

**Viewton Properties Limited**

**Directors' Report and Financial Statements**

31 December 2013

Registered number 2436950

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COMPANIES HOUSE

## **Directors' Report**

The directors present their annual report together with the financial statements of the company for the year ended 31 December 2013

### **Activity**

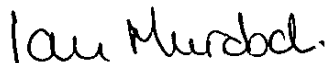
The company did not trade during the current or preceding financial year

### **Directors**

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

Keith M Miller  
Julie M Jackson  
Ian Murdoch  
John S Richards (resigned 18 November 2013)

On behalf of the Board



**Ian Murdoch**  
**Director**

**29 August 2014**  
**6060 Knights Court, Solihull Parkway**  
**Birmingham Business Park, Solihull**  
**Birmingham**  
**B37 7WY**

## Balance Sheet

At 31 December 2013

	Note	2013 £	2012 £
<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 2013 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 of the Companies Act 2006, 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 were approved by the Board of directors on 29 August 2014 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

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

Following the adoption of FRS 25, 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 (2012 nil). There were no emoluments paid to directors during the year (2012 £nil)

### 3 Debtors

	2013 £	2012 £
Amounts owed by parent undertaking	1,000	1,000

**Notes** (continued)

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

	2013 £	2012 £
Preference shares	<u>900</u>	<u>900</u>

**5 Share capital**

	2013 £	2012 £
<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 on the transitional provisions of FRS 25

**6 Immediate and ultimate parent company**

The company's immediate parent company is Fairclough Homes Group Limited and its ultimate parent company is The Miller Group (UK) Limited. The largest group in which the results of the company are consolidated is that headed by The Miller 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.