

VIRIDIAN PROPERTY INVESTMENTS LIMITED

COMPANY NUMBER 02585612

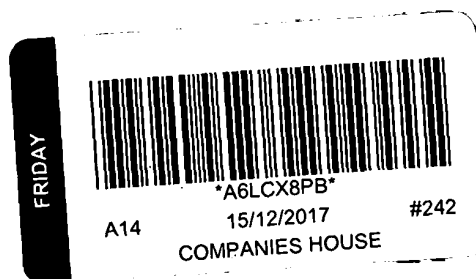
DIRECTORS' REPORT

AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 MARCH 2017



VIRIDIAN PROPERTY INVESTMENTS LIMITED

CONTENTS

	Page
Directors, officers, advisors and bankers	2
Directors' report	3
Balance sheet	4
Notes to the financial statements	5

VIRIDIAN PROPERTY INVESTMENTS LIMITED

Directors	N Apetroaie I Bacon (left 30 April 2017)
Secretary	J Robinson
Registered office until 21 May 2017	Colwell House 376 Clapham Road London SW9 9AR
Registered office from 22 May 2017	Grosvenor House 125 High Street Croydon CR0 9XP
Principal solicitor	Devonshires Salisbury House London Wall London EC2M 5QY
Auditor	RSM UK Audit LLP (formerly Baker Tilly UK Audit LLP) Marlborough House Victoria Road South Chelmsford CM1 1LN
Principal banker	Lloyds TSB Bank plc Hammersmith London W6 0JL
Registration	Private company Limited by shares Number 02585612

VIRIDIAN PROPERTY INVESTMENTS LIMITED

DIRECTORS' REPORT

The Directors submit their annual report together with the audited financial statements of the company for the year ended 31 March 2017.

PRINCIPAL ACTIVITIES

The principal activity previously was that the company owned an office block for commercial letting to the parent undertaking, Viridian Housing. In the year to 31 March 2017 no services were carried as the company was dormant.

RESULTS

In the year to 31 March 2017 no services were carried out as the company was dormant.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Directors' 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 accounting 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.

DIRECTORS AND DIRECTORS INTERESTS

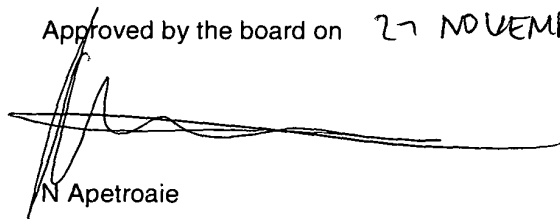
The directors who held office during the year under review are disclosed in the Company information on page 2.

APPROVAL

In preparing this Directors' Report advantage has been taken of the small companies' exemption.

Approved by the board on 27 NOVEMBER

2017 and signed on its behalf by:



N Apetroaie

Director

Date:

VIRIDIAN PROPERTY INVESTMENTS LIMITED

BALANCE SHEET

As at 31 March 2017

Company number: 02585612

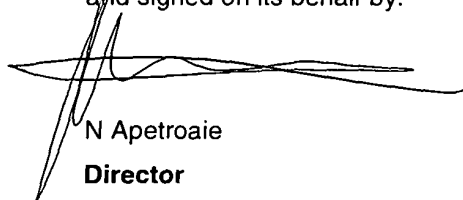
	Notes	2017 £000	2016 £000
CURRENT ASSETS			
Debtors	3	<u>30</u>	<u>30</u>
TOTAL ASSETS		<u>30</u>	<u>30</u>
CAPITAL AND RESERVES			
Called up share capital	4	-	-
Profit and loss account	5	<u>30</u>	<u>30</u>
SHAREHOLDERS' FUNDS		<u>30</u>	<u>30</u>

The notes on page 5 form part of these financial statements.

For the year ending 31 March 2017 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 and its members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The financial statements were approved and authorised for issue by the Board on 27 NOVEMBER 2017 and signed on its behalf by:


N Apetroaie
Director

VIRIDIAN PROPERTY INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2017

1. ACCOUNTING POLICIES

1.1. Basis of preparation

The financial statements have been prepared in accordance with the Companies Act 2006 and in accordance with United Kingdom Generally Accepted Accounting Practice (UK GAAP).

1.2. Accounting convention

The financial statements have been prepared using the historical cost convention.

The particular accounting policies adopted are described below.

2. DIRECTORS' REMUNERATION

The directors received no remuneration during the year under review.

3. DEBTORS

	2017 £000	2016 £000
Amounts due from parent undertaking	<u>30</u>	<u>30</u>

4. SHARE CAPITAL

	2017 £	2016 £
Allotted, called up and fully paid		
2 ordinary shares of £1 each	<u>2</u>	<u>2</u>

5. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2017 £000	2016 £000
Opening funds at 1 April	30	30
Loss for the year	<u>-</u>	<u>-</u>
Closing funds at 31 March	<u>30</u>	<u>30</u>

6. ULTIMATE PARENT UNDERTAKING

As at 31 March 2017 the ultimate Parent undertaking was Viridian Housing, which is incorporated in the UK and registered in England as a Co-operative and Community Benefit Society. The consolidated financial statements of Viridian Housing are available to the public and may be obtained from the Finance Director, Viridian Housing, Colwell House, 376 Clapham Road, London SW9 9AR.

Viridian Housing amalgamated with AmicusHorizon on 22 May 2017 to create Optivo. As a result the ultimate Parent Undertaking changed from Viridian Housing to Optivo Limited from this date.