

Company Registration No. 03373096 (England and Wales)

LDC (SMITHFIELD) LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2013

TUESDAY



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COMPANIES HOUSE

LDC (SMITHFIELD) LIMITED

COMPANY INFORMATION

Directors	M C Allan C R Szpojnarowicz (Appointed 21 February 2013) N A Porter
Company number	03373096
Registered office	The Core 40 St Thomas Street BRISTOL BS1 6JX
Auditor	KPMG Audit Plc 15 Canada Square LONDON E14 5GL
Business address	The Core, 40 St Thomas Street BRISTOL BS1 6JX

LDC (SMITHFIELD) LIMITED

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LDC (SMITHFIELD) LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2013

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

Principal activities

The company's principal activity is that of property. The directors do not recommend the payment of a dividend for the year (2012: £nil).

The company registration number is 03373096.

Directors

The following directors have held office since 1 January 2013:

M C Allan

C R Szpojnarowicz

A D Reid

N A Porter

(Appointed 21 February 2013)

(Resigned 21 February 2013)

Statement of disclosure to auditor

So far as the directors are aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

LDC (SMITHFIELD) LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2013

Statement of directors' responsibilities in respect of the Directors' Report and the financial statements

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 they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

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 estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

On behalf of the board



G R Szpojnarowicz

Director

23 September 2014

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LDC (SMITHFIELD) LIMITED

We have audited the financial statements of LDC (Smithfield) Limited for the year ended 31 December 2013 set out on pages 5 to 9. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK 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 Directors' Responsibilities Statement set out on page 2 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

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

Opinion on financial statements

In our opinion the financial statements:

- 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

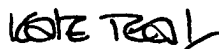
In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)
TO THE MEMBERS OF LDC (SMITHFIELD) LIMITED

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.
- the directors were not entitled to take advantage of the small companies exemption in not preparing a strategic report.



Kate Teal (Senior Statutory Auditor)
for and on behalf of KPMG Audit Plc

23 September 2014

Chartered Accountants
Statutory Auditor

KPMG Audit Plc
15 Canada Square
LONDON
E14 5GL

LDC (SMITHFIELD) LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2013

	Notes	2013 £	2012 £
Turnover	2	2,667	2,072
Cost of sales		(7,125)	(5,909)
		<u> </u>	<u> </u>
Loss on ordinary activities before taxation	3	(4,458)	(3,837)
Tax on loss on ordinary activities	4	-	-
		<u> </u>	<u> </u>
Loss for the year	8	<u><u>(4,458)</u></u>	<u><u>(3,837)</u></u>

The profit and loss account has been prepared on the basis that all operations are continuing operations.

There are no recognised gains and losses other than those passing through the profit and loss account.

There is no difference between the loss for the year as stated above and its historical cost equivalent.

LDC (SMITHFIELD) LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2013

	Notes	£	2013 £	£	2012 £
Current assets					
Debtors	5	50,149		53,804	
Creditors: amounts falling due within one year	6	(12,303)		(11,500)	
Net current assets			37,846		42,304
Net assets			37,846		42,304
Capital and reserves					
Called up share capital	7		2		2
Profit and loss account	8		37,844		42,302
Shareholder's funds	9		37,846		42,304

The financial statements were approved by the Board on 23 September 2014
and were signed on it's behalf by


C R Szpojnarowicz
Director

Company Registration No. 03373096

LDC (SMITHFIELD) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

1.1 Basis of preparation

The financial statements are prepared in accordance with applicable accounting standards (UK GAAP) and under the historical cost convention.

The company has taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) 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.

1.2 Going concern

After making enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

1.3 Turnover

Turnover derived from an interest in property is recognised in the profit and loss account on a straight line basis over the period of the lease.

1.4 Deferred taxation

The charge for taxation is based on the result for the year and takes account of taxation deferred because of timing differences between the treatment of certain items for taxation and treatment under the company's accounting policies.

Deferred tax assets and liabilities arise from timing differences between the recognition of gains and losses in the financial statements and their recognition in a tax computation.

In accordance with FRS19, deferred tax is provided in respect of all timing differences that have originated but not reversed at the balance sheet date that may give rise to an obligation to pay more or less tax in the future except as otherwise provided by FRS19. Deferred tax is not recognised when fixed assets are revalued unless by the balance sheet date there is a binding agreement to sell the revalued assets and the gain or loss expected to arise on the sale has been recognised in the financial statements. Deferred tax is measured on a non-discounted basis.

2 Turnover

Turnover is generated in the UK and from the company's principal activity.

3 Loss on ordinary activities before taxation

Auditor's remuneration of £555 (2012: £550) was borne by another group company.

Fees paid to the company's auditor, KPMG Audit Plc and its associates for services other than statutory audit of the company are not disclosed in the company's accounts since the consolidated accounts of the company's parent, The UNITE Group plc are required to disclose non audit fees on a consolidated basis.

Directors' remuneration was borne by another group company in respect of both years.

LDC (SMITHFIELD) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2013

4	Taxation	2013	2012
		£	£
	Current tax charge	-	-
		<u> </u>	<u> </u>
	Factors affecting the tax charge for the year		
	Loss on ordinary activities before taxation	(4,458)	(3,837)
		<u> </u>	<u> </u>
	Loss on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 23.25% (2012: 24.50%)	(1,036)	(940)
		<u> </u>	<u> </u>
	Effects of:		
	Group relief surrendered	1,036	940
		<u> </u>	<u> </u>
		1,036	940
		<u> </u>	<u> </u>
	Current tax charge	-	-
		<u> </u>	<u> </u>
5	Debtors	2013	2012
		£	£
	Amounts owed by group undertakings	50,149	53,804
		<u> </u>	<u> </u>
	All debtors are due within one year.		
6	Creditors: amounts falling due within one year	2013	2012
		£	£
	Other creditors	12,303	11,500
		<u> </u>	<u> </u>
7	Share capital	2013	2012
		£	£
	Allotted, called up and fully paid		
	2 Ordinary shares of £1 each	2	2
		<u> </u>	<u> </u>

LDC (SMITHFIELD) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2013

8 Statement of movements on profit and loss account

	Profit and loss account
	£
Balance at 1 January 2013	42,302
Loss for the year	(4,458)
	<u>37,844</u>
Balance at 31 December 2013	<u>37,844</u>

9 Reconciliation of movements in shareholder's funds

	2013 £	2012 £
Loss for the financial year	4,458	3,837
Opening shareholder's funds	(42,304)	(46,141)
	<u>(37,846)</u>	<u>(42,304)</u>
Closing shareholder's funds	<u>(37,846)</u>	<u>(42,304)</u>

10 Contingent liabilities

The company had no contingent liabilities at 31 December 2013 (31 December 2012: £nil).

11 Capital commitments

The company had no capital commitments at 31 December 2013 (31 December 2012: £nil).

12 Employees

There were no employees in either year.

13 Control

The company's immediate parent undertaking is UNITE Holdings plc.

The company's ultimate parent undertaking is The UNITE Group plc. The largest and smallest group in which the results of the company are consolidated is that headed by The UNITE Group plc. The consolidated accounts of this company are available to the public and can be obtained from The Core, 40 St Thomas Street, BRISTOL, BS1 6JX.

14 Related party transactions

As the company is a wholly owned subsidiary of the UNITE Group plc, the company has taken advantage of the exemption in Financial Reporting Standard 8 from the requirements to disclose transactions with group companies on the grounds that consolidated financial statements are prepared by the ultimate parent undertaking.