these assets. It is the Directors' policy to maintain the properties in good condition thus prolonging their useful life.

e **STOCKS AND WORK-IN-PROGRESS**

Stocks

- i) Undeveloped land and buildings, where no planning application has been made, are valued at the lower of cost and the estimated net realisable value of each individual holding.
- ii) Completed houses are valued at the lower of cost and valuation on the basis of net realisable value.

Work-in-Progress

- i) Work-in-progress in respect of buildings under construction for speculative trading is valued at the lower of cost and net realisable value. Cost comprises the costs attributable to the land, including expenditure on buildings and houses under construction.

ABBOTSDALE HOMES LIMITED**ACCOUNTING POLICIES FOR THE YEAR ENDED 30 SEPTEMBER 2014****f DEFERRED TAXATION**

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date except that:

- deferred tax is not recognised on timing differences arising on re-valued properties unless the company has entered into a binding sale agreement and is not proposing to take advantage of rollover relief; and
- the recognition of deferred tax assets is limited to the extent that the company anticipates to make sufficient taxable profits in the future to absorb the reversal of the underlying timing differences.

Deferred tax balances are not discounted.

g PENSIONS

The Company operates a Defined Contribution Pension Scheme. The assets of the Scheme are held separately from those of the Company in an independently administered fund. Contributions are charged to the Profit and Loss account as they become payable in accordance with the rules of the scheme.

h CASH FLOW STATEMENT

The financial statements do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard for Smaller Entities (effective April 2008).

ABBOTSDALE HOMES LIMITED**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014****1. TURNOVER**

The Directors are of the opinion that the company carries on one class of business, all of which is performed in the United Kingdom and therefore no further analysis is provided.

2. OTHER OPERATING INCOME

	<u>2014</u> £000	<u>2013</u> £000
Rental Income	195	197
Sundry Income	33	21
	<u>228</u>	<u>218</u>

3a. STAFF COSTS

Wages and Salaries	0	0
Social Security costs	0	0
Pension Contributions - defined contribution	0	0
	<u>0</u>	<u>0</u>

The average monthly number of employees during the year was made up as follows:-

	<u>No.</u>	<u>No.</u>
Service, Administrative and Directors	6	4

The company operates a defined contribution scheme and is a member of the Abbeygate Executive Pension Fund. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost represents contributions payable to the fund and amounted to £Nil (2013 - £Nil).

3b. DIRECTORS' REMUNERATION

	<u>2014</u> £000	<u>2013</u> £000
Fees	0	0
Other Emoluments and Benefits	0	0
Pension Contributions	0	0
	<u>0</u>	<u>0</u>

The amounts in respect of the highest paid director are as follows:

Emoluments	0	0
Pension Contributions	0	0

The number of directors accruing benefits under money purchase schemes is nil.

ABBOTSDALE HOMES LIMITED**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014**

4.	<u>OPERATING PROFIT</u>	<u>2014</u>	<u>2013</u>
		<u>£000</u>	<u>£000</u>
	The operating profit is stated after charging:		
	Auditors' Remuneration	2	2
	Operating Lease Charges:		
	Land and Buildings	10	15
	Depreciation - owned assets	<u>0</u>	<u>0</u>
5.	<u>INTEREST PAYABLE AND SIMILAR CHARGES</u>		
	Borrowings wholly repayable within 5 years other than by instalments:-		
	Bank Overdraft	0	0
	Loans	<u>127</u>	<u>116</u>
		<u>127</u>	<u>116</u>
6.	<u>TAX ON PROFIT ON ORDINARY ACTIVITIES</u>		
	The taxation charge is made up as follows:		
	Current Tax		
	Based on profit for the year:		
	Corporation Tax at 22% (2013 23.5%)	174	8
	Over-provision in respect of prior years	<u>0</u>	<u>0</u>
	Total Current Tax	<u>174</u>	<u>8</u>
	Deferred Tax		
	Increase in Deferred Tax Provision Losses	(9)	0
	Revaluation Surplus with Intention to Sell	<u>32</u>	<u>0</u>
		<u>197</u>	<u>8</u>
7.	<u>TANGIBLE FIXED ASSETS</u>		
		Freehold Investment Properties £000	Long Leasehold Investment Properties £000 Total £000
	Cost or Valuation		
	As at 1 October 2013	1,530	500 2,030
	Additions	11	0 11
	Disposals	(1,530)	(500) (2,030)
	Revaluation	159	0 159
	Reclassification	<u>(170)</u>	<u>170</u> 0
	As at 30 September 2014	<u>0</u>	<u>170</u> 170
	Accumulated Depreciation		
	As at 1 October 2013	0	0 0
	Amounts Provided	0	0 0
	Disposals	<u>0</u>	<u>0</u> 0
	As at 30 September 2014	<u>0</u>	<u>0</u> 0
	Net Book Values		
	As at 30 September 2014	<u>0</u>	<u>170</u> 170
	As at 30 September 2013	<u>1,530</u>	<u>500</u> 2,030
	Historical Cost of Properties	<u>0</u>	<u>0</u> 0
	The remaining investment property is valued by reference to an agreed sale to a third party subsequent to the year end.		

ABBOTSDALE HOMES LIMITED**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014**

8.	<u>STOCKS AND WORK-IN-PROGRESS</u>	<u>2014</u>	<u>2013</u>
		<u>£000</u>	<u>£000</u>
	Work-in-Progress	<u>9,924</u>	<u>9,739</u>

9.	<u>DEBTORS</u>		
	Trade Debtors	0	102
	Corporation Tax	0	0
	Other Debtors	0	0
	Prepayments	<u>4</u>	<u>4</u>
		<u>4</u>	<u>106</u>

10.	<u>CREDITORS:</u>		
	<u>AMOUNTS FALLING DUE WITHIN ONE YEAR</u>		
	Bank Overdraft	0	0
	Loan	1,000	535
	Trade Creditors	175	23
	Corporation Tax	174	8
	Other Taxes and Social Security	3	6
	Amounts Owed to Related Companies	5,444	6,697
	Other Creditors	3	28
	Accruals and Deferred Income	21	18
		<u>6,820</u>	<u>7,315</u>

The loan relates to a deferred payment on the purchase of freehold land at Lufton, Yeovil and is secured by a legal charge over that land. It was payable subsequent to the year end on completion of the site sale in January 2015.

11.	<u>CREDITORS</u>		
	<u>AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</u>		
	Loan	0	1,070
	Sinking Funds	0	48
		<u>0</u>	<u>1,118</u>

ABBOTSDALE HOMES LIMITED**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014**

12. <u>CALLED UP SHARE CAPITAL</u>	<u>2014</u> £000	<u>2013</u> £000
Authorised Equity		
50,000 'A' Ordinary Shares of £1 Each	50	50
50,000 'B' Ordinary Shares of £1 Each	50	50
	<u>100</u>	<u>100</u>
 Allotted, Called up and Fully paid Equity		
1,000 'A' Ordinary Shares of £1 Each	1	1
1,000 'B' Ordinary Shares of £1 Each	1	1
	<u>2</u>	<u>2</u>

RIGHTS OF EACH CLASS OF SHARE

'A' Ordinary Shares have the right of one vote per share. They are also entitled to the following:-

- The first £34,500 (multiplied by the RPI since 1st January 1991) of net dividends declared in each financial year, plus 1/2 of the excess over that amount.
- The first £90,000 (multiplied by the RPI since 1st January 1991) of trading profits after tax (excluding profits on disposal of fixed assets) in each financial year, to be credited to an 'A' share reserve.
- Profits or losses after tax on the disposal of any freehold or leasehold property held in fixed assets.

'B' Ordinary Shares have no entitlement to vote. They are entitled to the following:-

- 1/2 of the remainder of any dividend declared in excess of the first portion payable to the 'A' Ordinary Shares.
- The remainder of the trading profits after tax in excess of the first portion payable of the 'A' Ordinary Shares to be credited to a 'B' share reserve.

Where trading losses are made these are charged to the 'B' reserve before the 'A' reserve.

On winding up of the Company the 'A' Ordinary Shares will be repaid in preference to the 'B' Ordinary Shares.

ABBOTSDALE HOMES LIMITED**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014****13. RESERVES**

	Investment Revaluation Reserve £000	P&L "A" Reserve £000	P&L "B" Reserve £000	Total £000
As at 1 October 2013	1,522	1,195	743	3,460
Profit for the Year	0	1,185	0	1,185
Dividend	0	0	0	0
Revaluation movements	(1,363)	0	0	(1,363)
As at 30 September 2014	159	2,380	743	3,282

14. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2014 £000	2013 £000
Profit for the year	1,185	30
Dividend	0	(65)
Investment Property Revaluation movements	(1,363)	(50)
Net decrease in shareholders' funds	(178)	(85)
Opening Shareholders' Funds	3,462	3,547
Closing Shareholders' Funds	3,284	3,462

15. DEFERRED TAXATION

Provided		Not Provided	
2014	2013	2014	2013
£000	£000	£000	£000

The full potential deferred tax liability is as follows:-

Capital Allowances in Advance of Depreciation	0	0	0	0
Capitalised Finance Leases and Hire Purchase Contracts	0	0	0	0
Other Timing Differences	0	0	0	0
Less: Taxation Losses	(9)	0	0	(10)
	(9)	0	0	(10)
Tax on Revaluation Surplus	32	0	0	187
	23	0	0	177

16. OPERATING LEASE COMMITMENTS

There is the following annual commitment under operating leases that expire in February 2108.

	2014 £000	2013 £000
Land and Buildings	0	10

ABBOTSDALE HOMES LIMITED**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2014****17. CONTROLLING PARTIES**

The Company was controlled throughout the current and previous financial years by its directors who owned 27.7% of the voting rights of the company between them and 100% of the voting rights of the company with members of their close family. From 17 June 2014 the directors owned 100% of the voting rights of the company.

18. RELATED PARTIES

The following Companies which have had material transactions with Abbotsdale Homes Ltd. are related parties by virtue of N R S Timmis being a Director and majority shareholder of those Companies. In the case of the trust, NRS Timmis is a trustee and settlor of the trust.

Trading during the year and balances at the year end were as follows:-

Purchases of goods and services by the Company in the ordinary course of business from:-

	<u>2014</u> <u>£000</u>	<u>2013</u> <u>£000</u>
Abbey Manor Group Ltd	77	62
NRS Timmis Children's Trust	0	142
	<u>77</u>	<u>204</u>

Sales of Investment Property by the Company to:

	<u>2014</u> <u>£000</u>	<u>2013</u> <u>£000</u>
Abbey Manor Property Holdings Ltd	370	0
	<u>370</u>	<u>0</u>

At 30th September balances outstanding with the Company shown within Amounts owed to Related Companies (note 10) were:-

Amount due to Abbey Manor Group Ltd	18	17
Amount due to Abbey Manor Developments Ltd	<u>5,426</u>	<u>6,680</u>

19. DIVIDENDS

	<u>2014</u> <u>£000</u>	<u>2013</u> <u>£000</u>
--	----------------------------	----------------------------

Dividends paid amounted to:

"A" Ordinary Shares	0	65
"B" Ordinary Shares	0	0
	<u>0</u>	<u>65</u>

20. POST BALANCE SHEET EVENTS

As indicated in the directors' report, the company sold its interest in its 700 home Lufton site in January 2015, subject to some remaining uncertainties and obligations. The directors estimate that this transaction is likely to increase the company's balance sheet by approximately £3.5m.