

# Linden JVCo No8 Limited

Unaudited Annual report and Financial Statements

For the period ended 30 April 2020

Registered Number: 11926543



# Linden JVCo No8 Limited

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**Linden JVCo No8 Limited**

**Directors**

**Directors**

E Sibley

M R Farnham

P D Atkins

K Carnegie

**Company secretary**

M Palmer

**Registered office**

11 Tower View

Kings Hill

West Malling

Kent

England

ME19 4UY

## **Linden JVCo No8 Limited**

### **Directors' report for the period ended 30 April 2020**

The directors present their report and unaudited financial statements of Linden JVCo No8 Limited ("the Company"), registered number 11926543 for the period ended 30 April 2020.

#### **Principal activities**

The Company was incorporated on 04 April 2019.

The Company's principal activities are the building and selling of residential houses.

The Company did not trade during the period.

#### **Dividends**

The directors do not recommend the payment of a dividend.

#### **Directors**

The present directors of the Company are set out on page 1, all of whom served throughout the period and up to the date of signing the financial statements, except as below:

M R Farnham (appointed 4 April 2019)

P D Atkins (appointed 17 December 2019)

E Sibley (appointed 3 January 2020)

K Carnégie (appointed 3 January 2020)

A J Duxbury (appointed 4 April 2019, resigned 17 December 2019)

Galliford Try Secretariat Services Ltd resigned as Company Secretary and M Palmer was appointed as Company Secretary on 3 January 2020.

#### **Statement of directors' responsibilities in respect of 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 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), including Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101). 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 and group will continue in business.

**Statement of directors' responsibilities in respect of the financial statements (continued)**

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.

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 report was approved by the board of directors on 26 March 2021 and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'E Sibley', with a long horizontal stroke extending to the right.

**E Sibley**  
**Director**

**Linden JVCo No8 Limited**  
**Balance sheet as at 30 April 2020**

	<b>Note</b>	<b>2020 £'000</b>
<b>Assets</b>		
<b>Total assets</b>		–
<b>Liabilities</b>		
<b>Total liabilities</b>		–
<b>Net assets</b>		–
<b>Equity</b>		–
Share capital	3	–
<b>Total equity</b>		–

(a) For the year ended 30 April 2020 the Company was entitled to the exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

(b) The members have not required the Company to obtain an audit of its financial statements in accordance with section 476 of the Companies Act 2006.

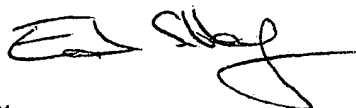
(c) The directors acknowledge their responsibility for:

(i) complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

(ii) preparing financial statements in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 "The Small Companies and Groups (Accounts and Directors' Report) Regulations 2008.

As permitted by S444(5A) of the Companies Act 2006 the directors have not delivered to the Registrar a copy of the Company's Profit and Loss Account.

The financial statements on pages 4 to 6 were approved by the members on 26 March 2021 and signed on its behalf by:



**E Sibley**  
**Director**

Registered number: 11926543

## **Linden JVCo No8 Limited**

### **Notes to the financial statements for the period ended 30 April 2020**

#### **1. Accounting Policies**

##### **General Information**

Linden JVCo No8 Limited ('the Company') is a Company incorporated, and domiciled in England and Wales (Registered number: 11926543). The address of the registered office is Linden JVCo No8 Limited, 11 Tower View, Kings Hill, West Malling, Kent, England, ME19 4UY.

The financial statements are measured and presented in pounds sterling as that is the currency of the primary economic environment in which the Company operates. The amounts stated are denominated in thousands (£'000).

##### **Basis of preparation**

These financial statements have been prepared in accordance with United Kingdom Accounting Standards, in particular, Financial Reporting Standard 101 *Reduced Disclosure Framework* (FRS 101) and the Companies Act 2006 (the Act). FRS 101 sets out a reduced disclosure framework for a 'qualifying entity' as defined in the standard which addresses the financial reporting requirements and disclosure exemptions in the individual financial statements of qualifying entities that otherwise apply the recognition, measurement and disclosure requirements of EU-adopted IFRS.

The Company is a qualifying entity for the purpose of FRS101 Note 6 gives details of the Company's ultimate parent and from where its consolidated financial statements prepared in accordance with IFRS may be obtained.

The Company has notified its shareholders in writing about, and they do not object to the use of the disclosure exemptions used by the Company in these financial statements.

FRS 101 sets out amendments to EU-adopted IFRS that are necessary to achieve compliance with the Act and related Regulations. The impact of these amendments to the Company was not material to the shareholders equity as at 30 April 2020 or on the profit or loss for the period ended 30 April 2020.

The disclosure exemptions adopted by the Company in accordance with FRS 101 are as follows:

- The requirements of IAS 7 to present cash flow statement.
- The requirements of paragraph 45(b) and 46 to 52 of IFRS 2, Share Based Payments
- The requirements of IFRS 7, Financial Instrument Disclosures
- The requirements of paragraphs 91 to 99 of IFRS 13 fair value measurement
- The requirements of paragraph 30 and 31 of IAS 8 Accounting Policies
- The requirements of paragraph 17 of IAS 24, Related Party Transactions, and the requirements in IAS 24 to disclose related party transactions between two members of the Vistry PLC Group

##### **Going Concern**

The directors believe that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company Vistry Group PLC (formerly Bovis Homes Group PLC) (the "Group").

#### **2. Employees and directors**

The Company had no employees during the period. Management services are provided by the directors. The directors did not receive any emoluments from the Company for their services during the period.

## Linden JVCo No8 Limited

### Notes to the financial statements for the period ended 30 April 2020 (continued)

#### 3. Share capital

	Number of shares	Ordinary Shares £'000
Allotted and fully paid ordinary shares of £1		
On incorporation	2	–
At 30 April 2020	2	–

#### 4. Guarantees and contingent liabilities

Disputes arise in the normal course of business, some of which lead to litigation or arbitration procedures. The directors make proper provision in the financial statements when they believe a liability exists. Whilst the outcome of disputes and arbitration is never certain, the directors believe that the resolution of all existing actions will not have a material adverse effect on the Company's financial position.

#### 5. Post balance sheet events

No matters have arisen since the year end that requires disclosure in the financial statements.

#### 6. Controlling party

Linden JVCo No8 Limited is owned by Linden Limited which is registered in England and Wales. The ultimate parent company is Vistry Group PLC (formerly Bovis Homes Group PLC), which is registered in England and Wales. This was the only company into which the Company's results were consolidated. Copies of the consolidated group financial statements of Vistry Group PLC are publicly available from Vistry Group PLC, 11 Tower View, Kings Hill, West Malling, Kent, England, ME19 4UY.