

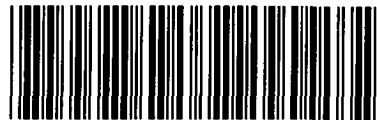
# **Renaissance Villages Limited**

**Report and financial statements**

**Registered number 03800768**

**1 April 2017 to 31 December 2017**

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## Directors' report

The directors present their report and the financial statements of the company for the 9 month period ended 31 December 2017.

### Proposed dividend

The directors do not recommend the payment of a dividend.

### Directors

The directors who held office during the year were as follows:

JS Bunce (appointed 6 December 2017)

KH Cockell (appointed 6 December 2017)

PP Bayliss (appointed 13 November 2017, resigned 6 December 2017)

RD Widrig (appointed 13 November 2017, resigned 6 December 2017)

TJ Murphy (resigned 13 November 2017)

DCE Walker (resigned 12 July 2017)

WA Parry (resigned 13 November 2017)

MC Bonning-Snook (appointed 12 July 2017, resigned 13 November 2017)

JR Moss (appointed 12 July 2017, resigned 13 November 2017)

### Political contributions

The Company made no political donations or incurred any political expenditure during the year.

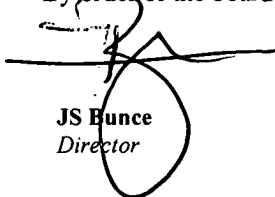
### Disclosure of information to auditor

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 auditor is unaware; and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

### Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

By order of the board



JS Bunce  
Director

Units 3 & 4 Cedars Office Park, Butt Lane,  
Normanton on Soar, Leicestershire LE12 5EE  
30 November 2018

## **STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS**

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 they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

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. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF RENAISSANCE VILLAGES LIMITED**

### **Opinion**

We have audited the financial statements of Renaissance Villages Limited ("the company") for the period ended 31 December 2017 which comprise the Profit and Loss Account and Other Comprehensive Income, Balance Sheet and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2017 and of its loss for the period then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

### **Going concern**

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least twelve months from the date of approval of the financial statements. We have nothing to report in these respects.

### **Directors' report**

The directors are responsible for the directors' report. Our opinion on the financial statements does not cover that report and we do not express an audit opinion thereon.

Our responsibility is to read the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the directors' report;
- in our opinion the information given in that report for the financial year is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Companies Act 2006.

### **Matters on which we are required to report by exception**

Under the Companies Act 2006 we are required 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; or

- the directors were not entitled to take advantage of the small companies exemption from the requirement to prepare a strategic report.

We have nothing to report in these respects.

#### **Directors' responsibilities**

As explained more fully in their statement set out on page 2, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities).

#### **The purpose of our audit work and to whom we owe our responsibilities**

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.



**Sarah Brown (Senior Statutory Auditor)**  
**for and on behalf of KPMG LLP, Statutory Auditor**  
*Chartered Accountants*  
One Snowhill  
Snow Hill Queensway  
Birmingham  
B4 6GH

6 December 2018

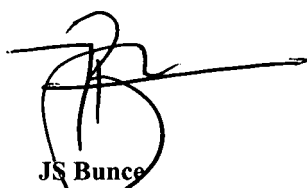
**Profit and Loss Account and Other Comprehensive Income**  
*for the period ended 31 December 2017*

	Note	31 Dec 2017 £000	31 Mar 2017 £000
Turnover	2	193	794
<b>Gross profit</b>		<b>193</b>	<b>794</b>
Administrative expenses		(211)	(710)
<b>Operating (loss)/profit</b>		<b>(18)</b>	<b>84</b>
Other interest receivable and similar income 5		-	-
<b>(Loss)/profit before taxation</b>		<b>(18)</b>	<b>-</b>
Tax on (loss)/profit	6	3	(3)
<b>(Loss)/profit for the financial period/year</b>		<b>(15)</b>	<b>81</b>

## Balance Sheet at 31 December 2017

	Note	31 Dec 2017		31 Mar 2017	
		£000	£000	£000	£000
<b>Fixed assets</b>					
Tangible assets	7		1		1
Investments	8		-		-
			<u>1</u>		<u>1</u>
<b>Current assets</b>					
Debtors	9	487		552	
Cash at bank and in hand		277		199	
		<u>764</u>		<u>751</u>	
<b>Creditors: amounts falling due within one year</b>	10	<u>(80)</u>		<u>(52)</u>	
<b>Net current assets</b>			<b>684</b>		<b>699</b>
<b>Total assets less current liabilities</b>			<b>685</b>		<b>700</b>
<b>Net assets</b>			<b>685</b>		<b>700</b>
Capital and reserves					
Called up share capital	13		-		-
Profit and loss account	14		685		700
<b>Shareholders' funds</b>			<b>685</b>		<b>700</b>

These financial statements were approved by the board of directors on ~~30~~ November 2018 and were signed on its behalf by:

  
**JS Bunce**  
Director

Company registered number 03800768



## Notes

*(forming part of the financial statements)*

### 1 Accounting Policies

Renaissance Villages Limited (the "Company") is a private company incorporated, domiciled and registered in England and Wales in the UK. The registered number is 03800768 and the registered address is Units 3 & 4 Cedars Office Park, Butt Lane, Normanton on Soar, Leicestershire LE12 5EE.

These financial statements were prepared in accordance with Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102"). The presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £1,000.

The Company's ultimate parent undertaking, Inspired Villages Group Ltd includes the Company in its consolidated financial statements. The consolidated financial statements of Inspired Villages Group Ltd are available to the public and may be obtained from Units 3 & 4 Cedars Office Park, Butt Lane, Normanton on Soar, Leicestershire LE12 5EE. In these financial statements, the company is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Cash Flow Statement and related notes; and

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Judgements made by the directors, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

#### Significant judgements

The judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements are as follows:

- Calculation and assessment of the recoverability of deferred tax assets, where it has been assumed that sufficient taxable profit will be available in future periods to allow the asset to be recovered.

#### Key sources of estimation uncertainty

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

##### 1.1 Measurement convention

The financial statements are prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value.

##### 1.2 Going concern

These accounts have been prepared on a going concern basis. The company is dependent on the continued support of its ultimate parent undertaking Inspired Villages Group Ltd. The directors of the company have indicated that this support will be available for the foreseeable future.

## **Notes (continued)**

### **1 Accounting policies (continued)**

#### **1.3 Basic financial instruments**

##### **1.3.1 Trade and other debtors / creditors**

Trade and other debtors are recognised initially at transaction price less attributable transaction costs. Trade and other creditors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade debtors. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

##### **1.3.2 Interest-bearing borrowings classified as basic financial instruments**

Interest-bearing borrowings are recognised initially at the present value of future payments discounted at a market rate of interest. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

##### **1.3.3 Cash and cash equivalents**

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the Company's cash management are included as a component of cash and cash equivalents for the purpose only of the cash flow statement.

#### **1.4 Turnover**

Turnover represents proceeds from the sale of trading properties and developments. Income from the sale of properties is included in the statement of income and retained earnings when, in the opinion of the directors, a binding contract of sale exists. Turnover recognised but not received is carried forward in trade debtors

#### **1.5 Provisions**

A provision is recognised in the balance sheet when the Company has a present legal or constructive obligation as a result of a past event, that can be reliably measured, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the amount required to settle the obligation at the reporting date.

Where the Company enters into financial guarantee contracts to guarantee the indebtedness of other companies within its group, the company treats the guarantee contract as a contingent liability until such time as it becomes probable that the company will be required to make a payment under the guarantee.

Payments (excluding costs for services and insurance) made under operating leases are recognised in the profit and loss account on a straight-line basis over the term of the lease unless the payments to the lessor are structured to increase in line with expected general inflation; in which case the payments related to the structured increases are recognised as incurred. Lease incentives received are recognised in profit and loss over the term of the lease as an integral part of the total lease expense.

#### **1.6 Taxation**

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. Deferred tax balances are not discounted.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

## Notes (continued)

### 2 Turnover

	31 Dec 2017 £000	31 Mar 2017 £000
Other income	193	794
Total turnover	193	794

The turnover was derived from the company's principal activity which was carried out in the UK.

The whole of the turnover is attributable to continuing operations

### 3 Expenses and auditor's remuneration

*Included in profit/loss are the following:*

	31 Dec 2017 £000	31 Mar 2017 £000
Auditor's remuneration	6	6
Depreciation of tangible assets	-	2
Defined contribution plans expense	2	5

### 4 Staff costs

The average number of persons employed by the company during the period, including the directors, amounted to:

	31 Dec 2017 No.	31 Mar 2017 No.
Administrative staff	1	1
Management staff	2	2
Sales staff	-	4
	3	7

The aggregate payroll costs incurred during the period, relating to the above, were:

	31 Dec 2017 £000	31 Mar 2017 £000
Wages and salaries	108	382
Social security costs	16	38
Other pension costs	2	5
	126	425

No directors received any emoluments for the period to 31 December 2017 (31 March 2017: £Nil).

## Notes (continued)

### 5 Other interest receivable and similar income

	31 Dec 2017 £000	31 Mar 2017 £000
Interest on cash and cash equivalents	-	-

### 6 Taxation

Total tax expense recognised in the profit and loss account, other comprehensive income and equity

	31 Dec 2017 £000	31 Mar 2017 £000
Current tax		
Current tax on income for the period	(3)	-
Adjustments in respect of prior periods	-	-
Total current tax	(3)	-
Deferred tax (see note 11)		
Origination and reversal of timing differences	-	3
Total tax	(3)	3

### Reconciliation of effective tax rate

	31 Dec 2017 £000	31 Mar 2017 £000
(Loss)/profit for the year	(18)	84
Total tax credit/(expense)	3	(3)
Profit excluding taxation		
Tax using the UK corporation tax rate of 19% (March 2017: 20 %)	(3)	17
Effect of capital allowances and depreciation	-	-
Effect of different UK tax rates on some earnings	-	-
Tax losses surrendered to fellow group companies	-	(14)
Unrealised gains/(losses) in excess of revaluations/adjustments	-	-
Other timing difference	-	-
Total tax expense included in profit or loss	(3)	3

## Notes (continued)

### 7 Tangible asset

	Equipment £'000
<b>Cost</b>	
As at 1 April 2017 and 31 December 2017	38
<b>Depreciation</b>	
At 1 April 2017	37
Charge for the period	
At 31 December 2017	-
<b>Carrying amount</b>	
At 31 March 2017	1
At 31 December 2017	1

### 8 Investments

	Shares in group undertakings £000
<b>Cost</b>	
As at 1 April 2017 and 31 December 2017	-
<b>Carrying amount</b>	
At 31 March 2017	-
At 31 December 2017	-

At 31 December 2017 the company held the following equity in operating undertakings:

	Nature of business	Percentage of ordinary share capital held
Durrants Management Limited	Management company	100%
Millbrook Village Management Limited	Management company	100%
Bramshott Place Management Limited	Management company	100%
Maudslay Park Management Limited	Management company	100%

These companies are incorporated and registered in England and Wales. The net assets of the subsidiaries listed above at 31 December 2017 were not less than the carrying value of the investments.

## Notes (continued)

### 9 Debtors

	31 Dec 2017 £000	31 Mar 2017 £000
Deferred tax asset	-	-
Prepayments and accrued income	15	8
Other debtors	472	544
	<u>487</u>	<u>552</u>

### 10 Creditors: amounts falling due within one year

	31 Dec 2017 £000	31 Mar 2017 £000
Trade creditors	21	11
Accruals and deferred income	10	18
Social security and other tax	7	21
Other creditors	42	2
	<u>80</u>	<u>52</u>

### 11 Deferred tax

The deferred tax included in the statement of financial position is as follows:

	31 Dec 2017 £000	31 Mar 2017 £000
Included in debtors (Note 9)	-	-

The deferred tax account consists of the tax effect of timing differences in respect of:

	31 Dec 2017 £000	31 Mar 2017 £000
Accelerated capital allowances	-	-
Net timing differences	-	-
	<u>-</u>	<u>-</u>

### 12 Employee benefits

#### Defined contribution plans

The amount recognised in profit or loss as an expense in relation to defined contribution plans was £1,922 (31 Mar 2017: £5,451).

## Notes (continued)

### 13 Capital and reserves

#### Share capital

In thousand shares

Ordinary shares  
31 Dec 2017

On issue at 1 April 2017

Ordinary shares – 2 no. at £1

Ordinary A shares – 2 no. at £1

On issue at 31 December 2017 – fully paid

-  
-  
-

-

#### Allotted, called up and fully paid

31 Dec 2017  
£000

31 Mar 2017  
£000

Ordinary shares at £1 each

Ordinary A shares at £1 each

-

-

-

-

### 14 Profit and loss account

This reserve records retained earnings and accumulated losses.

### 15 Commitments

#### Capital commitments

The Company had no capital commitments at 31 December 2017 or at 31 March 2017.

### 16 Contingencies

The Company had no contingent liabilities at 31 December 2017 or at 31 March 2017.

### 17 Related parties

As the Company is a wholly owned subsidiary of Inspired Villages Group Ltd, it is exempt from the requirement of FRS 102 to disclose transactions with other members of the Inspired Villages Group Ltd group.

### 18 Ultimate parent company and parent company of larger group

The Company is a subsidiary undertaking of Inspired Villages Group Ltd.

The largest and smallest group in which the results of the Company are consolidated is that headed by Inspired Villages Group Ltd, whose registered office address is Units 3 & 4 Cedars Office Park, Butt Lane, Normanton on Soar, Leicestershire LE12 5EE. No other group financial statements include the results of the Company. The consolidated financial statements of the group are available to the public and may be obtained from Units 3 & 4 Cedars Office Park, Butt Lane, Normanton on Soar, Leicestershire LE12 5EE.