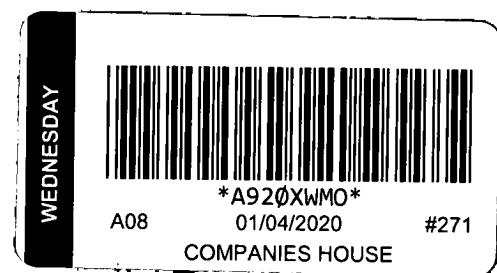


Galliford Try Estates Limited

Unaudited annual report and Financial statements

For the year ended 30 June 2019

Registered number: 04257636



Galliford Try Estates Limited

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Galliford Try Estates Limited
Directors and advisers

Directors

ND Cocker (appointed 30 June 2019)
B Hocking

Company secretary

Galliford Try Secretariat Services Limited

Registered office

Cowley Business Park
Cowley
Uxbridge
Middlesex
England
UB8 2AL

Bankers

Barclays Bank plc
15 Colmore Row
Birmingham
B3 2WN

HSBC Bank plc
70 Pall Mall
London
SW1Y 5EZ

Galliford Try Estates Limited

Directors' Report for the year ended 30 June 2019

The directors present their annual report and the unaudited financial statements of Galliford Try Estates Limited, registered number 04257636, ("the Company") for the year ended 30 June 2019.

Principal activity and review of business

The Company's principal activities were to act as chartered surveyors, dealing with property valuation, landlord and tenant negotiations as well as Energy Performance Certificate (EPC) surveys.

The Company did not trade during the year ended 30 June 2019 or the previous year and is not expected to trade in the foreseeable future.

Dividends

The directors do not recommend the payment of a dividend (2018: £Nil).

Financial risk management

The Galliford Try group actively maintains an appropriate level of cash reserves that are available for operations and planned expansions of the Group as a whole. The group ensures that sufficient cash reserves are made available to its subsidiary undertakings.

Additional information on the group's financial risk management can be found in the consolidated group financial statements of Galliford Try plc copies of which are publicly available.

Directors

The present directors of the Company are set out on page 1, all of whom served throughout the year and up to the date of signing the financial statements, except as stated below:

M Cooper resigned and ND Cocker was appointed as directors of the Company on 30 June 2019.

Qualifying third-party and pension scheme indemnity provisions

The Group maintains appropriate Directors' and Officers' Liability Insurance on behalf of the directors and General Counsel and Company Secretary. In addition, individual qualifying third-party indemnities are given to the directors and General Counsel and Company Secretary which comply with the provisions of Section 234 of the Companies Act 2006 and were in force throughout the year and up to the date of signing the Annual Report.

Galliford Try Estates Limited

Directors' Report for the year ended 30 June 2019 (continued)

Statement of directors' responsibilities

The directors are responsible for preparing the Strategic Report, 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 the directors have prepared the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101).

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 accounting estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, including FRS 101 have been followed, subject to any material departures disclosed and explained in the financial statements;
- notify its shareholders in writing about the use of disclosure exemptions, if any, of FRS 101 used in the preparation of financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

They are also responsible for safeguarding the assets of the company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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 the group and enable them to ensure that the financial statements comply with the Companies Act 2006.

The directors' report was approved by the board of directors on 27 March 2020 and signed by its order by:



Galliford Try Secretariat Services Limited

Company Secretary

27 March 2020

Galliford Try Estates Limited
Balance sheet as at 30 June 2019

	Note	2019 £'000	2018 £'000
Assets			
Current assets			
Trade receivables	3	919	919
Cash and cash equivalents		72	72
Total current assets		991	991
Total assets		991	991
Liabilities			
Current liabilities			
Total current liabilities		–	–
Net current assets		991	991
Total liabilities		–	–
Net assets		991	991
Equity			
Share capital	4	1	1
Share premium		467	467
Profit and loss account		523	523
Total equity		991	991

The notes on pages 6 to 7 are an integral part of these financial statements.

(a) For the year ended 30 June 2019, the Company was entitled to the exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

(b) The members have not required the Company to obtain an audit of its financial statements in accordance with section 476 of the Companies Act 2006.

(c) The directors acknowledge their responsibility for:

(i) complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

(ii) preparing financial statements in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 'The Small Companies and Groups (Accounts and Directors' Report) Regulations 2008.

As permitted by S444(5A) of the Companies Act 2006 the directors have not delivered to the registrar a copy of the Company's Profit and Loss Account

The financial statements on pages 4 to 7 were approved by the Board of directors on 27 March 2020 and signed on its behalf by:



ND Cocker
Director

Registered number: 04257636

Galliford Try Estates Limited**Statement of changes in equity for the year ended 30 June 2019**

	Note	Share capital £'000	Share premium £'000	Profit and loss account £'000	Total equity £'000
As at 01 July 2017		1	467	523	991
Profit for the financial year		–	–	–	–
As at 30 June 2018 and as at 01 July 2018		1	467	523	991
Profit for the financial year		–	–	–	–
As at 30 June 2019		1	467	523	991

Galliford Try Estates Limited

Notes to the financial statements for the year ended 30 June 2019

1. Accounting policies

General Information

Galliford Try Estates Limited ("the Company") is a limited company incorporated and domiciled in England and Wales (Registered number: 04257636). The address of the registered office is Galliford Try Estates Limited, Cowley Business Park, Cowley, Uxbridge, Middlesex, UB8 2AL. Refer to note 7 for details of the immediate and ultimate parent undertaking.

The financial statements are measured and presented in pounds sterling as that is the currency of the primary economic environment in which the Company operates. The amounts stated are denominated in thousands (£'000).

Basis of accounting

These financial statements have been prepared in accordance with United Kingdom Accounting Standards, in particular, Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and the Companies Act 2006 (the Act). FRS 101 sets out a reduced disclosure framework for a 'qualifying entity' as defined in the standard which addresses the financial reporting requirements and disclosure exemptions in the individual financial statements of qualifying entities that otherwise apply the recognition, measurement and disclosure requirements of EU-adopted IFRS.

The Company is a qualifying entity for the purposes of FRS 101. Note On 3 January 2020, Galliford Try plc sold its housebuilding businesses, Linden Homes and Partnerships & Regeneration to Vistry Group plc (formerly Bovis Homes Group plc). As a result of this transaction the ultimate parent undertaking and controlling party has become Galliford Try Holdings plc. No other matters have arisen since the year end that requires disclosure in the financial statements.

8 gives details of the Company's ultimate parent and from where its consolidated financial statements prepared in accordance with IFRS may be obtained.

The disclosure exemptions adopted by the Company in accordance with FRS 101 are as follows:

- The requirements of IAS 7 to present cash flow statement.
- The requirements of paragraph 45(b) and 46 to 52 of IFRS 2, Share Based Payments
- The requirements of IFRS 7, Financial Instrument Disclosures
- The requirements of paragraphs 91 to 99 of IFRS 13 Fair Value Measurement
- The requirements of paragraph 30 and 31 of IAS 8 Accounting Policies
- The requirements of paragraph 17 of IAS 24, Related Party Disclosures, and the requirements in IAS 24 to disclose related party transactions between two members of the Galliford Try group.
- The requirements of paragraph 134 (d) to 134 (f) of IAS 36 Impairment of Assets.
- Certain disclosure requirements under IFRS12 Disclosure of Interests in Other Entities.
- The requirements of Paragraph 38 of IAS1, Presentation of financial statements

New amendments to standards that became mandatory for the first time for the financial year beginning 1 July 2018 are listed below. The new amendments had no significant impact on the Company's results.

- IFRS 9 Financial Instruments
- IFRS 15 Revenue from contracts with customers
- Amendments to IFRS 2 Share-based payments
- Amendments to IFRS 4 Insurance contracts
- Amendments to IAS 40 Investment property
- Annual improvements 2015-2017

New standards, amendments and interpretations issued but not effective and yet to be endorsed by the EU are not expected to significantly impact the financial statements of the Company.

Galliford Try Estates Limited

Notes to the financial statements for the year ended 30 June 2019 (continued)

The financial statements have been prepared on the going concern basis and under the historical cost convention.

2. Employees and directors

The Company had no employees during the year (2018: none). Management services are provided by the directors. The directors did not receive any emoluments from the Company for their services during the year (2018: £nil).

3. Trade and other receivables

	2019 £'000	2018 £'000
Amounts falling due within one year:		
Amounts owed by Group undertakings	919	919
	919	919

Amounts owed by Group undertakings do not bear interest, have no fixed date of repayment and are repayable on demand.

4. Cash and cash equivalents

	2019 £'000	2018 £'000
Cash and cash equivalents	72	72
	72	72

The effective interest rate received on cash balances is 0.3% (2018: 0.3%).

5. Share capital

	Number of shares	Ordinary shares £'000
Allotted and fully paid ordinary shares of £1		
At 01 July 2018	1,000	1
At 30 June 2019	1,000	1

6. Guarantees and contingent liabilities

Disputes arise in the normal course of business, some of which lead to litigation or arbitration procedures. The directors make proper provision in the financial statements when they believe a liability exists. Whilst the outcome of disputes and arbitration is never certain, the directors believe that the resolution of all existing actions will not have a material adverse effect on the Company's financial position.

7. Post balance sheet events

Galliford Try Estates Limited

Notes to the financial statements for the year ended 30 June 2019 (continued)

On 3 January 2020, Galliford Try plc sold its housebuilding businesses, Linden Homes and Partnerships & Regeneration to Vistry Group plc (formerly Bovis Homes Group plc). As a result of this transaction the ultimate parent undertaking and controlling party has become Galliford Try Holdings plc. No other matters have arisen since the year end that requires disclosure in the financial statements.

8. Ultimate parent undertaking and controlling party

The immediate parent undertaking is Galliford Try Construction & Investments Holdings Limited, which is registered in England and Wales. The ultimate parent undertaking and controlling party is Galliford Try Holdings plc, which is registered in England and Wales. Until 3 January 2020, the ultimate parent undertaking and controlling party was Galliford Try Limited (formerly Galliford Try plc), which was registered in England and Wales. Copies of the consolidated group financial statements of Galliford Try plc are publicly available from Galliford Try plc, Cowley Business Park, Cowley, Uxbridge, Middlesex, UB8 2AL.