

Cedars Village Limited

Report and Financial Statements

Year Ended

31 March 2012

Company Number 02940626

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Cedars Village Limited

Report and financial statements for the year ended 31 March 2012

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Directors

J M Gooding
D Miller

Secretary and registered office

D Miller, 28 Church Street, Epsom, Surrey, KT17 4QB

Company number

02940626

Auditors

BDO LLP, 2nd Floor, 2 City Place, Beehive Ring Road, Gatwick, West Sussex RH6 0PA

Cedars Village Limited

Report of the directors for the year ended 31 March 2012

The directors present their report together with the audited financial statements for the year ended 31 March 2012

Results

The profit and loss account is set out on page 5 and shows the profit for the year

Principal activities

The company owns the freehold interest in an estate of residential units which was developed by the company and is occupied by retired persons, under lease agreements. Certain services are provided to the residents and the company consents to the assignment of leases or repurchases the leases and grants new leases for the properties on the estate. The company expects to continue to own and benefit from its freehold interest.

Directors

The directors of the company during the year were

J M Gooding
C J Hayton (resigned 20 January 2012)
D Miller (appointed 29 February 2012)

OFT investigation

In September 2009, the OFT launched a formal investigation into transfer fees in the retirement housing sector which included some retirement village operators as well as Retirement Villages Limited. A fuller reference to this inquiry is set out in the group accounts of Retirement Villages Group Limited.

On the basis of advice previously received, the directors continue to hold the opinion that it is appropriate to value investment properties with reference to assignment fee income streams as well as to ground rents.

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.

Cedars Village Limited

Report of the directors for the year ended 31 March 2012 (continued)

Directors' responsibilities (continued)

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.

Auditors

All of the current directors have taken all the steps that they ought to have taken to make themselves aware of any information needed by the company's auditors for the purposes of their audit and to establish that the auditors are aware of that information. The directors are not aware of any relevant audit information of which the auditors are unaware.

BDO LLP have expressed their willingness to continue in office and a resolution to re-appoint them will be proposed at the annual general meeting.

In preparing this directors' report advantage has been taken of the small companies' exemption.

On behalf of the board



D Miller
Director

Date 11 December 2012

Cedars Village Limited

Independent auditor's report

TO THE MEMBERS OF CEDARS VILLAGE LIMITED

We have audited the financial statements of Cedars Village Limited for the year ended 31 March 2012 which comprise the profit and loss account, the balance sheet and the related notes. 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 auditors

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 (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's website at www.frc.org.uk/apb/scope/private.cfm.

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 31 March 2012 and of its loss 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.

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.

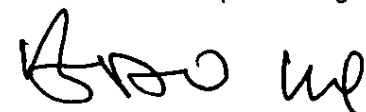
Cedars Village Limited

Independent auditor's report (*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
- the directors were not entitled to prepare the financial statements and the directors' report in accordance with the small companies' regime



James Roberts (senior statutory auditor)
For and on behalf of BDO LLP, statutory auditor
Gatwick
United Kingdom

Date

11 December 2012.

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127)

Cedars Village Limited

Profit and loss account for the year ended 31 March 2012

	Note	2012 £	2011 £
Turnover	2	1,810,352	1,182,350
Cost of sales		1,210,220	481,747
		<hr/>	<hr/>
Gross profit		600,132	700,603
Selling costs		24,114	26,916
Administrative expenses		41,325	45,448
		<hr/>	<hr/>
		534,693	628,239
Other operating income	3	41,160	50,238
		<hr/>	<hr/>
Operating profit		575,853	678,477
Other interest receivable and similar income		-	-
		<hr/>	<hr/>
Profit on ordinary activities before taxation		575,853	678,477
Taxation on profit on ordinary activities	4	(2,181,160)	1,259
		<hr/>	<hr/>
(Loss)/profit on ordinary activities after taxation		(1,605,307)	679,736
		<hr/>	<hr/>

All amounts relate to continuing activities

The notes on pages 8 to 14 form part of these financial statements

Cedars Village Limited

Statement of total recognised gains and losses and note of historical cost profits and losses for the year ended 31 March 2012

	Note	2012 £	2011 £
Statement of total recognised gains and losses			
(Loss)/profit for the financial year		(1,605,307)	679,736
Unrealised deficit on revaluation of properties	12	-	(1,021,000)
Deferred taxation on transfer of realisation		(46,062)	(38,025)
		<hr/>	<hr/>
Total recognised losses for the financial year		(1,651,369)	(379,289)
		<hr/>	<hr/>
		£	£
Note of historical cost profits and losses			
Reported profit on ordinary activities before taxation		575,853	678,477
Realisation of property revaluation gains during the year		22,938	88,725
		<hr/>	<hr/>
Historical cost profit on ordinary activities before taxation		598,791	767,202
		<hr/>	<hr/>
Historical cost profit for the year after taxation		(1,582,369)	768,461
		<hr/>	<hr/>

The notes on pages 8 to 14 form part of these financial statements

Cedars Village Limited

Balance sheet at 31 March 2012

Company number 02940626	Note	2012 £	2012 £	2011 £	2011 £
Fixed assets					
Tangible assets	5		6,490,592		7,013,700
Fixed asset investments	6		1,000		1,000
			<hr/>		<hr/>
			6,491,592		7,014,700
Current assets					
Stocks	7	343,239		287,589	
Debtors	8	3,940,307		3,760,038	
Cash at bank and in hand		38,102		30,940	
		<hr/>		<hr/>	
		4,321,648		4,078,567	
Creditors: amounts falling due within one year	9	2,477,559		530,711	
		<hr/>		<hr/>	
Net current assets			1,844,089		3,547,856
			<hr/>		<hr/>
Total assets less current liabilities			8,335,681		10,562,556
Provisions for liabilities	10		2,169,700		2,395,206
			<hr/>		<hr/>
			6,165,981		8,167,350
			<hr/>		<hr/>
Capital and reserves					
Called up share capital	11		500,000		500,000
Revaluation reserve	12		4,264,170		4,683,170
Profit and loss account	12		1,401,811		2,984,180
			<hr/>		<hr/>
Shareholders' funds	13		6,165,981		8,167,350
			<hr/>		<hr/>

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

The financial statements were approved by the board of directors and authorised for issue on 11 December 2012

D Miller
Director



The notes on pages 8 to 14 form part of these financial statements

Cedars Village Limited

Notes forming part of the financial statements for the year ended 31 March 2012

1 Accounting policies

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain tangible assets

The following principal accounting policies have been applied

Cash flow statement

The company has taken advantage of the exemption conferred by Financial Reporting Standard 1 'Cash Flow Statements (Revised 1996)' not to prepare a cash flow statement on the grounds that it is a 'small' company under the Companies Act 2006

Turnover

Turnover represents the proceeds from the sale of leases on properties and assignment fees from the resale of properties

Sales of properties are recognised on legal completion

Investment properties

In accordance with SSAP 19 'Accounting for investment properties', investment properties are revalued annually to open market value and no depreciation is provided. The directors consider that this accounting policy results in the financial statements giving a true and fair view. The effect of this departure from the Companies Act 2006 has not been quantified because it is impracticable and, in the opinion of the directors, would be misleading.

The aggregate surplus or deficit arising on revaluation is transferred to the revaluation reserve except where a deficit is deemed to represent a permanent diminution in value, in which case it is charged to the profit and loss account.

Valuation of investments

Investments held as fixed assets are stated at cost less any provision for impairment.

Stocks

Stocks are valued at the lower of cost and net realisable value.

Financial liability and equity

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than the financial instrument's legal form.

Deferred taxation

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except that

- deferred tax is not recognised on timing differences arising on revalued properties unless the company has entered into a binding sale agreement and is not proposing to take advantage of rollover relief, and
- the recognition of deferred tax assets is limited to the extent that the company anticipates making sufficient taxable profits in the future to absorb the reversal of the underlying timing differences.

Deferred tax balances are not discounted.

Cedars Village Limited

Notes forming part of the financial statements
for the year ended 31 March 2012 (continued)

1 Accounting policies (continued)

Leased assets

Leased fixed assets are held at valuations equivalent to their respective repurchase price. These valuations are less than the market value which would be ascribed to the underlying assets if they were available for resale. The directors consider that their current unavailability for resale diminishes their value and that the repurchase price of the respective lease is therefore the most appropriate valuation to reflect in the financial statements.

Property sales

The company sells properties under two main types of lease. The first type ('old lease'), which is now only sold in respect of garages, obliges the company to repurchase the property at the price at which it was last sold or a proportion thereof, either on vacation of the property by the purchaser or on receiving three months notice. When a property is repurchased by the company in accordance with its obligation under the lease, title to the property will revert to the company and the property will become available for resale in the company's financial statements.

Under Financial Reporting Standard 5 "Reporting the substance of transactions", the granting of an old lease is not recognised as a sale as most of the risks and rewards are borne by the company. The company has decided to treat such properties as leased fixed assets and to create a provision for their repurchase. The properties are held at a value equivalent to the provision for repurchase of the lease.

The second type of lease ('new lease') transfers all the risks and rewards of ownership to the lessee. Grants of such leases are treated as sales, with the attributable income and costs of sales being taken to the profit and loss account.

Provisions

Provision is made in full for the requirement to repurchase properties leased under 'old leases' at their original sale price, at the point the obligation arises and is released on the repurchase of the property.

Provision is also made in respect of liabilities arising from requirements to refurbish properties where an obligation exists at the balance sheet date.

2 Turnover

Turnover arises solely within the United Kingdom.

3 Operating profit

	2012 £	2011 £
This is arrived at after charging		
Rents receivable	41,160	50,238
Depreciation	3,907	-
	<hr/>	<hr/>

Auditor's fees were paid by RV Services Limited, another group undertaking, in the year and the preceding period. The directors received no emoluments in respect of their services to the company. The company has no employees other than the directors.

Cedars Village Limited

Notes forming part of the financial statements
for the year ended 31 March 2012 (*continued*)

4 Taxation on profit on ordinary activities

	2012 £	2011 £
<i>UK Corporation tax</i>		
UK corporation tax on surplus of the period	-	-
Payment/(receipt) for group relief	2,180,154	
	<hr/>	<hr/>
Total current tax	2,180,154	-
	<hr/>	<hr/>
<i>Deferred taxation</i>		
Origination and reversal of timing differences	1,006	(1,259)
	<hr/>	<hr/>
Taxation on surplus on ordinary activities	2,181,160	(1,259)
	<hr/>	<hr/>

The tax assessed for the year is higher than/lower than the standard rate of corporation tax in the UK applied to profit before tax. The differences are explained below

	2012 £	2011 £
Profit on ordinary activities before tax	575,853	678,478
	<hr/>	<hr/>
Profit on ordinary activities at the standard rate of corporation tax in the UK of 26% (2011 - 28%)	149,722	189,973
	<hr/>	<hr/>
Effect of		
- Transfer pricing adjustment	1,011	(48,920)
- Capital allowances for period in excess of depreciation	(895)	(315)
- Payment for group relief	-	-
- Group relief claimed and paid for	(149,838)	(140,738)
- Payment for group relief	2,180,154	-
	<hr/>	<hr/>
Current tax charge for the year	2,180,154	-
	<hr/>	<hr/>

Cedars Village Limited

Notes forming part of the financial statements
for the year ended 31 March 2012 (*continued*)

5 Tangible fixed assets

	Investment properties	Leased properties	Total
<i>Cost or valuation</i>			
At 1 April 2011	4,162,000	2,851,700	7,013,700
Additions	-	12,799	12,799
Revaluation	(350,000)	-	(350,000)
Transfers	500,000	(682,000)	(182,000)
	<hr/>	<hr/>	<hr/>
At 31 March 2012	4,312,000	2,182,499	6,494,499
	<hr/>	<hr/>	<hr/>
<i>Depreciation</i>			
At 1 April 2011	-	-	-
Charge for year	-	3,907	3,907
	<hr/>	<hr/>	<hr/>
At 31 March 2012	-	3,907	3,907
	<hr/>	<hr/>	<hr/>
<i>Net Book Value</i>			
At 31 March 2012	4,312,000	2,178,592	6,490,592
	<hr/>	<hr/>	<hr/>
At 31 March 2011	4,162,000	2,851,700	7,013,700
	<hr/>	<hr/>	<hr/>

The group's investment properties were valued by the directors after taking into account two recent independent professional valuations, one of which was at 31 March 2010 and the other June 2010. There was considered to be no material change in the value of the properties during the year.

	2012 £	2011 £
Cost	678,000	678,000
	<hr/>	<hr/>

6 Fixed asset investments

	Shares in group undertaking £
<i>Cost or valuation</i>	
At 1 April 2011 and 31 March 2012	1,000
	<hr/>

Subsidiary undertakings, associated undertakings and other investments

The principal undertakings in which the company's interest at the year end is 20% or more are as follows

	Country of Incorporation or Registration	Class of share capital held	Proportion of share capital held	Nature of business
Elmbridge Developments Limited	England and Wales	Ordinary	100%	Property development

Cedars Village Limited

**Notes forming part of the financial statements
for the year ended 31 March 2012 (continued)**

7 Stocks

	2012 £	2011 £
Stocks	343,239	287,589

There is no material difference between the replacement cost of stocks and the amounts stated above

8 Debtors

	2012 £	2011 £
Amounts owed by group undertakings	3,838,606	3,611,269
Deferred taxation	101,701	148,769
	<u>3,940,307</u>	<u>3,760,038</u>

All amounts shown under debtors fall due for payment within one year

	Deferred taxation £
At 1 April 2011	148,769
Transferred on realisation	(46,062)
Utilised in year	(1,006)
	<u>101,701</u>
At 31 March 2012	<u>101,701</u>

Deferred taxation

	2012 £	2011 £
The amount of deferred tax provided for is as follows		
Accelerated capital allowances	(1,006)	1,259
Other timing differences	102,707	147,510
	<u>101,701</u>	<u>148,769</u>

Cedars Village Limited

Notes forming part of the financial statements
for the year ended 31 March 2012 *(continued)*

9 Creditors: amounts falling due within one year

	2012 £	2011 £
Trade creditors	5,466	26,817
Amounts owed to group undertakings	2,449,709	484,789
Taxation and social security	101	101
Other creditors	22,283	19,004
	<u>2,477,559</u>	<u>530,711</u>

All amounts shown under creditors are unsecured

10 Provisions for liabilities

	Provision for Repurchase of Property £	Refurbishment provision £	Total £
At 1 April 2011	2,351,700	43,506	2,395,206
Released on the repurchase of leased properties during the year	(182,000)	(43,506)	(225,506)
	<u>2,169,700</u>	<u>-</u>	<u>2,169,700</u>
At 31 March 2012			

11 Share capital

	2012 £	2011 £
<i>Allotted, called up and fully paid</i> 500,000 ordinary shares of £1 each	500,000	500,000
	<u>500,000</u>	<u>500,000</u>

12 Reserves

	Revaluation Reserve £	Profit and loss account £
At 1 April 2011	4,683,170	2,984,180
(Loss) for the year	-	(1,605,307)
Deficit on revaluation of property	(350,000)	-
Transfer on realisation	(69,000)	69,000
Deferred tax on transfer on realisation	-	(46,062)
	<u>4,264,170</u>	<u>1,401,811</u>
At 31 March 2012		

Cedars Village Limited

**Notes forming part of the financial statements
for the year ended 31 March 2012 (continued)**

13 Reconciliation of movements in shareholders' funds

	2012 £	2011 £
(Loss)/profit for the year	(1,605,307)	679,736
Other net recognised gains and losses relating to the year		
Unrealised deficit on revaluation of properties	(350,000)	(1,021,000)
Deferred taxation on transfer of realisation	(46,062)	(38,025)
	<hr/>	<hr/>
Net deductions from shareholders' funds	(2,001,369)	(379,289)
Opening shareholders' funds	8,167,350	8,546,639
	<hr/>	<hr/>
Closing shareholders' funds	6,165,981	8,167,350
	<hr/>	<hr/>

14 Related party disclosures

The company has taken advantage of the exemption conferred by Financial Reporting Standard 8 'Related party disclosures' not to disclose transactions with members of the group headed by Retirement Villages Limited on the grounds that 100% of the voting rights in the company are controlled within that group and the company is included in consolidated financial statements

15 Ultimate parent company and parent undertaking of larger group

The immediate parent undertaking is Retirement Villages Management Limited, a company incorporated in England and Wales

The largest group in which the results of the company are consolidated is that headed by Romac Investments Limited, incorporated in The Isle of Man. The smallest group in which they are consolidated is that headed by Retirement Villages Limited, incorporated in England and Wales. The consolidated accounts are available to the public and may be obtained from 28 Church Street, Epsom, Surrey, KT17 4QB

The ultimate parent undertaking is Romac Investments Limited, a company incorporated in the Isle of Man and no party is considered to have a controlling interest

16 Charges over assets

As part of a group borrowing arrangement, the company is part of an omnibus guarantee and set-off arrangement between the group's main bankers and Retirement Villages Limited. The bank has also been given a first legal charge over the company's freehold property