

SAGA HOMES LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

31 JANUARY 2015



SAGA HOMES LIMITED
Directors' report

Directors: V Haynes
A Stringer

Secretary: V Haynes (appointed 11 June 2014)
T Ngondonga (resigned 11 June 2014)

Registered Office: Enbrook Park, Folkestone, Kent, CT20 3SE

Company Registration no: 2368706

The Directors submit the Directors' report together with the financial statements for the year ended 31 January 2015.

Review of Business Developments and Principal Activity

The Company has not traded during the year.

Future Developments

The Company is not expected to trade in the future.

SAGA HOMES LIMITED
Directors' report (continued)

Statement of Directors' responsibilities

The Directors is responsible for preparing the Annual Report and Financial Statements in accordance with applicable laws and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under the 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 laws). 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 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 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.

It is the Group's policy to maintain indemnity insurance for Directors and officers.

By order of the Board



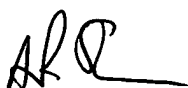
V Haynes
Secretary
29 June 2015

SAGA HOMES LIMITED
Balance sheet as at 31 January 2015

	2015 £	2014 £
Debtors		
Amount due from parent undertaking	2	2
Net assets	<u>2</u>	<u>2</u>
Capital and reserves		
Allotted, called up and fully paid share capital		
2 Ordinary Shares of £1 each	2	2
Profit and loss account	-	-
Shareholders' funds	<u>2</u>	<u>2</u>

- (a) For the year ending 31 January 2015 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.
- (b) Directors' responsibilities:
- (i) 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
 - (ii) The Directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- (c) These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Signed for and on behalf of the Board by



A Stringer
 Director
 29 June 2015

SAGA HOMES LIMITED

Notes to the accounts

1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with applicable accounting standards as defined in the Companies Act 2006 s.464.

2 Profit and loss account

No profit and loss account has been prepared as the Company has not traded during the year.

3 Cash flow statement

The Directors have taken advantage of the exemption available under FRS 1 (Cash flow statements) of the requirement to prepare a cash flow statement as a consolidated cash flow statement has been presented in the financial statements of the ultimate parent undertaking, Acromas Holdings Limited.

4 Related party transactions

The Company has taken advantage of the exemption within FRS 8 (Related party disclosures) in not disclosing transactions with other entities in the Acromas group of companies.

5 Ultimate parent undertaking

The immediate parent undertaking is Saga Group Limited, a company which is registered in England and Wales. The Company is wholly owned by Saga Group Limited.

On 29 May 2014, Saga plc, an intermediate parent undertaking and the ultimate parent undertaking for the Saga group, was admitted to the London Stock Exchange.

In respect of the year ending 31 January 2015, Saga plc is the parent company of the smallest group of which the Company is a member and for which group financial statements are prepared.

A copy of the financial statements of Saga plc for the year ended 31 January 2015 may be obtained from the corporate website www.corporate.saga.co.uk or from the Company Secretary, Saga plc, Enbrook Park, Folkestone, Kent, CT20 3SE.

The financial statements of the Company have also been consolidated in the group financial statements of Acromas Holdings Limited (the ultimate parent undertaking), a company which is registered in England and Wales.

6 Ultimate controlling party

The Directors consider the ultimate controlling party to be funds advised by Charterhouse General Partners, CVC Capital Partners and Permira Advisers acting in concert.