

Reland (Weedon) Limited

Annual report and financial statements for the year ended 31 December 2013

Company number: 3435816



Reland (Weedon) Limited

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Reland (Weedon) Limited

Directors and advisors

Directors

Neil Fitzsimmons
Jonathan Brodie
Jon Mortimore

Company secretary

Joanne Massey

Registered office

30 High Street
Westerham
Kent
United Kingdom
TN16 1RG

Independent auditors

PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Atria One
144 Morrison Street
Edinburgh
EH3 8EX

Bankers

Bank of Scotland
The Mound
Edinburgh
EH1 1YZ

Registered number

3435816

Reland (Weedon) Limited

Directors' report for the year ended 31 December 2013

The directors present their annual report together with the audited financial statements of the Company for the year ended 31 December 2013. In this report, the 'Group' means Avant Homes Holdings Limited and its subsidiary undertakings and the 'Company' means Reland (Weedon) Limited.

This report has been prepared in accordance with the special provisions relating to small companies within section 414B of the Companies Act 2006.

Principal activities

The Company's principal activity during the year comprised property dealing, property investment and development.

Review of business and future developments

The profit and loss account is set out on page 6 and shows an operating loss before taxation for the year of £4,000 (2012 profit of £43,000). The directors are unable to recommend the payment of a final dividend (2012 £nil). Accordingly, the loss for the financial year of £4,000 (2012 profit of £43,000) has been transferred to reserves.

The Company benefits from the support provided by a Group undertaking, Avant Homes Limited.

Principal risks and uncertainties

The Company is a member of the Group and its risks are disclosed in the consolidated financial statements of Avant Homes Holdings Limited. Operational and financial risks are managed on a Group basis.

Financial instruments and risk management

Working capital requirements are principally satisfied from cash generated by the Company and through funding made available from the bank facilities established by Gladedale Commercial Group Limited, whose treasury function also handles hedging arrangements.

Key performance indicators (KPIs)

Given the straightforward nature of the business, the directors are of the opinion that analysis using KPIs beyond those ascertainable from the financial statements is not necessary for an understanding of the development, performance or position of the business.

Directors

The directors who of the company who were in office during the year and up to the date of signing the financial statements were:

N Fitzsimmons

J Brodie

M Milligan (resigned 20 September 2013)

J Mortimore (appointed 14 October 2013)

E Catchpole (resigned 15 November 2013)

Reland (Weedon) Limited

Directors' report for the year ended 31 December 2013 (continued)

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 prepared 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,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- 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.

Statement of disclosure of information to auditors

In the case of each of the persons who are directors at the time when the report is approved, the following applies:

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

By order of the Board


J. Mortimore
Director

26 September 2014

Reland (Weedon) Limited

Independent auditors' report to the members of Reland (Weedon) Limited

Report on the financial statements

Our opinion

In our opinion the financial statements, defined below

- 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

This opinion is to be read in the context of what we say in the remainder of this report

What we have audited

The financial statements, which are prepared by Reland (Weedon) Limited, comprise

- the balance sheet as at 31 December 2013,
- the profit and loss account for the year ended 31 December 2013, and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information

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)

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

What an audit of financial statements involve

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) ("ISAs (UK and Ireland)"). 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 and financial statements for the year ended 31 December 2013 (the "Annual Report") to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' report for the year ended 31 December 2013 is consistent with the financial statements.

Reland (Weedon) Limited

Independent auditors' report to the members of Reland (Weedon) Limited (continued)

Other matters on which we are required to report by exception

Adequacy of accounting records and information and explanations received

Under the Companies Act 2006 we are required to report to you if, in our opinion

- we have not received all the information and explanations we require for our audit, or
- 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

We have no exceptions to report arising from this responsibility

Directors' remuneration

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of directors' remunerations specified by law have not been made. We have no exceptions to report arising from this responsibility

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility

Responsibilities for the financial statements and the audit

Our responsibilities and those of the directors

As explained more fully in the Statement of directors' responsibilities set out on page 3, 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 ISAs (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing



Caroline Roxburgh (Senior Statutory Auditor)
For and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Edinburgh

26 September 2014

Reland (Weedon) Limited

Profit and loss account for the year ended 31 December 2013

	Note	2013 £'000	2012 £'000
Turnover	2	-	745
Cost of sales		-	(593)
Gross profit		-	152
Administrative expenses		(2)	(110)
Other operating income		(2)	1
(Loss) / profit on ordinary activities before taxation	3	(4)	43
Taxation on (loss) / profit on ordinary activities	5	-	-
(Loss) / profit for the financial year	9	(4)	43

All amounts relate to discontinued activities

There were no recognised gains or losses in either financial year other than the (loss) / profit for the financial years as shown above


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

Reland (Weedon) Limited

Balance sheet as at 31 December 2013

	Note	2013 £'000	2012 £'000
Current assets			
Debtors	6	36	17
Cash at bank and at hand		-	29
		36	46
Creditors: amounts falling due within one year	7	(238)	(244)
Net current liabilities		(202)	(198)
Net liabilities		(202)	(198)
Capital and reserves			
Called up share capital	8	-	-
Share premium account	9	5,878	5,878
Profit and loss account	9	(6,080)	(6,076)
Total shareholder's deficit	10	(202)	(198)

The financial statements on pages 6 to 13 were approved by the Board and authorised for issue on 26 September 2014


J. Mortimore
Director
Reland (Weedon) Limited
Registered number 3435816

Reland (Weedon) Limited

Notes to the financial statements for the year ended 31 December 2013

1 Accounting policies

Basis of preparation

These financial statements are prepared on the going concern basis, 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, are set out below.

Going concern

The Company benefits from the support provided by a Group undertaking, Avant Homes Limited. Consequently, the directors continue to adopt the going concern basis in preparing the annual report and financial statements.

Cash flow statement

The Company is a wholly owned subsidiary of Avant Homes Holdings Limited and is included in its consolidated financial statements which are publicly available. Consequently, the company has taken advantage of the exemption from preparing a cash flow statement under the terms of FRS 1.

Revenue recognition

Sale of commercial properties

Revenue on the sale of residential property is recognised when the contract has legally completed.

Sale of land

Revenue is recognised on land sales when contracts are exchanged and all material conditions of the contract have been met.

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date, where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date.

Deferred tax is not recognised on timing differences arising on revalued properties unless the Company has entered into a binding sale agreement and is not proposing to take advantage of rollover relief.

A net deferred tax asset is recognised as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits against which to recover carried forward tax losses and from which the future reversal of underlying timing differences can be deducted.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on an undiscounted basis.

Reland (Weedon) Limited

Notes to the financial statements for the year ended 31 December 2013 (continued)

2 Turnover

Turnover represents amounts derived from the provision of goods and services which fall due within the Company's ordinary activities, after deduction of discounts and valued added tax. The turnover and loss on ordinary activities before taxation, all of which arises in the United Kingdom, is attributable to the Company's principal activities of property dealing, property investment and development.

3 (Loss) / profit on ordinary activities before taxation

Directors' remuneration has been borne by other Group companies.

Auditors' remuneration has been borne by another Group entity.

4 Employees

	2013	2012
	£'000	£'000
Staff costs during the year consists of		
Wages and salaries	-	64
Social Security costs	-	7
Other pension costs	-	2
	-	13

The monthly average number of employees (including directors) during the year was 0 (2012: 3).

As a result of the sale of the site on 14 December 2012, all staff directly employed were transferred with it on completion.

Directors' remuneration has been met by other Group companies.

Reland (Weedon) Limited

Notes to the financial statements for the year ended 31 December 2013 (continued)

5 Taxation on (loss) / profit on ordinary activities

	2013	2012
	£'000	£'000
UK corporation tax on profit of the year	-	-
Total current tax	-	-

The tax assessed for the year is higher than (2012 lower than) the standard rate of corporation tax in the UK for the year ended 31 December 2013 of 23.25% (2012 24.5%). The differences are explained below

	2013	2012
	£'000	£'000
(Loss) / profit on ordinary activities before tax	(4)	43
(Loss) / profit on ordinary activities at the standard rate corporation tax in the UK of 23.25% (2012 24.5%)	(1)	11
Effects of		
Unutilised / (utilised) tax losses	1	(11)
Current tax charge for the year	-	-

The main rate of corporation tax changed to 23% with effect from 1 April 2013. The 2013 Finance Bill included legislation to reduce the main rate of corporation to 20% with effect from 1 April 2015. This change was substantially enacted by the balance sheet date and the unrecognised deferred tax asset is based on this reduced rate.

There is an unrecognised deferred tax asset of £1,272,000 (2012 £1,451,000) relating to unrelieved tax losses and £1,000 (2012 £1,000) relating to capital allowances available to carry forward. The total unrecognised deferred tax asset of £1,273,000 (2012 £1,452,000) has not been provided for in the financial statements as the directors of the Company feel that it is unlikely that there will be sufficient taxable profits in the foreseeable future against which to recover the asset.

Reland (Weedon) Limited

Notes to the financial statements for the year ended 31 December 2013 (continued)

6 Debtors

	2013	2012
	£'000	£'000
Trade debtors	-	6
Amount owed by Group Undertaking	35	-
Other debtors	1	11
	36	17

All amounts shown under debtors fall due for payment within one year

7 Creditors, amounts falling due within one year

	2013	2012
	£'000	£'000
Trade creditors	-	2
Amounts owed to Group undertakings	238	238
Other Creditors	-	4
	238	244

Amounts owed to Group undertakings are unsecured, interest free and repayable on demand

8 Called up share capital

	2013	2012
	£'000	£'000
Allotted, called up and fully paid		
32 (2012 32) ordinary shares of £1 each	-	-

Reland (Weedon) Limited

Notes to the financial statements for the year ended 31 December 2013 (continued)

9 Reserves

	Share premium account	Profit and loss account
	£'000	£'000
At 1 January 2013	5,878	(6,076)
Loss for the financial year	-	(4)
At 31 December 2013	5,878	(6,080)

10 Reconciliation of movements in total shareholder's funds

	2013	2012
	£'000	£'000
(Loss) / profit for the financial year	(4)	43
Net (reduction) / increase in total shareholder's funds	(4)	43
Opening total shareholder's deficit	(198)	(241)
Closing total shareholder's deficit	(202)	(198)

11 Contingent liabilities

On 28 June 2012, the Company along with other Group member and related companies entered into cross guarantee and debenture instruments with the Bank of Scotland plc guaranteeing and securing the liabilities in relation to their banking facilities. The aggregate amount outstanding at 31 December 2013 was £272,255,923 (2012 £339,528,743)

12 Related party transactions

The Company is a wholly owned subsidiary of Gladedale (Commercial) Limited. Avant Homes Holdings Limited, the ultimate parent undertaking, has prepared consolidated financial statements for the year ended 31 December 2011 and therefore the Company has relied on the exemptions contained within Financial Reporting Standard No. 8 in respect of the disclosure of related party transactions.

Reland (Weedon) Limited

Notes to the financial statements for the year ended 31 December 2013 (continued)

13 Ultimate parent undertaking and controlling party

The Company is a wholly owned subsidiary of Gladedale (Commercial) Limited

The directors consider the ultimate parent undertaking and controlling party to be Avant Homes Holdings Limited, a company registered in England and Wales. Avant Homes Holdings Limited is the largest and the smallest group of which the Company is a member and for which consolidated financial statements are prepared. Copies of the consolidated financial statements of Avant Homes Holdings Limited are available from Companies House, Crown Way, Maindy, Cardiff CF4 3UZ.