

Company Registration No. 01165921

The French House Limited

Report and Financial Statements

30 June 2013



The French House Limited

Report and Financial Statements 2013

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The French House Limited

Report and Financial Statements 2013

Officers and professional advisers

Directors

S J Boyes
D F Thomas

Company Secretary

Barratt Corporate Secretarial Services Limited

Registered Office

Barratt House
Cartwright Way
Forest Business Park
Bardon Hill
Coalville
Leicestershire
LE67 1UF

Auditor

Deloitte LLP
Chartered Accountants and Statutory Auditor
London
UK

The French House Limited

Directors' report

The Directors present their annual report and the audited financial statements for the year ended 30 June 2013

This Directors' report has been prepared in accordance with the special provisions relating to small companies under s415A of the Companies Act 2006

Review of the business, principal activities and future outlook

The Company is a non-trading entity and therefore did not trade during the year ended 30 June 2013 or in the previous financial year. The Directors do not expect the Company to trade in the foreseeable future.

During the year the Company carried out a capital reduction by way of a Declaration of Solvency under sections 641 to 644 of the Companies Act 2006. This had the effect of reducing ordinary share capital by £568,860 to £1,140 as at 30 June 2013 (2012 (unaudited) £570,000). The Company also received cash in settlement of the majority of its intercompany debtor balance during the year.

The Company was dormant, as defined in Section 1169 of the Companies Act 2006, throughout the preceding financial year and was therefore exempt from audit under section 477/480 of the Companies Act 2006.

Results and dividends

The Company made neither a profit nor a loss after tax (2012(unaudited) £nil). The Directors proposed and paid an interim dividend of £20.32 per share (2012(unaudited) nil) during the year. The total dividend paid was £11,582,788 (2012(unaudited) £nil).

Going Concern

In determining the appropriate basis of preparation of the financial statements, the Directors are required to consider whether the Company can continue in operational existence for the foreseeable future.

As at 30 June 2013 the Company had net assets of £1,140. The Company's assets are amounts receivable from other Group companies (Barratt Developments PLC and its subsidiary undertakings, the 'Group'), and the financial position of the Company is therefore dependent on the performance of the Group.

The financial performance of the Group is dependent upon the wider economic environment in which the Group operates. Factors that particularly impact upon the performance of the Group include changes in the macroeconomic environment including buyer confidence, availability of mortgage finance for the Group's purchasers and interest rates.

On 14 May 2013 the Group agreed a comprehensive refinancing package. This provides the Group with around £850m of committed facilities and private placement notes to June 2016 and £650m to May 2018. The committed facilities and private placement notes now in place provide appropriate headroom above the Group's current forecast debt requirements. In addition, in order to enable it to take advantage of current opportunities in the land market, the Group has agreed terms upon an additional £50m two year term loan, which became available from 3 October 2013.

In addition to the new borrowing facilities agreed in May 2013 the Group has secured £30m of financing from the Government's 'Get Britain Building' and 'Growing Places Fund' schemes during the year. These funds are repayable between 30 June 2014 and 30 June 2018.

Accordingly, after making enquiries, the Directors have formed a judgement, at the time of approving the financial statements, that there is an expectation that the Group, and therefore the Company, has adequate resources to continue in operational existence for the foreseeable future being at least twelve months from the date of approval of these financial statements. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

The French House Limited

Directors' report (continued)

Directors

The names of the Directors who held office during the year and subsequently to the date of this report were as follows

S J Boyes
R J R Brooke (resigned 23 April 2013)
C Fenton (resigned 5 July 2012)
D F Thomas (appointed 5 July 2012)

Directors' indemnities

Following shareholder approval in January 2006, Barratt Developments PLC has provided an indemnity to the Directors and Company Secretary of all Group companies, including The French House Limited, against all liability arising in respect of any act or omission in their duties. This is a qualifying indemnity provision for the purposes of Section 234 of the Companies Act 2006

Auditor

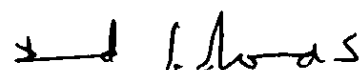
Each of the persons who is a Director at the date of approval of this report confirms that

- so far as the Director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- each Director has taken all the steps that he/she ought to have taken as a Director in order to make himself/herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information

This confirmation is given and should be interpreted in accordance with the provisions of s418(2) of the Companies Act 2006

Deloitte LLP were appointed auditor during the year

Approved by the Board of Directors
and signed on behalf of the Board



D F Thomas
Director

23 October 2013

The French House Limited

Statement of Directors' responsibilities

The Directors are responsible for preparing the annual 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 elected to prepare 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 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. 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.

Independent auditor's report to the members of The French House Limited

We have audited the financial statements of The French House Limited for the year ended 30 June 2013 which comprise the profit and loss account, balance sheet and the related notes 1 to 8. 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).

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of Directors and auditor

As explained more fully in the Statement of Directors' responsibilities, 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). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of financial statements

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 to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the Company's affairs as at 30 June 2013 and of its result 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.

In forming our opinion we also evaluated the overall adequacy of the presentation of the financial statements. As the Company was exempt from audit under section 477/480 of the Companies Act 2006 in the prior year, we have not audited the corresponding amounts for that year.

Opinion on other matters prescribed by the Companies Act 2006

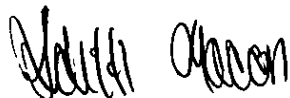
In our opinion the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Independent auditor's report to the members of The French House Limited (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- 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, or
- certain disclosures of Directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit, or
- the Directors were not entitled to take advantage of the small companies exemption in preparing the Directors' report



Judith Tacon (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditor
London, United Kingdom

23 October 2013

The French House Limited

Profit and loss account Year ended 30 June 2013

There were no transactions impacting the profit and loss account in the year ending 30 June 2013 (2012 (unaudited) nil) and as such no profit and loss account has been presented

The Company has no recognised gains or losses in either year and therefore no separate statement of total recognised gains and losses has been presented

The French House Limited

Balance sheet 30 June 2013

	Notes	2013 £	2012 (unaudited) £
Current assets			
Debtors	4	1,140	11,583,928
Net current assets being net assets		<u>1,140</u>	<u>11,583,928</u>
Capital and reserves			
Called up share capital	5	1,140	570,000
Profit and loss account	6	-	11,013,928
Shareholder's funds	7	<u>1,140</u>	<u>11,583,928</u>

The accompanying notes are an integral part of this balance sheet

For the year ended 30 June 2012 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies

The financial statements of The French House Limited (registered number 01165921) were approved by the Board of Directors and authorised for issue on 23 October 2013

Signed on behalf of the Board of Directors



D F Thomas
Director

The French House Limited

Notes to the financial statements Year ended 30 June 2013

1. Accounting policies

Basis of preparation

These financial statements are prepared 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 and preceding year (where applicable), are detailed below.

The comparatives for the year ended 30 June 2012 are unaudited as the Company was exempt from audit under section 477/480 of the Companies Act 2006.

Going concern

The Directors have formed the conclusion that it is appropriate to prepare the financial statements on a going concern basis as set out in the going concern section of the Directors' report.

Cash flow statement

The Company is a wholly owned subsidiary of David Wilson Homes Limited and the cash flows of the Company are included in the consolidated cash flow statement of the ultimate parent company, Barratt Developments PLC. Consequently, the Company is exempt under the terms of Financial Reporting Standard No 1 (revised) from publishing a cash flow statement.

Transactions with related parties

The Company has taken advantage of the exemption permitted by Financial Reporting Standard No 8 'Related Party Disclosures' and has not disclosed intra-group transactions with other companies that are wholly owned by the Group.

2 Result on ordinary activities before taxation

Directors and employees

S J Boyes, C Fenton (until his resignation on 5 July 2012) and D F Thomas are also Directors of the ultimate parent company, Barratt Developments PLC. R J R Brooke was also a Director of BDW Trading Limited. Total Directors' emoluments for the year were £3,210,000 (2012 (unaudited) £3,463,000). These were paid by other Group companies. It is not practicable to allocate the emoluments for the Directors between their services as a Director of the Company and other Group companies. No Director received separate emoluments in respect of their services to the Company (2012 (unaudited) none). In addition, no Directors (2012 (unaudited) none) have accrued benefits under the Barratt Developments PLC group pension scheme, which is a defined benefit scheme.

The Company had no employees in either year.

The French House Limited

Notes to the financial statements (continued) Year ended 30 June 2013

2. Result on ordinary activities before taxation (continued)

Auditors

Deloitte LLP was appointed as the Company's auditor and tax advisor during the year. For the previous year the Company prepared dormant accounts and had no auditor.

Fees payable to the Company's auditor, Deloitte LLP, for the audit of the Company's annual accounts were borne by another Group company and amounted to £2,000 in the current year (2012 (unaudited) £nil). No other fees were paid to the Company's auditor in respect of the Company for the current or preceding year.

3 Dividends

	2013 £	2012 (unaudited) £
Interim proposed and paid at £20.32 pence per share (2012 (unaudited) £nil)	<u>11,582,788</u>	<u>-</u>

4. Debtors

	2013 £	2012 (unaudited) £
Amounts due from Group undertakings	<u>1,140</u>	<u>11,583,928</u>

Amounts due from Group undertakings are interest free and repayable on demand.

5. Called up share capital

	2013 £	2012 (unaudited) £
Allotted, called up and fully paid		
570,000 (2012 (unaudited) 570,000) ordinary shares of 0.2 pence (2012 (unaudited) £1) each	<u>1,140</u>	<u>570,000</u>

During the year the Company's share capital has been reduced by £568,860 to £1,140 by means of a Declaration of Solvency under sections 641 to 644 of the Companies Act 2006.

The French House Limited

Notes to the financial statements (continued) Year ended 30 June 2013

6. Reserves

	Profit and loss account £
At 1 July 2012 (unaudited)	11,013,928
Dividends paid (note 3)	(11,582,788)
Reduction in share capital (note 5)	568,860
At 30 June 2013	-

7 Reconciliation of movements in shareholder's funds

	2013 £	2012 (unaudited) £
Opening shareholder's funds	11,583,928	11,583,928
Dividends (note 3)	(11,582,788)	-
Closing shareholder's funds	1,140	11,583,928

8. Immediate and ultimate parent company and controlling party

The Directors regard Barratt Developments PLC, a company registered in England and Wales, as the ultimate parent company and controlling party. Barratt Developments PLC is the parent of the smallest and largest group of undertakings to consolidate these financial statements at 30 June 2013. The consolidated financial statements of Barratt Developments PLC are available from Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire, LE67 1UF.

The immediate parent company is David Wilson Homes Limited, a company incorporated in Great Britain and registered in England and Wales.