

**Viewton Properties Limited**

**Directors' Report and Financial Statements**

31 December 2015

Registered number: 2436950



## **Directors' Report**

The directors present their annual report together with the financial statements of the company for the year ended 31 December 2015.

### **Activity**

The company did not trade during the current or preceding financial year.

### **Directors**


The directors of the company during the year and to the date of this report were as follows:

Julie M Jackson  
Ian Murdoch

On behalf of the Board



**Ian Murdoch**  
**Director**

 **September 2016**  
**2 Centro Place**  
**Pride Park**  
**Derby**  
**DE24 8RF**

**Balance Sheet**  
 At 31 December 2015

	Note	2015 £	2014 £
<b>Current assets</b>			
Debtors	3	1,000	1,000
Creditors: amounts falling due after more than one year	4	(900)	(900)
<b>Net assets</b>		<u>100</u>	<u>100</u>
<b>Capital and reserves</b>			
Called-up share capital	5	<u>100</u>	<u>100</u>
<b>Shareholders' funds</b>		<u>100</u>	<u>100</u>

For the year ended 31 December 2015 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

Directors' responsibilities:

(a) 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

(b) The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These accounts were approved by the Board of directors on 20 September 2016 and were signed on its behalf by:



**Ian Murdoch**  
 Director

## Notes

*(forming part of these financial statements)*

### 1 Accounting policies

The principal accounting policies, all of which have been applied consistently throughout the year and the preceding year, are as follows:

#### ***Basis of accounting***

The financial statements have been prepared under the historical cost convention, and in accordance with applicable accounting standards.

On transition to FRS 102, the company has elected to apply the available transitional relief for dormant companies whereby it retains its accounting policies for reported assets, liabilities and equity until there is any change to those balances, or the company undertakes any new transactions. The company will retain its accounting policies for reported assets, liabilities and equity until there is any change to those balances, or the company undertakes any new transactions.

#### ***Classification of financial instruments issued by the company***

Financial instruments issued by the company are treated as equity (i.e. forming part of shareholders' funds) only to the extent that they meet the following two conditions:

- a) they include no contractual obligations upon the company to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the company; and
- b) where the instrument will or may be settled in the company's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the company's own equity instruments or is a derivative that will be settled by the company's exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability. Where the instrument so classified takes the legal form of the company's own shares, the amounts presented in these financial statements for called up share capital and share premium account exclude amounts in relation to those shares.

Finance payments associated with financial liabilities have been waived.

### 2 Directors' emoluments

The company has no employees (2014: nil). There were no emoluments paid to directors during the year (2014: £nil).

### 3 Debtors

	2015 £	2014 £
Amounts owed by parent undertaking	1,000	1,000
	<hr/>	<hr/>

**Notes** (continued)

**4 Creditors: amounts falling due after more than one year**

	2015 £	2014 £
Preference shares	<u>900</u>	<u>900</u>

**5 Share capital**

	2015 £	2014 £
<i>Authorised, allotted, called up and fully paid</i>		
"A" Ordinary shares of £1 each	50	50
"B" Ordinary shares of £1 each	50	50
Preference shares of £1 each	<u>900</u>	<u>900</u>
	<u>1,000</u>	<u>1,000</u>
 Shares classified as liabilities	 900	 900
Shares classified in shareholders' funds	<u>100</u>	<u>100</u>
	<u>1,000</u>	<u>1,000</u>

As more fully explained in note 1, classifications within shareholders' funds are determined on different bases in the current and prior period.

**6 Immediate and ultimate parent company**

The company's immediate parent company is Fairclough Homes Limited and its ultimate parent company is The Miller Homes Group (UK) Limited. The largest group in which the results of the company are consolidated is that headed by The Miller Homes Group (UK) Limited. The smallest group in which they are consolidated is that headed by Miller Homes Holdings Limited. The consolidated financial statements of these groups are available to the public and may be obtained from the Registrar of Companies, Companies House, 4<sup>th</sup> Floor, Edinburgh Quay 2, 139 Fountainbridge, Edinburgh, EH3 9FF.

At the date of approval of these financial statements the company was controlled by GSO Capital Partners LP, a division of the Blackstone Group LP.