

Company Registration No. 01993976

KingsOak Homes Limited

Report and Financial Statements

30 June 2012

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KingsOak Homes Limited

Report and Financial Statements 2012

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KingsOak Homes Limited

Report and Financial Statements 2012

Officers and professional advisers

Directors

M S Clare
R J R Brooke
D F Thomas
B W Rooney

Secretary

T S Keevil

Registered Office

Barratt House
Cartwright Way
Forest Business Park
Bardon Hill
Coalville
Leicestershire
LE67 1UF

Auditor

Deloitte LLP
Chartered Accountants and Statutory Auditor
London
UK

KingsOak Homes Limited

Directors' report

The Directors present their annual report and the audited financial statements for the year ended 30 June 2012

This Directors' report has been prepared in accordance with the special provisions relating to small companies under s415A of the Companies Act 2006

Review of the business, principal activities and future outlook

KingsOak Homes Limited (the 'Company') was a company whose main activities were the development, construction and sale of houses

The Company did not trade in the year ended 30 June 2012. The Directors do not expect the Company to resume trading in the foreseeable future

Results and dividends

The Company did not trade in the year ended 30 June 2012 and therefore made neither a profit nor a loss (2011 £6,489,000 loss). The Directors do not recommend the payment of a dividend (2011 £nil)

Going concern

In determining the appropriate basis of preparation of the financial statements, the Directors are required to consider whether the Company can continue in operational existence for the foreseeable future

As at 30 June 2012 the Company had net assets of £576,000 (2011 £576,000). The majority of the Company's assets are cash at bank. However, the Company has guaranteed certain payments of loans made to other Group companies (Barratt Developments PLC and its subsidiary undertakings, the 'Group') (see note 13) and therefore, the financial position of the Company is dependent upon the performance of the Group

The financial performance of the Group is dependent upon the wider economic environment in which the Group operates. Factors that particularly impact upon the performance of the Group include changes in the macroeconomic environment including buyer confidence, availability of mortgage finance for the Group's purchasers and interest rates

At 30 June 2012, the Group's total committed facilities and private placement notes were £1,091m. The maturity dates of these facilities range from April 2013 to July 2021, with £690m of the Group's Revolving Committed Facilities ('RCFs') maturing in May 2015. The covenant package also remains unchanged to that announced in May 2011. On 6 September 2012, the Group gave voluntary notice to cancel the £90m RCF with effect from 12 September 2012, which reduces the Group's total committed facilities and private placement notes to £1,001m. The Group believes that the committed facilities and private placement notes now in place provide appropriate headroom above its current forecast debt requirements for the foreseeable future

Accordingly, after making enquiries, the Directors have formed a judgement, at the time of approving the financial statements, that there is an expectation that the Group, and therefore the Company, has adequate resources to continue in operational existence for the foreseeable future being at least twelve months from the date of the financial statements. For this reason, they continue to adopt the going concern basis in preparing the financial statements

KingsOak Homes Limited

Directors' report (continued)

Directors and Officers

The Directors and Officers who held office during the year and subsequently to the date of signing the financial statements were as follows

| | |
|--------------|-------------------|
| M S Clare | Director |
| R J R Brooke | Director |
| D F Thomas | Director |
| B W Rooney | Director |
| T S Keevil | Company Secretary |

Directors' and Officers' indemnities

Following shareholder approval in January 2006, Barratt Developments PLC has provided an indemnity to the Directors and company secretary of all Group companies, including KingsOak Homes Limited, against all liability arising in respect of any act or omission in their duties. This is a qualifying indemnity provision for the purposes of Section 234 of the Companies Act 2006

Auditor

Each of the persons who is a Director at the date of approval of this report confirms that

- so far as the Director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the Director has taken all the steps that he/she ought to have taken as a Director in order to make himself/herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information

This confirmation is given and should be interpreted in accordance with the provisions of s418(2) of the Companies Act 2006

Deloitte LLP have expressed their willingness to be reappointed for another term and appropriate arrangements have been put in place for them to be reappointed as auditor in the absence of an Annual General Meeting

Approved by the Board of Directors
and signed on behalf of the Board



D F Thomas
Director

8 November 2012

KingsOak 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). Under company law the Directors must not approve the financial statements unless they are satisfied that they 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, and
- 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 adequate accounting records that are sufficient to show and explain the Company's transactions and 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.

Independent auditor's report to the members of KingsOak Homes Limited

We have audited the financial statements of KingsOak Homes Limited for the year ended 30 June 2012 which comprise the Profit and Loss Account, the Balance Sheet, and the related notes 1 to 14. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 the 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 auditor

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 Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the Company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the Directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

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 June 2012 and of its result for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

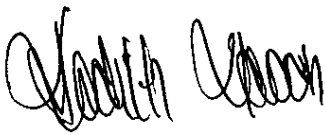
In our opinion the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Independent auditor's report to the members of KingsOak Homes Limited (continued)

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 take advantage of the small companies exemption in preparing the Directors' report



Judith Tacon (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditor
London, United Kingdom

8 November 2012

KingsOak Homes Limited

Profit and loss account Year ended 30 June 2012

| | Notes | 2012 £'000 | 2011 £'000 |
|---|-------|---------------|---------------|
| Interest receivable | 3 | - | 1,586 |
| Interest payable | 4 | - | (10,384) |
| Result/(loss) on ordinary activities before taxation | | - | (8,798) |
| Taxation | 5 | - | 2,309 |
| Result/(loss) for the financial year | 11 | - | (6,489) |

The accompanying notes are an integral part of these financial statements

All activities of the Company are continuing

There is no material difference between the result/(loss) on ordinary activities before taxation for the years stated above and their historical cost equivalents

The Company has no recognised gains or losses in either year other than the losses above and therefore no separate statement of total recognised gains and losses has been presented

KingsOak Homes Limited

Balance sheet 30 June 2012

| | Notes | 2012 £'000 | 2011 £'000 |
|---|-------|---------------|----------------|
| Fixed assets | | | |
| Investments | 6 | <u>1</u> | <u>1</u> |
| | | <u>1</u> | <u>1</u> |
| Current assets | | | |
| Debtors | 7 | - | 2,420 |
| Cash at bank and in hand | 8 | 575 | - |
| Creditors: amounts falling due within one year | 9 | <u>-</u> | <u>(1,845)</u> |
| Net current assets | | <u>575</u> | <u>575</u> |
| Net assets | | <u>576</u> | <u>576</u> |
| Capital and reserves | | | |
| Called up share capital | 10 | - | - |
| Profit and loss account | 11 | 576 | 576 |
| Total shareholder's funds | 12 | <u>576</u> | <u>576</u> |

The accompanying notes form an integral part of these financial statements

The financial statements of KingsOak Homes Limited (registered number 01993976) were approved by the Board of Directors and authorised for issue on 8 November 2012

Signed on behalf of the Board of Directors



D F Thomas
Director

KingsOak Homes Limited

Notes to the financial statements **Year ended 30 June 2012**

1. Accounting policies

Basis of preparation

These financial statements are prepared under the historical cost convention, and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. The principal accounting policies, which have been applied consistently throughout the year and preceding year (where applicable), are detailed below.

Going concern

The Directors have formed the conclusion that it is appropriate to prepare the financial statements upon a going concern basis as set out in the going concern section of the Directors' Report.

Group accounts

The financial statements contain information about KingsOak Homes 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 requirements to prepare consolidated financial statements as it and its subsidiary undertakings are included by full consolidation in the consolidated financial statements of Barratt Developments PLC, a company registered in England.

Cash flow statement

The Company is a wholly owned subsidiary of Barratt Developments PLC and the cash flows of the Company are included in the consolidated cash flow statement of Barratt Developments PLC. Consequently, the Company is exempt under the terms of Financial Reporting Standard No 1 (revised 1996) from publishing a cash flow statement.

Related party transactions

The Company has taken advantage of the exemption permitted by Financial Reporting Standard ('FRS') No 8 'Related Party Disclosures' and has not disclosed intra-group transactions with other companies that are wholly owned by the Group.

Current taxation

UK Corporation tax is provided on taxable profits at the current rate.

Investments

Shares in subsidiary companies are stated at cost less any impairment. In the Directors' opinion, the aggregate value of the assets of subsidiary undertakings is not less than the value at which the investment is shown in the balance sheet.

KingsOak Homes Limited

Notes to the financial statements (continued) Year ended 30 June 2012

2. Remuneration of Directors and auditor

During the year, M S Clare and D F Thomas were also Directors of the immediate parent company, Barratt Developments PLC. R J R Brooke and B W Rooney were Directors of BDW Trading Limited, a fellow Group undertaking. These Directors received total emoluments of £4,323,000 (2011: £2,936,000) during the year, but it is not practicable to allocate this between their services as executives of Group companies and their services as Directors of subsidiaries of Barratt Developments PLC. In addition, no Directors (2011: none) have accrued benefits under the Barratt Developments PLC group pension scheme, which is a defined benefit pension scheme.

The Company had no employees in either the year ended 30 June 2012 or 30 June 2011.

Fees payable to the Company's auditor for the audit of the Company's annual accounts were borne by another Group company. Audit fees of £2,000 (2011: £3,000) were payable to Deloitte LLP for the year ended 30 June 2012.

Fees payable to the Company's auditor for tax compliance amounting to £1,500 (2011: £3,000), were borne by another Group company.

3. Interest receivable

| | 2012 £'000 | 2011 £'000 |
|---|---------------|---------------|
| Interest receivable from group undertakings | - | 1,586 |

4. Interest payable

| | 2012 £'000 | 2011 £'000 |
|--|---------------|---------------|
| Interest payable on loan from group undertakings | - | 10,384 |

5. Taxation

(a) Analysis of result/(credit) in the year

| | 2012 £'000 | 2011 £'000 |
|---|---------------|---------------|
| Current tax | | |
| UK corporation tax on result/(loss) for the year | - | (2,419) |
| Adjustment in respect of prior years | - | 110 |
| Tax credit on result/(loss) on ordinary activities | - | (2,309) |

KingsOak Homes Limited

Notes to the financial statements (continued) Year ended 30 June 2012

5. Taxation (continued)

(b) Factors affecting the tax credit for the year

The tax rate assessed for the year is equal to (2011 lower than) the effective standard rate of corporation tax in the UK. The differences are explained below.

| | 2012 £'000 | 2011 £'000 |
|---|---------------|---------------|
| Result/(Loss) on ordinary activities before taxation | - | (8,798) |
| Result/(Loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 25.5% (2011 27.5%) | - | (2,419) |
| Effects of Adjustment in respect of prior years | - | 110 |
| Current tax credit for the year | - | (2,309) |

(c) Factors that may affect future tax charge

Legislation reducing the main rate of corporation tax to 24% with effect from 1 April 2012 was substantively enacted on 29 March 2012. Accordingly, the current year tax charge has been provided for at an effective rate of 25.5%.

An additional reduction in the main rate of corporation tax from 24% to 23% with effect from 1 April 2013 was enacted within the Finance Act 2012 on 17 July 2012.

A further reduction in the main rate of corporation tax of 1% to 22% on 1 April 2014 has been announced by the Government but has not yet been substantively enacted.

There is no unrecognised deferred tax asset or liability in either year.

KingsOak Homes Limited

Notes to the financial statements (continued) Year ended 30 June 2012

6. Investments

In subsidiary undertakings:

| | £'000 |
|---|---------|
| Cost at 1 July 2011 and 30 June 2012 | 2,001 |
| Impairment at 1 July 2011 and 30 June 2012 | (2,000) |
| Net book value at 30 June 2011 and 30 June 2012 | 1 |

| Name of subsidiary undertakings | Description of share | Proportion of nominal value of shares held |
|--|----------------------|--|
| Broad Oak Homes Limited (Dormant) | Ordinary £1 shares | 100% |
| Milton Park Homes Limited (Property Development) | Ordinary £1 shares | 99.998% |
| Vizion (Milton Keynes) Limited (Non trading) | Ordinary £1 shares | 100% |

The companies are registered and operate in the UK. The Directors believe that the carrying value of the investments is supported by their underlying net assets.

7. Debtors

| | 2012 £'000 | 2011 £'000 |
|---|---------------|---------------|
| Amounts owed from parent and fellow subsidiary undertakings | - | 2,420 |
| | - | 2,420 |

For the year ending 30 June 2011, the amounts owed by Group undertakings were unsecured and had no fixed date of repayment. The amount owed to the Company resulting from the transfer of substantially all of the trade, assets and liabilities of the Company to BDW Trading Limited at 30 June 2008 was subject to interest at 0.5% above LIBOR.

8. Cash at bank and in hand

| | 2012 £'000 | 2011 £'000 |
|--------------|---------------|---------------|
| Cash at bank | 575 | - |
| | 575 | - |

Cash at bank and in hand comprises cash held by the Company and short-term bank deposits with an original maturity date of three months or less and are subject to an insignificant risk of changes in value.

KingsOak Homes Limited

Notes to the financial statements (continued) Year ended 30 June 2012

9. Creditors amounts falling due within one year

| | 2012 £'000 | 2011 £'000 |
|---|---------------|---------------|
| Amounts owed to parent and fellow subsidiary undertakings | - | 1,845 |
| | - | 1,845 |

For the year ending 30 June 2011, the amounts owed to Group undertakings were unsecured and had no fixed date of repayment. Interest was payable on certain loans from the parent and fellow subsidiary undertakings at a market rate.

10. Called up share capital

| | 2012 £ | 2011 £ |
|--|-----------|-----------|
| Allotted, called up and fully paid 2 ordinary shares of £1 each | 2 | 2 |

11. Profit and loss account

| | £'000 |
|-------------------------------|-------|
| Balance at 1 July 2011 | 576 |
| Result for the financial year | - |
| At 30 June 2012 | 576 |

12. Reconciliation of movements in shareholder's funds

| | 2012 £'000 | 2011 £'000 |
|-------------------------------|---------------|---------------|
| Opening shareholder's funds | 576 | 7,065 |
| Result for the financial year | - | (6,489) |
| Closing shareholder's funds | 576 | 576 |

13. Contingent liabilities

KingsOak Homes Limited has guaranteed payments of loans made to the holding company and fellow subsidiary undertakings. At 30 June 2012, £330,825,000 (2011: £402,825,000) was outstanding under these loans and overdrafts.

KingsOak Homes Limited

Notes to the financial statements (continued) **Year ended 30 June 2012**

14. Immediate and ultimate parent company and controlling party

The ultimate parent undertaking and controlling party is Barratt Developments PLC, a company incorporated in England. Barratt Developments PLC is the undertaking of the largest and smallest group of undertakings to consolidate these financial statements at 30 June 2012. The consolidated financial statements of Barratt Developments PLC are available from Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire, LE67 1UF.

The immediate parent company is also Barratt Developments PLC.