

**WATES LANCEWOOD ESTATES LIMITED**

**Directors' report and financial statements**

**for the year ended**

**31 December 2016**



**WATES LANCEWOOD ESTATES LIMITED**

**DIRECTORS' REPORT**

The directors present their annual report and the financial statements for the year ended 31 December 2016

**Directors**

The directors during the year were

D O Allen (appointed 4 January 2016)

Ms H P Bunch

D H Davies (resigned 4 January 2016)

J P Howell (resigned 30 June 2016)

**Directors' indemnities**

Certain directors benefited from qualifying pension scheme indemnity provisions during the financial year and benefit from these at the date of this report

This directors' report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption

Approved by the Board of Directors on 9 January 2017 and signed on its behalf by



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D O ALLEN  
SECRETARY

Registered office  
Wates House  
Station Approach  
Leatherhead  
Surrey KT22 7SW

**WATES LANCEWOOD ESTATES LIMITED**  
**Company number: 0965116**  
**BALANCE SHEET AT 31 DECEMBER 2016**

|  | Notes | 2016<br>£       | 2015<br>£       |
|--|-------|-----------------|-----------------|
| <b>CURRENT ASSETS</b>                      |       |                 |                 |
| Debtors – amount owed by group undertaking |       | <u>2</u>        | <u>2</u>        |
| <b>NET ASSETS</b>                          |       | <u><u>2</u></u> | <u><u>2</u></u> |
| <b>CAPITAL AND RESERVES</b>                |       |                 |                 |
| Called up share capital                    | 2     | <u>2</u>        | <u>2</u>        |
| <b>SHAREHOLDERS' FUNDS</b>                 |       | <u><u>2</u></u> | <u><u>2</u></u> |

The notes on page 3 form part of these accounts

For the year ending 31 December 2016 the Company was entitled to exemption from audit under Section 480 of the Companies Act 2006 relating to dormant companies

**Directors' responsibilities**

- The members have not required the Company to obtain an audit of its accounts for the year in question in accordance with Section 476, and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

Approved by the Board of Directors on 9 January 2017 and signed on its behalf by

*D.O. Allen*

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D O ALLEN  
DIRECTOR

## WATES LANCEWOOD ESTATES LIMITED

31 DECEMBER 2016

## NOTES TO THE ACCOUNTS

## 1 Accounting policies

**Basis of accounting**

Wates Lancewood Estates Limited is a private company limited by shares incorporated in the United Kingdom under the Companies Act and registered in England and Wales. The address of the registered office is given on page 1.

These accounts have been prepared under the historical cost convention and in accordance with the Companies Act 2006 and Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The Company has been dormant throughout the year and the previous year.

The Company neither received income nor incurred expenditure nor had any transactions during the year or the previous year and accordingly no profit and loss account, statement of comprehensive income, statement of changes in equity or cash flow statement are presented.

## 2 Called up share capital

|  | 2016     | 2015     |
|--|----------|----------|
|  | £        | £        |
| Issued and fully paid                                    |          |          |
| 1 (2015 1) Ordinary share of £1                          | 1        | 1        |
| 1 (2015 1) Controlling redeemable preference share of £1 | 1        | 1        |
|  | <u>2</u> | <u>2</u> |

The Company has one ordinary share which carries no right to fixed income and one controlling redeemable preference share which carries no voting rights or rights to participate in the profits of the Company and is redeemable by the Company at par upon seven days' notice.

## 3 Ultimate parent company

The Company is a subsidiary undertaking of Wates Group Limited which is the ultimate parent company, incorporated in the United Kingdom and registered in England and Wales. No other group financial statements include the results of the Company.

The consolidated financial statements for Wates Group Limited are available to the public and may be obtained from Wates House, Station Approach, Leatherhead, Surrey, KT22 7SW.