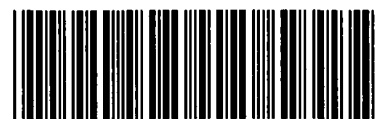


NRAM Homes Limited

**Annual Report and Financial Statements
for the 12 months to 31 March 2017**

Registered Number: 02306045

SATURDAY



A6LF130X

**A16 16/12/2017 #131
COMPANIES HOUSE**

NRAM Homes Limited

Contents

Company Information	3
Directors' Report.....	4
Independent Auditors' report to the Members of NRAM Homes Limited	6
Statement of Comprehensive Income	8
Balance Sheet	9
Statement of Changes in Equity	10
Cash Flow Statement	11
Notes to the Financial Statements.....	12

NRAM Homes Limited

Company Information

Directors

Ian Hares

John Gornall

Secretary

Claire Craigie

Registered office

Croft Road

Crossflatts

Bingley

West Yorkshire

BD16 2UA

NRAM Homes Limited

Directors' Report for the 12 months to 31 March 2017

The Directors present their report together with the audited Financial Statements of NRAM Homes Limited ('the Company') for the 12 months to 31 March 2017. The Company is a private limited liability company incorporated and domiciled in the United Kingdom.

Principal activities and business review

The Company is excluded from the small companies reporting regime due to being a member of an ineligible group as defined in section 384 of the Companies Act 2006 ('the Act'). However, as permitted by section 414B of the Act the Company has not presented a Strategic Report as it would otherwise meet the small company criteria in section 382 of the Act.

The Company was incorporated in England and Wales and is a private limited company domiciled in England.

The principal activity of the Company was the development of residential housing for sale. The main objectives of the Company were to provide housing at low cost, mainly for first time buyers, and to assist in the revitalisation of inner city housing stock. The Company has completed its activities in the development of residential projects, however it retains an interest in a small number of properties (the Sharebuy properties) which it intends to dispose of in due course.

During the year NRAM plc transferred its ownership in the Company to NRAM Limited ('NRAM'), as detailed in note 14.

Future outlook

At the present time the Directors do not foresee any changes in the Company's activities.

Results

The results for the year are shown in the Statement of Comprehensive Income on page 8. The profit after taxation was £21,136 (2016: £7,016 restated profit). As detailed in note 2 the comparative financial information for 2016 and 2015 has been restated.

Dividends

No dividends were paid in the year (2016: £nil). The Directors do not recommend the payment of a final dividend for the year (2016: £nil).

Financial risk management objectives and policies

Financial risk is managed at group level and is discussed on pages 8 to 10 of the NRAM group financial statements for the year ended 31 March 2017. Information regarding the Company's financial risk management objectives and policies is given in note 12 to the Financial Statements.

Directors and their interests

The Directors who served during the year and up to the date of signing the Financial Statements were as follows:

John Gornall

Ian Hares

Ian Hares is also a director of NRAM Limited.

The Directors did not hold any interest in the ordinary shares of the Company during the current or previous year.

NRAM Homes Limited

Directors' Report for the 12 months to 31 March 2017 (continued)

Directors' indemnities

The Company has provided both Ian Hares and John Gornall with a Deed of Indemnity, which constituted 'qualifying third party indemnity provision' in accordance with the provisions of the Companies Act 2006. The Deeds were in force during the financial year ended 31 March 2017 and remain in force as at the date of approval of the Director's Report. UK Asset Resolution Limited ('UKAR') has also arranged Directors' and Officers' Insurance on behalf of the Directors in accordance with the provisions of the Companies Act 2006.

Statement of Directors' Responsibilities

The Directors are responsible for preparing the Directors' 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 prepared the Financial Statements in accordance with International Financial Reporting Standards ('IFRS') as adopted by the European Union. 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 year. 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 IFRS as adopted by the European Union 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 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.

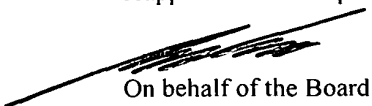
Disclosure of information to auditors

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 ought to have taken as a Director to make himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418(2) of the Companies Act 2006.

Independent auditors

During the year PricewaterhouseCoopers LLP resigned as auditors and the National Audit Office ('NAO') were appointed. The NAO have indicated their willingness to continue in office. A resolution that they be reappointed will be proposed at the forthcoming Annual General Meeting.



On behalf of the Board
Ian Hares
Director
14 December 2017

NRAM Homes Limited

Independent auditor's report to the members of NRAM Homes Limited

I have audited the financial statements of NRAM Homes Limited for the year ended 31 March 2017 which comprise:

- the Statement of Comprehensive Income;
- the Balance Sheet;
- the Statement of Changes in Equity;
- the Cash Flow Statement; and
- the related notes.

The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards as adopted by the European Union.

Respective responsibilities of the Directors and the 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. My 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 me and my staff to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the 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 I read all the financial and non-financial information in the Directors' 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 me in the course of performing the audit. If I become aware of any apparent material misstatements or inconsistencies I consider the implications for my report.

Opinion on Financial Statements

In my opinion:

- the Financial Statements give a true and fair view of the state of the Company's affairs as at 31 March 2017 and of the Company's profit for the year then ended; and
- the Financial Statements have been properly prepared in accordance with International Financial Reporting Standards as adopted by the European Union; and
- the Financial Statements have been prepared in accordance with the Companies Act 2006.

NRAM Homes Limited

Independent auditor's report to the members of NRAM Homes Limited (continued)

Opinion on other matters prescribed by the Companies Act 2006

In my 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 and this report has been prepared in accordance with the applicable legal requirements; and
- in light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, I have not identified any material misstatements in the Directors' Report.

Matters on which I report by exception

I have nothing to report in respect of the following matters where the Companies Act 2006 requires me to report to you if, in my opinion:

- adequate accounting records have not been kept, or returns adequate for my audit have not been received from branches not visited by my staff; 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
- I have not received all of the information and explanations I require for my audit.



Hilary Lower (Senior Statutory Auditor)

For and on behalf of the
Comptroller and Auditor General (Statutory Auditor)
National Audit Office
157-197 Buckingham Palace Road
London
SW1W 9SP

14 December 2017

NRAM Homes Limited

Statement of Comprehensive Income for the 12 months to 31 March 2017

		12 months to 31 Mar 2017 £	Restated* 12 months to 31 Mar 2016 £
	Note		
Profit on disposal of Sharebuy properties	7	26,420	8,770
Profit before income tax		26,420	8,770
Taxation	6	(5,284)	(1,754)
Total comprehensive income for the financial year attributable to owners of the parent company		21,136	7,016

* The Statement of Comprehensive Income for the 12 months to 31 March 2016 has been restated as detailed in note 2.

The notes on pages 12 to 19 form an integral part of these Financial Statements.

The results above arise from continuing activities.



NRAM Homes Limited

Balance Sheet as at 31 March 2017

Registered Number: 02306045

	Note	At 31 March 2017 £	Restated* At 31 March 2016 £	Restated* At 1 April 2015 £
Assets				
Current assets				
Sharebuy properties	7	114,450	130,950	150,930
Other assets	8	171,670	128,750	100,000
Total assets		286,120	259,700	250,930
Equity and liabilities				
Current liabilities				
Corporation tax		7,038	1,754	-
Total liabilities		7,038	1,754	-
Equity				
Ordinary shares	9	6	6	6
Retained earnings		279,076	257,940	250,924
Total equity		279,082	257,946	250,930
Total equity and liabilities		286,120	259,700	250,930

* The Balance Sheets as at 31 March 2016 and 1 April 2015 have been restated as detailed in note 2.

The notes on pages 12 to 19 form an integral part of these Financial Statements.

The Financial Statements on pages 8 to 19 were approved by the Board of Directors and authorised for issue on 14 December 2017 and signed on its behalf by:


Ian Hares
Director

NRAM Homes Limited

Statement of Changes in Equity for the 12 months to 31 March 2017

	Ordinary shares £	Retained earnings £	Total equity £
Balance at 1 April 2016 as previously reported	6	245,713	245,719
Restatement adjustment	-	12,227	12,227
Balance at 1 April 2016 (restated*)	6	257,940	257,946
Total comprehensive income for the year	-	21,136	21,136
Balance at 31 March 2017	6	279,076	279,082

Restated for the 12 months to 31 March 2016

	Ordinary shares £	Retained earnings £	Total equity £
Balance at 1 April 2015 as previously reported	6	245,521	245,527
Restatement adjustment	-	5,403	5,403
Balance at 1 April 2015 (restated*)	6	250,924	250,930
Restated total comprehensive income for the year	-	7,016	7,016
Balance at 31 March 2016 (restated*)	6	257,940	257,946

* Retained earnings as at 1 April 2015 and 31 March 2016 have been restated as detailed in note 2.

NRAM Homes Limited

Cash Flow Statement for the 12 months to 31 March 2017

During the current and previous year the Company had no cash flows. Consequently no Cash Flow Statement has been presented for either year.

NRAM Homes Limited

Notes to the Financial Statements for the 12 months to 31 March 2017

NRAM Homes Limited is a private limited company incorporated and domiciled in the United Kingdom.

1 Principal 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 periods presented, unless otherwise stated.

(a) Statement of compliance

The Company's Financial Statements have been prepared and approved by the Directors in accordance with International Financial Reporting Standards as adopted by the EU ('adopted IFRS').

For these 2017 Financial Statements, including the 2016 comparative financial information where applicable, the Company has adopted the following statements for the first time:

- The Annual improvements to IFRS 2012-2014 Cycle, issued in September 2014; these changes had no material impact on the Company.

For these 2017 Financial Statements the Company has not adopted the following statements; the Company is assessing the impacts of these statements on its Financial Statements:

- IFRS 9 'Financial Instruments'; in July 2014 the IASB published the final version (excluding macro-hedging), replacing most of the requirements of IAS 39. IFRS 9 was endorsed for use in the EU in November 2016 and will be effective for annual periods beginning on or after 1 January 2018. The Company is not intending to take the option of early adoption. No material impacts are expected for the Company.
- IFRS 15 'Revenue from Contracts with Customers', issued May 2014, effective for periods beginning on or after 1 January 2018. No material impacts are expected for the Company.

All other new standards, amendments to standards and interpretations are not considered relevant to, and have no impact upon, the Financial Statements of the Company.

(b) Basis of preparation

The Financial Statements are prepared on the historical cost basis.

The Financial Statements are presented in pounds sterling, which is the currency of the Company's primary operating environment, and on a going concern basis.

The Financial Statements have been prepared in accordance with EU adopted IFRS, IFRIC interpretations issued by the IFRS Interpretations Committee and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS. A summary of accounting policies is set out below. The preparation of the Financial Statements in conformity with these accounting policies and generally accepted accounting principles requires the use of estimates and assumptions that affect the reported values of assets and liabilities at the date of the Financial Statements and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on management's best knowledge of the amounts, event or actions, actual results ultimately may differ from those estimates (see note 3).

NRAM Homes Limited

Notes to the Financial Statements for the 12 months to 31 March 2017 (continued)

1 Principal accounting policies (continued)

(c) Sharebuy properties

The Company's equity share of Sharebuy properties represents freehold land and buildings. These are recognised as investment properties in accordance with IAS 40 'Investment Property' and included in the Balance Sheet at the lower of cost and net realisable value in accordance with IAS 16 'Property, Plant and Equipment'. Cost includes expenditure that is directly attributable to the acquisition of the items. No depreciation is currently being charged in respect of Sharebuy properties as the residual value of the properties is expected to exceed the current carrying values.

All Sharebuy properties are reviewed at each published Balance Sheet date for any indication of impairment. If there is indication of impairment, the carrying value is reviewed. If any impairment is identified, the asset is written down to the impaired value, being the higher of value in use and estimated net proceeds of sale, with the impairment being charged immediately to the Statement of Comprehensive Income.

(d) Taxation

(i) Current tax

The charge for taxation is based on the result for the year and takes into account taxation deferred or accelerated arising from temporary differences between the carrying amounts of certain items for taxation and for accounting purposes.

(ii) Deferred tax

Deferred tax is calculated using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the Financial Statements. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

(e) Financial instruments

In accordance with IAS 39 the Company's financial assets were classified at initial recognition as 'loans and receivables' and its financial liabilities as 'other liabilities'.

Measurement of financial instruments is at amortised cost. The Company does not carry any financial instruments at fair value.

NRAM Homes Limited

Notes to the Financial Statements for the 12 months to 31 March 2017 (continued)

2 Restatement of comparatives

	Previously presented 31 March 2016	Adjustment	Restated 31 March 2016
Balance Sheet	£	£	£
Sharebuy properties	112,926	18,024	130,950
Other assets	132,793	(4,043)	128,750
Corporation tax	-	(1,754)	(1,754)
Retained earnings	(245,713)	(12,227)	(257,940)

	Previously presented 1 April 2015	Adjustment	Restated 1 April 2015
Balance Sheet	£	£	£
Sharebuy properties	141,676	9,254	150,930
Deferred tax asset	3,851	(3,851)	-
Retained earnings	(245,521)	(5,403)	(250,924)

	Previously presented 31 March 2016	Adjustment	Restated 31 March 2016
Statement of Comprehensive Income	£	£	£
Profit on disposal of Sharebuy properties	-	8,770	8,770
Tax charge	192	(1,946)	(1,754)
Profit after tax	192	6,824	7,016

The Directors have identified errors in the previously reported Financial Statements of the Company for 31 March 2016 and 31 March 2015. As these errors are considered material, the comparative figures in these 2017 Financial Statements have been restated to present the corrected amounts in accordance with the approach for correction of prior period errors set out in IAS 8 'Accounting Policies, Changes in Accounting Estimates and Errors'.

The composition and valuation of the stock of Sharebuy properties held at 31 March 2015 had been incorrectly recorded. The total carrying amount of Sharebuy properties was understated by £9,254 and a deferred tax asset of £3,851 had been recognised due to the erroneous impairment of Sharebuy properties. Correcting these errors has increased retained earnings at 31 March 2015 by a total of £5,403.

NRAM Homes Limited

Notes to the Financial Statements for the 12 months to 31 March 2017 (continued)

2 Restatement of comparatives (continued)

The reported Income Statement for the year ended 31 March 2016 included an income tax credit of £192 arising due to a change in tax rate applied to the deferred tax asset. As the restated 31 March 2015 Balance Sheet excludes this asset, the Income Statement has been restated to remove this credit. Due to the removal of the impairment provision as at 31 March 2015 the restated Income Statement for the year now includes a profit on disposals of £8,770, and a tax charge of £1,754 arising on that profit.

At 31 March 2016, a similar error occurred in the composition and valuation of the stock of Sharebuy properties held by the Company. The total carrying amount of Sharebuy properties was understated by £18,024. Due to group relief having been claimed in respect of the erroneous impairment of Sharebuy properties, other assets were overstated by £4,043. A tax liability of £1,754 has been provided in respect of the profit for the year. Retained earnings at 31 March 2016 have been increased by a total of £12,227, reflecting the £5,403 adjustment as at 31 March 2015 and the £6,824 adjustment to the profit for the year.

3 Critical accounting judgements and estimates

In preparation of the Company's Financial Statements judgements and estimates may be made which may affect the reported amounts of assets and liabilities; judgements and estimates are kept under continuous evaluation. Judgements and estimates are based on historical experience, expectations of future events and other factors. At 31 March 2017 there were no critical accounting judgements and estimates.

4 Auditors' remuneration

The audit fee of £20,000 (2016: £500) has been included in the overall audit fee for the NRAM group, and has been paid and borne by NRAM. Details of the overall fee can be found in NRAM's 2017 Annual Report and Accounts.

5 Employees' and Directors' emoluments

There were no employees during the year (2016: none) and the Directors did not receive emoluments in respect of their services to the Company during the year (2016: £nil).

NRAM Homes Limited

Notes to the Financial Statements for the 12 months to 31 March 2017 (continued)

6 Taxation

	12 months to 31 March 2017 £	Restated* 12 months to 31 March 2016 £
The income tax charge comprises:		
UK corporation tax on profits for the year	(5,284)	(1,754)
Income tax charge	(5,284)	(1,754)

For each year, the tax charge represents 20% of the Company's profit before tax, 20% being the weighted average tax rate applicable to profits of the Company.

* The charge in respect of the 12 months to 31 March 2016 has been restated as detailed in note 2.

7 Sharebuy properties

	12 months to 31 March 2017 £	12 months to 31 March 2016 £
Freehold land and buildings		
Cost		
At beginning of year (restated*)	130,950	150,930
Disposal	(16,500)	(19,980)
At end of year (31 March 2016 restated*)	114,450	130,950

Under the terms of the contracts with residents, the Company's interests in Sharebuy properties can only be realised when residents decide to sell the properties, or when residents exercise their option to increase their own equity share.

During the year properties carried at £16,500 (2016: £19,980) were sold for £42,920 (2016: £28,750) generating a profit of £26,420 (2016: £8,770). The sale proceeds were retained by NRAM.

The Directors have estimated the fair value of the Sharebuy properties at 31 March 2017 to be £280,000 (2016: £312,000). This estimate is based on recent sale prices of similar properties. No independent valuation has been obtained.

* The Sharebuy properties balance as at 31 March 2016 and 1 April 2015 has been restated as detailed in note 2.

NRAM Homes Limited

Notes to the Financial Statements for the 12 months to 31 March 2017 **(continued)**

8 Other assets

	At 31 March 2017 £	Restated* At 31 March 2016 £
Amounts owed by parent undertaking	171,670	128,750

Amounts owed by the parent undertaking are unsecured, do not carry any interest and are payable on demand.

*The balance at 31 March 2016 has been restated as detailed in note 2.

9 Ordinary shares

	At 31 March 2017 £	At 31 March 2016 £
Authorised		
1,000 (2016: 1,000) ordinary shares of £1 each	1,000	1,000
Allotted and fully paid		
6 (2016: 6) ordinary shares of £1 each	6	6

There is only one class of ordinary share which carries no right to fixed income.

10 Related party transactions

	£
Amounts owed by NRAM (see note 8):	
Loan outstanding at 1 April 2015	100,000
Proceeds from Sharebuy property sales (see note 7)	28,750
Loan outstanding at 1 April 2016 (restated*)	128,750
Proceeds from Sharebuy property sales (see note 7)	42,920
Loan outstanding at 31 March 2017	171,670

The balance owed by NRAM plc was transferred to NRAM during the year as detailed in note 14.

*The balance at 31 March 2016 has been restated as detailed in note 2.

NRAM Homes Limited

Notes to the Financial Statements for the 12 months to 31 March 2017 (continued)

11 Financial instruments

(a) Categories of financial assets and financial liabilities: carrying value compared to fair value

31 March 2017	Loans and receivables £	Total carrying value £	Fair value £
Other assets	171,670	171,670	171,670

31 March 2016	Loans and receivables £	Total carrying value £	Fair value £
Other assets (restated*)	128,750	128,750	128,750

As at 31 March 2017, none (2016: none) of the financial assets were past due or deemed to be impaired.

*The balance at 31 March 2016 has been restated as detailed in note 2.

(b) Fair value measurement

For financial assets and liabilities which are not carried at fair value, the fair values disclosed in note 11(a) are calculated on the following bases:

At 31 March 2017	Level 1 £	Level 2 £	Level 3 £	Total £
Financial assets				
Other assets	171,670	-	-	171,670
Total financial assets	171,670	-	-	171,670

At 31 March 2016	Level 1 £	Level 2 £	Level 3 £	Total £
Financial assets				
Other assets (restated*)	128,750	-	-	128,750
Total financial assets (restated*)	128,750	-	-	128,750

Valuation methods for calculations of fair values in the table above are as follows:

Other assets

Other assets, being amounts due from Group undertakings, are repayable on demand. Therefore the carrying value of these approximates to fair value.

*The balance at 31 March 2016 has been restated as detailed in note 2.

NRAM Homes Limited

Notes to the Financial Statements for the 12 months to 31 March 2017 (continued)

12 Financial risk management

The Company's exposure to credit risk, ie the risk that a counterparty of the Company will be unable or unwilling to meet a commitment that it has entered into with the Company, is the carrying value of the Company's other assets.

The Directors consider that the Company has no other material exposures to market risks.

13 Capital management

Capital is managed at group level. See NRAM's Annual Report and Accounts for full details.

14 Ultimate parent undertaking

As at 31 March 2016 the Company's immediate parent undertaking was NRAM plc. On 5 May 2016, UKAR sold NRAM plc to affiliates of Cerberus Capital Management LP ('Cerberus'). Prior to the sale, on 30 April 2016, assets and liabilities not included in the transaction were transferred from NRAM plc to a newly established subsidiary of UKAR, known as NRAM (No.1) Limited, a company incorporated and domiciled in the United Kingdom. On 18 July 2016, NRAM (No.1) Limited changed its name to NRAM Limited. These transferred assets included NRAM plc's investment in and amount owed to the Company. NRAM Limited heads the smallest group of companies into which the Financial Statements of the Company are consolidated. Copies of the financial statements of NRAM Limited may be obtained from the Company Secretary at Croft Road, Crossflatts, Bingley, West Yorkshire BD16 2UA.

All shares in NRAM plc were transferred to the Treasury Solicitor as nominee for HM Treasury on 22 February 2008 as a result of The Northern Rock Transfer Order 2008. On 1 October 2010 all shares in NRAM plc were acquired via a share-for-share exchange by UKAR, a private limited company incorporated in the United Kingdom under the Companies Act 2006 and registered in England and Wales, which is wholly owned by the Treasury Solicitor as nominee for HM Treasury and is the Company's ultimate parent undertaking. The company considers the UK Government to be its ultimate controlling party. The results of the UKAR Group are consolidated into those of HM Treasury as presented in HM Treasury's Annual Reports and Accounts.

15 Events after the reporting period

The Directors are of the opinion that there have been no significant events which have occurred since 31 March 2017 to the date of this report that are likely to have a material effect on the Company's financial position as disclosed in these Financial Statements.