

HB (SN) Limited

Annual report and financial statements
for the year ended 30 June 2017

Registered number: 537405



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for the year ended 30 June 2017

Contents

	Page
Directors and advisers	1
Directors' report for the year ended 30 June 2017	2
Independent auditors' report to the members of HB (SN) Limited.....	4
Balance sheet as at 30 June 2017.....	7
Statement of Changes in Equity for the year ended 30 June 2017	8
Notes to the financial statements for the year ended 30 June 2017	9

HB (SN) Limited

Directors and advisers

Directors

H Davies
B Richmond

Company secretary

G A Cope

Independent auditors

PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
101 Barbirolli Square
Lower Mosley Street
Manchester
M2 3PW

Registered office

Redrow House
St David's Park
Ewloe
Flintshire
CH5 3RX

Bankers

Barclays Bank PLC
Level 27
1 Churchill Place
Canary Wharf
London
E14 5HP

Registered number

537405

HB (SN) Limited

Directors' report for the year ended 30 June 2017

The directors present their annual report and the audited financial statements of the company for the year ended 30 June 2017. The Directors' report has been prepared taking advantage of the small companies' exemption available under Section 415a of the Companies Act 2006.

The company has taken advantage of the small companies' exemption under Section 414b of the Companies Act 2006 from preparing a Strategic report.

Principal activities and business review

The principal activity of the company was housing development. The principal activity of the Redrow Group is residential development. The company made neither a profit nor a loss and has not traded since 30 June 2010 prior to its paying a dividend in 2017. There were also no other recognised gains and losses for the current financial year or the preceding financial year. Accordingly, neither a profit or loss account nor a statement of comprehensive income has been presented.

Financial risk management

Financial risk management of the business is in line with Redrow Group policy. Further information on this can be found in the Strategic report as published in the Redrow plc Annual Report, on pages 1 to 57.

The principal risk is the nature of the conditions within the UK housing market. This risk is partially mitigated by monitoring the lead indicators of the housing market.

Key performance indicators

The key performance indicator for the company is operating profit. The key performance indicators of Redrow plc, which includes the company, are discussed on pages 4 to 5 of the Redrow plc Annual Report which does not form part of this report.

Future outlook

The directors expect the company to become dormant for the foreseeable future.

Directors

The directors who held office during the year and up to the date of signing the financial statements are given below:

H Davies
B Richmond

Statement of directors' responsibilities

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", 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.

HB (SN) Limited

Directors' report for the year ended 30 June 2017 (continued)

Statement of directors' responsibilities (continued)

In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; 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.

The directors 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

So far as each director is aware, there is no relevant audit information of which the company's auditors are unaware. Each director has taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Independent auditors

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office. A resolution concerning their reappointment will be proposed at the Annual General Meeting.

By order of the Board



G A Cope
Company secretary
6 November 2017
HB (SN) Limited

Registered number: 537405

HB (SN) Limited

Independent auditors' report to the members of HB (SN) Limited

Report on the financial statements

Opinion

In our opinion, HB (SN) Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2017 and of its result for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual report and financial statements (the "Annual Report"), which comprise: the balance sheet as at 30 June 2017 and the statement of changes in equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which ISAs (UK) require us to report to you when:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Independent auditors' report to the members of HB (SN) Limited (continued)

Reporting on other information (continued)

Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (UK) require us also to report certain opinions and matters as described below.

Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' Report for the year ended 30 June 2017 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of directors' responsibilities set out on page 2, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

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.

Other required reporting

Companies Act 2006 exception reporting

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 by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

HB (SN) Limited

Independent auditors' report to the members of HB (SN) Limited (continued)

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.

Arif Ahmad (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Manchester
6 November 2017

HB (SN) Limited

Balance sheet as at 30 June 2017

	Note	2017 £	2016 £
Current assets			
Debtors	8	5,500,000	15,208,950
		5,500,000	15,208,950
Net current assets and net assets		5,500,000	15,208,950
Capital and reserves			
Called up share capital	10	5,500,000	5,500,000
Retained earnings		-	9,708,950
Total equity		5,500,000	15,208,950

The notes on pages 9 to 11 form an integral part of these financial statements.

The financial statements on pages 7 to 11 were approved by the board of directors on 6 November 2017 and were signed on its behalf by:



B Richmond
Director

HB (SN) Limited (Registered number: 537405)

HB (SN) Limited

Statement of Changes in Equity for the year ended 30 June 2017

	Called up Share capital £	Retained earnings £	Total £
Balance as at 1 July 2015	5,500,000	9,708,950	15,208,950
Result for the financial year and total comprehensive income	-	-	-
Balance as at 30 June 2016	5,500,000	9,708,950	15,208,950
Result for the financial year and total comprehensive income	-	-	-
Dividend paid to Redrow Homes Limited	-	(9,708,950)	(9,708,950)
Balance as at 30 June 2017	5,500,000	-	5,500,000

HB (SN) Limited

Notes to the financial statements for the year ended 30 June 2017

1 General information.

The principal activity of HB (SN) Limited ('the company') was housing development.

The company is a private company limited by shares and is incorporated and domiciled in the UK and registered in Wales. The registered address of the company is Redrow House, St David's Park, Ewloe, Flintshire, CH5 3RX. The company has been dormant since 1 July 2010 prior to paying a dividend in 2017.

2 Statement of compliance

The individual financial statements of HB (SN) 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.

3 Summary of significant 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.

Basis of accounting

The financial statements have been prepared on a going concern basis under the historical cost convention.

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. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 4.

Exemptions for qualifying entities under FRS 102

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, Redrow plc, includes the company's cash flows in its own consolidated financial statements.

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 its parent or with members of the same group that are wholly owned.

HB (SN) Limited

Notes to the financial statements for the year ended 30 June 2017 (continued)

4 Critical accounting judgements and estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. There are no estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

5 Operating result

All administrative expenses, including auditors' remuneration of £1,000 (2016: £1,000), are borne by the company's immediate parent undertaking, Redrow plc.

6 Directors' emoluments and employee information

No director received any remuneration in 2017 or 2016 in respect of their services to the company. There were no employees for the year to 30 June 2017 nor the year to 30 June 2016.

7 Dividends

	2017 £	2016 £
Final paid: £1.77 (2016: £nil) per £1 ordinary share	9,708,950	-

A dividend of £9,708,950 due to Redrow plc was declared on 3 August 2016 and paid on 4 August 2016.

8 Debtors

	2017 £	2016 £
Amounts owed by group undertakings	5,500,000	15,208,950
	5,500,000	15,208,950

Amounts owed by group undertakings are interest free, unsecured and repayable on demand.

HB (SN) Limited

Notes to the financial statements for the year ended 30 June 2017 (continued)

9 Financial instruments

The company has the following financial instruments:

	2017 £	2016 £
Financial assets that are debt instruments measured at amortised cost		
Amounts owed by group undertakings	5,500,000	15,208,950

10 Called up share capital

	2017 £	2016 £
Allotted and fully paid		
5,500,000 (2016: 5,500,000) ordinary shares of £1 each	5,500,000	5,500,000

11 Ultimate and immediate parent companies and controlling party

The immediate parent undertaking is Redrow Homes Limited, the smallest group to consolidate these financial statements. Copies of the Redrow Homes Limited financial statements may be obtained from the Company Secretary, Redrow Homes Limited, Redrow House, St David's Park, Ewloe, Flintshire, CH5 3RX.

The ultimate parent undertaking and controlling party is Redrow plc, which is the largest group to consolidate these financial statements. Copies of the Redrow plc consolidated financial statements can be obtained from the Company Secretary, Redrow plc, Redrow House, St David's Park, Ewloe, Flintshire, CH5 3RX.