

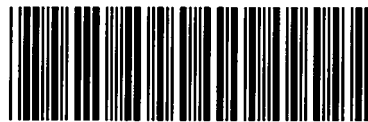
ARROWCROFT NORTHWEST LIMITED

REPORT AND ACCOUNTS

For the year ended

31 DECEMBER 2013

MONDAY



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COMPANIES HOUSE

ARROWCROFT NORTHWEST LIMITED

REPORT AND ACCOUNTS for the year ended 31 DECEMBER 2013

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ARROWCROFT NORTHWEST LIMITED

OFFICERS AND PROFESSIONAL ADVISERS

DIRECTORS

N P Hai
S N Eppel
D Macdonald

SECRETARY

S N Eppel

REGISTERED OFFICE

Brookfield House
44-48 Davies Street
London
W1K 5JA

AUDITORS

Nexia Smith & Williamson
25 Moorgate
London
EC2R 6AY

TAX ADVISORS

Smith & Williamson
25 Moorgate
London
EC2R 6AY

COMPANY'S REGISTERED NUMBER

3050595

ARROWCROFT NORTHWEST LIMITED

DIRECTORS' REPORT

The directors present their report and the accounts for the year ended 31 December 2013.

Activities

The principal activity of the company continues to be that of property investment. The Company's registered number at Companies House is 3050595.

Review of the business

At 31 December 2013, the company had net liabilities of £184,341.

Subsequent to the year end, the company's parent undertaking has rescheduled the repayment of an intercompany balance of £294,348. The balance is not due before 30 September 2015. As a result, the directors have examined the estimated future cash flows of the company and anticipate that the company will have sufficient resources available to meet its obligations as they fall due for a period of at least 12 months from the date of signing these financial statements.

Accordingly, the directors are satisfied that it is appropriate to prepare the financial statements on a going concern basis.

Directors

The directors who served during the year, were as follows:

J L Burchell (appointed 17 January 2013, resigned 28 October 2013)

N P Hai

A Jones (resigned 17 March 2014)

S N Eppel

On 30 January 2014, D Macdonald was appointed as a director of the company.

Dividends

The directors do not recommend the payment of a dividend this year (2012: £nil).

Auditors

A resolution to re-appoint the auditors, Nexia Smith & Williamson, will be proposed at the next Annual General Meeting.

Disclosure of information to the auditors

In the case of each person who was a director at the time this report was approved:

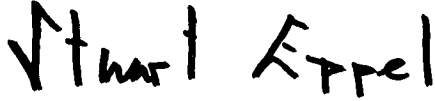
- so far as that director was aware there was no relevant available information of which the company's auditors were unaware; and
- the director had taken all steps that the director ought to have taken as a director to make himself or herself aware of any relevant audit information and to establish that the company's auditors were aware of that information.

ARROWCROFT NORTHWEST LIMITED

DIRECTORS' REPORT (Continued)

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

Approved by the board of directors and signed on behalf of the board.

A handwritten signature in black ink, appearing to read "Stuart Eppel". The signature is written in a cursive, somewhat stylized font.

Stuart Eppel

Director

.....12/8/14 (Date)

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 judgments and accounting 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 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.

Nexia Smith & Williamson

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ARROWCROFT NORTHWEST LIMITED

We have audited the financial statements of Arrowcroft Northwest Limited for the year ended 31 December 2013 which comprise the Profit and Loss Account, the Balance Sheet, and the related notes 1 to 12. 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 auditors' 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 (set out on page 4), 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 31 December 2013 and of its loss 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.

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 in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a strategic report or in preparing the directors' report.

Nexia Smith & Williamson

Sancho Simmonds
Senior Statutory Auditor, for and on behalf of
Nexia Smith & Williamson
Statutory Auditor
Chartered Accountants

29 AUGUST 2014

25 Moorgate
London
EC2R 6AY

ARROWCROFT NORTHWEST LIMITED**PROFIT AND LOSS ACCOUNT for the year ended 31 DECEMBER 2013**

	Notes	2013 £	2012 £
Turnover	1	39,756	45,000
Administrative expenses		(221,925)	(17,218)
		<hr/>	<hr/>
Operating (loss) / profit		(182,169)	27,782
Interest payable	3	(15,051)	(15,455)
		<hr/>	<hr/>
(Loss) / profit on ordinary activities before taxation		(197,220)	12,327
Tax on (loss) / profit on ordinary activities	4	-	-
		<hr/>	<hr/>
(Loss) / profit for the financial year	10	(197,220)	12,327
		<hr/> <hr/>	<hr/> <hr/>

All of the company's operations are classed as continuing. There were no gains or losses in either year other than those included in the above Profit and Loss Account.

ARROWCROFT NORTHWEST LIMITED

BALANCE SHEET as at 31 DECEMBER 2013

	Notes	2013 £	2012 £
Fixed assets			
Investment property	5	658,550	828,550
Current assets			
Debtors	6	11,369	3,828
Cash at bank and in hand		17,582	15,854
		<hr/>	<hr/>
		28,951	19,682
Creditors: amounts falling due within one year	7	(311,842)	(275,353)
		<hr/>	<hr/>
Net current liabilities		(282,891)	(255,671)
		<hr/>	<hr/>
Total assets less current liabilities		375,659	572,879
Creditors: amounts falling due after more than one year	8	(560,000)	(560,000)
		<hr/>	<hr/>
Net (liabilities) / assets		(184,341)	12,879
		<hr/>	<hr/>
Capital and reserves			
Called up share capital	9	2	2
Profit and loss account	10	(184,343)	12,877
		<hr/>	<hr/>
Shareholders' funds- equity	11	(184,341)	12,879
		<hr/>	<hr/>

The accounts were approved by the Board of Directors on 12/8/14 and were signed on its behalf by:



N Hai
DIRECTOR

ARROWCROFT NORTHWEST LIMITED

NOTES TO THE ACCOUNTS for the year ended 31 DECEMBER 2013

1 Accounting policies

The principal accounting policies which are adopted in the preparation of the financial statements are set out below.

Basis of preparation

The financial statements are prepared under the historical cost convention except for investment properties.

At 31 December 2013, the company had net liabilities of £184,341.

Subsequent to the year end, the company's parent undertaking has rescheduled the repayment of an intercompany balance of £294,348. The balance is not due before 30 September 2015. As a result, the directors have examined the estimated future cash flows of the company and anticipate that the company will have sufficient resources available to meet its obligations as they fall due for a period of at least 12 months from the date of signing these financial statements.

Accordingly, the directors are satisfied that it is appropriate to prepare the financial statements on a going concern basis.

Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently.

Cash flow statement

The company has taken advantage of the exemption in Financial Reporting Standard No 1 from the requirement to produce a cash flow statement on the grounds that it is a subsidiary undertaking where 90 percent or more of the voting rights are controlled within the group.

Related party transactions

The company has taken advantage of the exemption in Financial Reporting Standard No. 8 from the requirement to disclose transactions with group companies on the grounds that consolidated financial statements are prepared by the ultimate parent company.

Investment properties

In accordance with Statement of Standard Accounting Practice No. 19, the investment property is revalued annually and the surplus or deficit is transferred to a revaluation reserve.

No depreciation is provided in respect of the investment property: the directors consider that this accounting policy results in the financial statements giving a true and fair view. Depreciation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

ARROWCROFT NORTHWEST LIMITED

NOTES TO THE ACCOUNTS for the year ended 31 DECEMBER 2013 (continued)

1 Accounting policies (continued)

Deferred taxation

Deferred tax is provided for on a full provision basis on all timing differences, which have arisen but not reversed at the balance sheet date. No timing differences are recognised in respect of gains on sale of assets where those gains have been rolled over into replacement assets. Deferred tax assets are recognised to the extent that they are recoverable, that is, on the basis of all available evidence, it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Any assets and liabilities recognised have not been discounted. Deferred tax is not recognised when fixed assets are revalued unless there is a binding agreement by the balance sheet date to sell the revalued assets and the gain or loss expected to arise on sale has been recognised in the financial statements.

Turnover

Turnover consists of gross rental income together with sales and services in the ordinary course of business.

2 Audit fee

The audit fee for this company, which has been charged to another group company, amounted to £2,650 (2012: £2,575).

3 Interest payable	2013	2012
	£	£
Bank interest	15,051	15,455
	<hr/>	<hr/>

ARROWCROFT NORTHWEST LIMITED

NOTES TO THE ACCOUNTS for the year ended 31 DECEMBER 2013 (continued)

4	Taxation	2013 £	2012 £
	Current year tax		
	UK Corporation tax	-	-
	Adjustment for prior years	-	-
		<hr/>	<hr/>
	Current tax charge	-	-
		<hr/>	<hr/>
	Factors affecting the tax charge for the year		
	(Loss) / profit on ordinary activities before taxation	(197,220)	12,327
		<hr/>	<hr/>
	(Loss) / profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 23.25% (2012: 24.00%)	(45,847)	3,020
	Effects of:		
	Group relief	6,328	(1,809)
	Expenses not deductible	39,519	-
	Utilisation of tax losses	-	(1,211)
		<hr/>	<hr/>
	Total current tax charge	-	-
		<hr/>	<hr/>

5 Investment property

Cost or valuation

	£
At 1 January 2013	828,550
Impairment in the year	(170,000)
	<hr/>
At 31 December 2013	658,550
	<hr/>

The valuation of the investment property at 31 December 2013 and 31 December 2012 was carried out by Nicholas Hai FRICS a director of the company, on the basis of market value, for accounts purposes, in accordance with the Appraisal and Valuation Standards published by The Royal Institution of Chartered Surveyors and having taken external professional advice. The historical cost for the property was £828,550 (2012: £828,550).

ARROWCROFT NORTHWEST LIMITED

NOTES TO THE ACCOUNTS for the year ended 31 DECEMBER 2013 (continued)

6	Debtors	2013	2012
		£	£
	Trade debtors	11,162	3,622
	Prepayments	205	206
	Other debtors	2	-
		<hr/>	<hr/>
		11,369	3,828
		<hr/>	<hr/>
7	Creditors: amounts falling due within one year	£	£
	Trade creditors	1,679	2,287
	Amounts owed to group undertakings	294,348	261,816
	Accruals	15,815	11,250
		<hr/>	<hr/>
		311,842	275,353
		<hr/>	<hr/>
8	Creditors: amounts falling due after more than one year	£	£
	Bank loan	560,000	560,000
		<hr/>	<hr/>
<p>The bank loan has been drawn from a revolving facility of £15,000,000 from the Co-operative Bank which is repayable on 10 November 2016. The loan is secured by a first legal charge over the property held together with a floating charge over the assets of the company.</p>			
9	Allotted, called up and fully paid share capital	£	£
	2 ordinary shares of £1 each	2	2
		<hr/>	<hr/>
10	Reserves		£
	At 1 January 2013		12,877
	Loss for the year		(197,220)
			<hr/>
	At 31 December 2013		(184,343)
			<hr/>

ARROWCROFT NORTHWEST LIMITED

NOTES TO THE ACCOUNTS for the year ended 31 DECEMBER 2013 (continued)

11	Reconciliation of movements in shareholders' funds	2013 £	2012 £
	Opening shareholders' funds	12,879	552
	(Loss) / profit for the year	(197,220)	12,327
		<hr/>	<hr/>
	Closing deficit on shareholders' funds	(184,341)	12,879
		<hr/>	<hr/>

12 Control

The parent company is Arrowcroft Holdings Limited, a company incorporated in England and Wales.

Arrowcroft Holdings Limited prepares group financial statements and copies can be obtained from The Registrar of Companies, Crown Way, Cardiff.