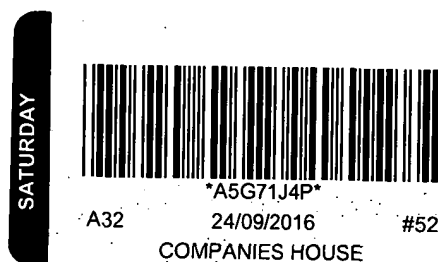




Annual Report
for the year ended 31 March 2016
Yarlington Property Management Limited

Registered Number: 4916900



Yarlington Property Management Limited

Registered Address: Yarlington Housing Group; Lupin Way, Yeovil, Somerset. BA22 8WN

T: 01935 404 592 F: 01935 404 508 e: corporate@yhg.co.uk

Registered in England, Company Number 4916900

Yarlington Property Management Limited

Annual Report for the year ended 31 March 2016

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Directors and Advisors for the year ended 31 March 2016

The directors of the company who were in office during the year and up to the date of signing of the financial statements, unless otherwise stated, were

Helen Cope (Chair)
Lindy Morgan (Vice Chair)
Dominic Gerard Lynch
Raymond John Thompson
Christian Oliver Guy (Resigned 19 Aug 2015)
Wayne Morris
John Coutts
Gary Orr
Mark Clare (Appointment ended 21 Jan 2016)
Caroline Louise Moore
Joanna Makinson (Appointed 22 Sept 2015)
Alex Burghart (Appointed 17 Nov 2015) (Resigned 22 August 2016)
Michael Stancombe (Appointed 17 Nov 2015)

Independent Auditors

PricewaterhouseCoopers LLP
Princess Court
23 Princess Street
Plymouth PL1 2EX

Bankers

The Royal Bank of Scotland plc
2 Hendford
Yeovil
Somerset
BA20 1TN

Yarlington Property Management Limited is a company limited by shares (Registered in England, Company Number 4916900).

The registered office is at Yarlington Housing Group; Lupin Way, Yeovil, Somerset, BA22 8WN.

Report of the Board of Directors for the year ended 31 March 2016

The Board of Directors is pleased to present its report and the audited financial statements, set out on pages 8-17, for the year ended 31 March 2016.

The Company

The Company is registered at Companies House in accordance with the Companies Act and is limited by shares. It is a wholly owned subsidiary of Yarlington Housing Group. The Company headquarters are in Yeovil.

Principal Activities

Yarlington Property Management Limited acts as a management company for twelve leasehold properties at Redwood Grange, Bartletts Elm, Langport. It also provides an external service to SSDC for installing wet rooms.

Business Review

The financial position and results for the year are set out on pages 8-9 of these statements. The company made a loss on ordinary activities before taxation of £3k, (2015 pre-tax loss: £6k). The Company will not make a Gift Aid payment, (2015 £nil) to its parent Yarlington Housing Group.

The Board of Directors

The Directors are responsible for strategy, policy, managing the business and monitoring the performance of the Company's officers.

Board members have an obligation to uphold the values and objectives of the Company. They agree to contribute to and share responsibilities for the policies and decisions of the Board. They declare any conflicts of interest and must act at all times in the best interest of the Company. Board members derive no financial benefit or personal gain of any sort from being on the Board. Board members are appointed by the Board of Yarlington Housing Group, the Company's holding company.

The Board members bring skills and experience, which include:

- General business skills
- Management of staff and of property
- Finance
- Development and building

The Audit Committee of Yarlington Housing Group has responsibilities for Yarlington Property Management Limited.

Operational matters of the Company are delegated to the Chief Executive and the Executive Team of Yarlington Housing Group.

Report of the Board of Directors for the year ended 31 March 2016 (continued)

Corporate Governance

The Board takes an active interest in all internal control and corporate governance matters. It aims to meet the highest standards of governance and probity.

Employees

The Company has no employees (2015: £nil).

Charitable donations

The Company made no charitable donations during the year (2015: £nil).

Insurance

During the year and up to the date of this report, the company maintained liability insurance and third-party indemnification provisions for its directors, under which the Company has agreed to indemnify the directors to the extent permitted by law in respect of all liabilities to third parties arising out of, or in connection with, the execution of their powers, duties and responsibilities as directors of the Company. These indemnities are Qualifying Third Party Indemnity Provisions as defined in Section 234 of the Companies Act.

Financial Risk Management Policy

Yarlington Housing Group, the parent company of Yarlington Property Management Limited, engages specialist treasury advisors to advise on interest rate and liquidity risk across the Group. The Board approves a treasury management policy annually; this policy addresses cash flow risk. This policy is applied to all entities within the Group.

Going Concern

The Board, after reviewing the Company's budget for 2016/2017 and the Group's medium term financial position as detailed in the 30-year business plan, is of the opinion that the Company has adequate resources to continue in business for the foreseeable future. The financial statements are therefore prepared on a going concern basis.

There has been discussion amongst the board regarding registering the Company as dormant in the future due to the negligible activity over the last few years but no decision has been made at the current time.

Independent Auditors

A resolution will be made at the Annual General Meeting to appoint PricewaterhouseCoopers LLP as auditors to the Company.

Disclosure of information to auditors

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditors are unaware; and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Report of the Board of Directors for the year ended 31 March 2016 (continued)

Statement of directors' responsibilities

The directors are responsible for preparing the Report of the Board of Directors 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, comprising Financial Reporting Standard FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (FRS 102), 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:

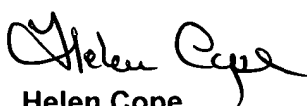
- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements;
- notify its shareholders in writing about the use of disclosure exemptions, if any, of FRS 102 used in the preparation of 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 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.

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

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

This report was approved by the Board of Directors on 20 September 2016 and signed on its behalf by



Helen Cope
Director

Date: 20/9/16

Independent auditors' report to the members of Yarlington Property Management Limited

Report on the financial statements

Our opinion

In our opinion, Yarlington Property Management Limited's financial statements (the "financial statements"):

- give a true and fair view of the state of the company's affairs as at 31 March 2016 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.

What we have audited

The financial statements, included within the Annual Report, comprise:

- the Statement of Financial Position as at 31 March 2016;
- the Income Statement for the year then ended; 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 the preparation of the financial statements is United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law (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.

Opinion on other matter prescribed by the Companies Act 2006

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

Independent auditors' report to the members of Yarlington Property Management 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' remuneration specified by law are not 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 in preparing the Report of the Board of Directors ; and 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 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) ("ISAs (UK & 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 parent 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.

Independent auditors' report to the members of Yarlington Property Management Limited (continued)

What an audit of financial statements involves

We conducted our audit in accordance with ISAs (UK & 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.

We primarily focus our work in these areas by assessing the directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

In addition, we read all the financial and non-financial information in 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.



Heather Ancient (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Plymouth

2 | September 2016

Income Statement for the year ended 31 March 2016

	Note	2016 £'000	2015 £'000
Turnover	4	12	15
Cost of sales		(3)	(8)
Gross profit		9	7
Operating expenditure		(13)	(13)
Operating loss		(4)	(6)
Interest receivable and similar income	5	1	-
Loss on ordinary activities before taxation	6	(3)	(6)
Gift Aid to Yarlington Housing Group		-	-
Tax on loss on ordinary activities	8	-	-
Loss for the financial year after taxation	12	(3)	(6)

All of the Company's turnover and results disclosed above are derived from continuing activities.

There were no other comprehensive income or expenses other than those reported above. No statement of comprehensive income is therefore presented.

Yarlington Property Management Limited

Registered Number: 4916900

Statement of Financial Position as at 31 March 2016

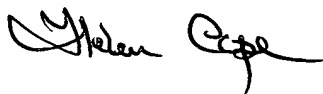
	Note	2016 £'000	2015 £'000
Current assets			
Debtors	9	211	215
Cash at bank and in hand		1	-
		212	215
Creditors: amounts falling due within one year	10	(9)	(9)
Net Assets		203	206
Capital and reserves			
Called up Share Capital	11	-	-
Retained earnings	12	203	206
Total Shareholders' Funds	12	203	206

The notes on pages 10 to 18 are an integral part of these financial statements.

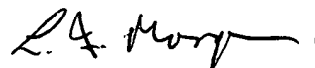
These financial statements on page 8 to 18 were approved by the board of directors on the 20 September 2016 and were signed on its behalf by:

Helen Cope

Director



Board Member



Notes to the financial statements for the year ended 31 March 2016

1 Statement of compliance

The individual financial statements of Yarlington Property Management Limited have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") and the Companies Act 2006.

2 General Information

Yarlington Property Management Limited acts as a management company for twelve leasehold properties at Redwood Grange, Bartletts Elm, Langport. It also provides an external service to SSDC for installing wet rooms.

3 Accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated. The company has adopted FRS 102 in these financial statements.

Basis of preparation

These financial statements are prepared on the going concern basis under the historical cost convention. The principal accounting policies, which have been applied consistently throughout the year, are set out below.

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies.

These are the first financial statements prepared in accordance with FRS 102. The date of transition is 1 April 2014. The impact on transition on the shareholders' equity at the date of transition and at the year-end has been assessed, as has the impact on the profit or loss for the year ended 31 March 2015. No differences were identified through this assessment and no changes to the financial results or position have therefore been made as a result of transition.

Going Concern

The Board, after reviewing the Company's budget for 2016/2017 and the Group's medium term financial position as detailed in the 30-year business plan, is of the opinion that the Company has adequate resources to continue in business for the foreseeable future. The financial statements are therefore prepared on a going concern basis.

**Notes to the financial statements for the year ended 31 March 2016
(continued)**

3 Accounting policies (continued)

There has been discussion amongst the board regarding registering the company as dormant in the future due to the negligible activity over the last few years but no decision has been made at the current time.

Exemptions for qualifying entities under FRS 102

FRS 102 allows a qualifying entity certain disclosure exemptions. The company has taken advantage of the exemption, under FRS 102 paragraph 1.12 (b), from preparing a statement of cash flows, on the basis that it is a qualifying entity and its ultimate parent company, Yarlington Housing Group, includes the company's cash flows in its own consolidated financial statements. It has also taken the exemption under section 1A of FRS102, from preparing a statement of changes in equity.

Yarlington Property Management Limited is a 100% owned subsidiary of Yarlington Housing Group, therefore Yarlington Housing Group's audit committee oversees the activities in Yarlington Property Management Limited. Regular reports on the impact of FRS102 were taken to the audit committee and training was provided to ensure that the committee members were aware of and understood the changes arising from FRS102. Discussions to explore the options available took place with the committee.

Turnover recognition

Turnover is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the company and value added taxes.

The company bases its estimate of returns on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Where the consideration receivable in cash or cash equivalents is deferred, and the arrangement constitutes a financing transaction, the fair value of the consideration is measured as the present value of all future receipts using the imputed rate of interest.

The company recognises turnover when (a) the significant risks and rewards of ownership have been transferred to the buyer; (b) the company retains no continuing involvement or control over the goods; (c) the amount of turnover can be measured reliably; (d) it is probable that future economic benefits will flow to the entity.

**Notes to the financial statements for the year ended 31 March 2016
(continued)**

3 Accounting policies (continued)

Value Added Tax (VAT)

The Company's main income stream, being the provision of repair contracting services, is chargeable at the standard rate to third parties and is not subject to VAT for services to the parent company. The Company is in the same VAT group as its parent company. The majority of expenditure is subject to VAT, the majority of which the Company is unable to reclaim – this expenditure is therefore shown inclusive of VAT.

Taxation

Taxation expense for the period comprises current and deferred tax recognised in the reporting period. Tax is recognised in the income statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case tax is also recognised in other comprehensive income or directly in equity respectively.

Current or deferred taxation assets and liabilities are not discounted.

(i) Current tax

Current tax is the amount of income tax payable in respect of the taxable profit for the year or prior years. Tax is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the period end.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

(ii) Deferred tax

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is recognised on all timing differences at the reporting date except for certain exceptions. Unrelieved tax losses and other deferred tax assets are only recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the period end and that are expected to apply to the reversal of the timing difference.

**Notes to the financial statements for the year ended 31 March 2016
(continued)**

3 Accounting policies (continued)

Provisions

Provisions are recognised when the company has a present legal constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligation can be estimated reliably.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

In particular:

- (i) Restructuring provisions are recognised when the company has a detailed, formal plan for the restructuring and has raised a valid expectation in those affected by either starting to implement the plan or announcing its main features to those affected and therefore has a legal or constructive obligation to carry out the restructuring; and
- (ii) Provision is not made for future operating losses.

Share Capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Distributions to equity holders

Dividends and other distributions to company's shareholders are recognised as a liability in the financial statements in the period in which the dividends and other distributions are approved by the company's shareholders. These amounts are recognised in the statement of changes in equity.

Related party transactions

The company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned.

**Notes to the financial statements for the year ended 31 March 2016
(continued)**

4 Turnover

Turnover represents the invoiced value (excluding VAT) for goods and services supplied to group companies and third parties.

The geographical range of the business is the South West of England and all turnover is generated from this region. The turnover can be split into two areas of the business:

	2016 £'000	2015 £'000
External repairs/installation works	3	6
Service chargeable works at Redwood Grange	9	9
	12	15

5 Interest receivable and similar income

	2016 £'000	2015 £'000
Interest receivable	1	-

Interest is receivable from the parent company, Yarlington Housing Group.

6 Loss on ordinary activities before taxation

	2016 £'000	2015 £'000
This is stated after charging:		
Auditors' remuneration		
- audit of these financial statements	4	3
- other services relating to taxation	1	2

**Notes to the financial statements for the year ended 31 March 2016
(continued)**

7 Employees and directors' emoluments

None of the 13 Directors who served during the year received emoluments (2015: nil).

Those Directors who are paid employees of Yarlington Housing Group receive no remuneration from Yarlington Property Management Limited. They are remunerated by Yarlington Housing Group and their emoluments for the year are presented in the financial statements of that company (see note 9). The role of Directors to Yarlington Property Management is totally incidental to their role as Group Directors and their salary is for the completion of their role for the group. The Directors for Yarlington Property Management received emoluments of £340,605 (2015: £114,056) for the year ended 31 March 2016. This was paid through Yarlington Housing Group and related to the directors' services for the group as a whole.

8 Tax on loss on ordinary activities

	2016 £'000	2015 £'000
Current tax charge for the year - Corporation tax at 20% (2015: 21%)	-	-
Deferred tax (see page 18)	-	-
Taxation charge for the year	-	-

Factors affecting the tax charge for the year	2016 £'000	2015 £'000
(Loss) on ordinary activities before taxation	(3)	(6)
Tax on (loss) on ordinary activities at Standard rate of Corporation Tax of 20% (2015:21%)	(1)	(1)
- Unrelieved tax losses and other deductions arising in the year	1	1
Current tax charge for the year	-	-

The standard rate of corporation tax in the UK changed from 21% to 20% with effect from 1 April 2015. Accordingly, the company's profits for this accounting period are taxed at an effective rate of 20%

**Notes to the financial statements for the year ended 31 March 2016
(continued)**

8 Tax on loss on ordinary activities (continued)

Deferred taxation

	Deferred tax asset	
	2016 £'000	2015 £'000
At beginning of the year	-	-
Deferred tax credit	-	-
At the end of the year (note 9)	-	-

Factors that may affect future tax charges

The standard rate of corporation tax in the UK effective from 1 April 2015 was 20%.

The July 2015 Budget Statement announced changes to the UK corporation tax rate which will reduce the main rate of corporation tax to 19% from 1 April 2017 and to 18% from 1 April 2020. These changes were substantively enacted on 26 October 2015 and accordingly any deferred tax balances within the financial statements have been calculated using a rate of 18% (2014: 20%). In the March 2016 Budget Statement, a further reduction to the UK corporation tax rate was announced, being the fall of the rate to 17% from 1 April 2020. This change has not yet been substantively enacted.

9 Debtors

	2016 £'000	2015 £'000
Amounts falling due within one year:		
Trade debtors	-	4
Amounts owed by group undertakings	3	-
Amounts owed by parent undertaking (see note below)	208	210
Other taxation and social security payable	-	1
	211	215

Amounts owed by parent undertaking represent cumulative amounts due for maintenance services previously provided and is repayable on demand. The interest applied to this amount is included within 'amounts owed by group undertakings'. The interest rate applied is 0.29%.

**Notes to the financial statements for the year ended 31 March 2016
(continued)**

10 Creditors: amounts falling due within one year

	2016 £'000	2015 £'000
Amounts owed to group undertakings	4	1
Accruals and deferred income	5	8
	9	9

All balances are unsecured and accrue no interest.

11 Called up Share Capital

	2016 Number	2015 Number	2016 £	2015 £
Authorised Shares of £1 each	100	100	100	100
Allotted and fully paid Shares of £1 each	1	1	1	1

12 Reconciliation of movements in Shareholders' Funds

	2016 £'000	2015 £'000
Balance of Reserves as at 1 April	206	212
Loss for the financial year	(3)	(6)
Balance of Reserves as at 31 March	203	206
Called up Share Capital	-	-
Total Shareholders' Funds at 31 March	203	206

13 Related party transactions

In line with the related party policy noted on page 13, transactions with members of the same group are not disclosed.

There are no related party transactions that require disclosure.

Yarlington Property Management Limited

Registered Number: 4916900

**Notes to the financial statements for the year ended 31 March 2016
(continued)**

14 Ultimate parent undertaking and controlling party

The ultimate parent undertaking and controlling party is Yarlington Housing Group, a company incorporated in the United Kingdom. Yarlington Property Management is a subsidiary undertaking of Yarlington Housing Group and therefore Yarlington Housing Group is also the immediate parent. The largest and smallest group in which the results of the Company are consolidated is that headed by Yarlington Housing Group. The consolidated financial statements of the Group are available to the public and can be obtained from the Company's registered office.