

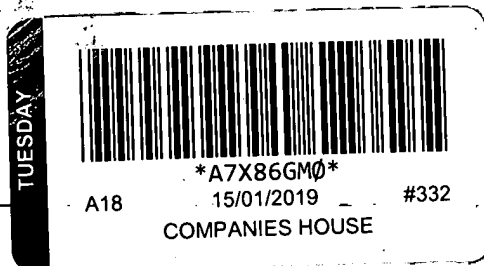
Company Registration No. 04936398

Sadeh Lok Developments Limited

UNAUDITED FINANCIAL STATEMENTS

For the year ended

31 March 2018



Sadeh Lok Developments Limited

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Sadeh Lok Developments Limited

DIRECTORS, OFFICERS AND PROFESSIONAL ADVISORS

BOARD OF DIRECTORS

J Crowther
S Dixon (to 31.03.2018)

SECRETARY

R Ward

REGISTERED OFFICE

The Quays
Victoria Street
Shipley
West Yorkshire
BD17 7BN

AUDITOR

RSM UK Audit LLP
Central Square
5th Floor
29 Wellington Street
Leeds
LS1 4DL

SOLICITORS

In House Legal Team
The Quays
Victoria Street
Shipley
BD17 7BN

Trowers & Hamblins LLP
3 Bunhill Row
London
EC1Y 8YZ

BANKER

Yorkshire Bank Plc
40 New Street
Huddersfield
HD1 2BT

Sadeh Lok Developments Limited

DIRECTORS' REPORT

The Board of Directors (the 'Board') is pleased to present its report and the unaudited financial statements of Sadeh Lok Developments Limited (the 'Company') for the year ended 31 March 2018.

PRINCIPAL ACTIVITIES

The principal activities of the Company are property development and consultancy services.

REVIEW OF THE BUSINESS

The Company is a subsidiary of Sadeh Lok Limited (the 'Association'). Its ultimate parent undertaking is Incommunities Group Limited (the 'Group'). The principal activity of the Company was the development of housing properties, and the final units were transferred to the Association during 2017. There will be no further trading subject to a decision to voluntarily liquidate the company. The results of the Company are consolidated in the financial statements of the Group.

Turnover totalled £Nil (2017: £89k) for the year with operating profit of £164k (2017: £5k). The resultant profit/loss for the financial year is £164k profit (2017: £3k loss).

The Company has cash at bank and in hand of £nil (2017: £4k) at the year-end, and capital and reserves of £nil (2017: £164k deficit).

DIRECTORS

The Directors who held office during the year, and since the year-end to the date of this report, are set out on page 3.

The Board of Directors comprises of 1 (2017: 2) member, who also serves on the Common Board of the ultimate parent company Incommunities Group Limited.

During the year, the Directors received no remuneration or expenses for their duties as Directors of the Company.

DIRECTORS' INDEMNITY

The Group has obtained directors' liability insurance for the Board of Directors.

EMPLOYEES

The Company has no employees. The strategic and central services provided by the Group to the Company are costed and recharged to the Company as a management charge.

Sadeh Lok Developments Limited

DIRECTORS' REPORT (continued)

GOING CONCERN

These financial statements have been prepared on a break up basis, and not a going concern basis, although this has not impacted on the carrying value or disclosure of the amounts in the financial statements

STATEMENT OF DIRECTORS' RESPONSIBILITIES

- The members have not required the Company to obtain an audit of its accounts for the year ended 31 March 2018 in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to the accounting periods and the preparation of accounts.

By order of the Board



R Ward
Secretary

13th September 2018

Sadeh Lok Developments Limited

DIRECTORS' RESPONSIBILITIES IN THE PREPARATION OF THE FINANCIAL STATEMENTS

The Board of Directors is responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

The Companies Act 2006 requires the Directors to prepare company financial statements for each financial year. Under this law, the Directors have elected to prepare the financial statements in accordance with UK Generally Accepted Accounting Principles (UK GAAP), including Financial Reporting Standard 102 (FRS 102).

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 year.

In preparing the Company financial statements, the Directors are required to:

- a. select suitable accounting policies and then apply them consistently;
- b. make judgements and accounting estimates that are reasonable and prudent;
- c. 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.

Sadeh Lok Developments Limited

STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 March 2018

	Notes	2018 £'000	2017 £'000
TURNOVER	1	-	89
Cost of sales		-	(86)
GROSS PROFIT		-	3
Other operating expenses		164	2
OPERATING PROFIT	2	164	5
Interest and financing costs	3	-	(8)
PROFIT / (LOSS) / ON ORDINARY ACTIVITIES BEFORE TAXATION		164	(3)
Taxation	5	-	-
PROFIT / (LOSS) FOR THE FINANCIAL YEAR AND TOTAL COMPREHENSIVE INCOME FOR THE YEAR		164	(3)

The accompanying notes form part of these financial statements.

Sadeh Lok Developments Limited - Reg. No. 04936398
STATEMENT OF FINANCIAL POSITION
At 31 March 2018

	Notes	2018 £'000	2017 £'000
CURRENT ASSETS			
Debtors	6	-	-
Cash at bank and in hand		-	4
		<u>-</u>	<u>4</u>
CURRENT LIABILITIES			
Creditors: Amounts falling due within one year	7	-	(168)
		<u>-</u>	<u>(168)</u>
NET CURRENT LIABILITIES AND NET LIABILITIES			
		<u>-</u>	<u>(164)</u>
CAPITAL AND RESERVES			
Called up share capital	8	-	-
Profit and loss account		-	(164)
		<u>-</u>	<u>(164)</u>
SHAREHOLDER'S DEFICIT			
		<u>-</u>	<u>(164)</u>

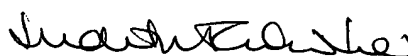

For the financial year in question the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

No members have 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.

The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparations of accounts.

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

The financial statements on pages 9 to 17 were approved by the Board of Directors and authorised for issue on 13th September 2018 and are signed on its behalf by:

J Crowther
Chair

R Ward
Secretary

Sadeh Lok Developments Limited

STATEMENT OF CHANGES IN EQUITY

For the year ended 31 March 2018

	Share Capital £'000	Profit and loss account £'000	Total £'000
Balance at 31 March 2017	-	(164)	(164)
Profit for the financial year	-	164	164
Balance at 31 March 2018	-	-	-

The profit and loss account represents the cumulative profit and loss net of any distributions.

Sadeh Lok Developments Limited

ACCOUNTING POLICIES

For the year ended 31 March 2018

GENERAL INFORMATION

Sadeh Lok Developments Limited is a private limited company, limited by shares, domiciled and incorporated in England.

The company's registered office is The Quays, Victoria Street, Shipley, BD17 7BN.

BASIS OF ACCOUNTING

The financial statements of the Company are prepared in accordance with UK Generally Accepted Accounting Principles (UK GAAP), including Financial Reporting Standard 102 (FRS 102) and the requirements of the Companies Act 2006.

The financial statements are prepared under the historical cost convention and are presented in Sterling (£) rounded to the nearest whole £1,000, except where otherwise indicated.

GOING CONCERN

The financial statements have been prepared on a break up basis, as the intention is to formally place the company into Members' Voluntary Liquidation within the next twelve months now that the outstanding retentions have been settled. Whilst these financial statements are technically prepared on a break-up basis, this has had no significant impact on the reported financial statements. Any future development will be undertaken by BCHT Development Company Limited, a fellow subsidiary of the group.

CASH FLOW STATEMENT

Under FRS 102 – Section 7, the Company is exempt from the requirement to include a Statement of Cash Flows within its financial statements on the grounds that the ultimate parent undertaking includes the results of the Company in its publicly available consolidated financial statements. The Company has taken advantage of this exemption.

RELATED PARTY TRANSACTIONS

Under FRS 102 – Section 33, the Company is exempt from the requirement to disclose transactions with its ultimate parent undertaking, fellow subsidiaries, and subsidiaries, where these are wholly owned subsidiaries within the Group structure. The Company has taken advantage of this exemption.

Sadeh Lok Developments Limited

ACCOUNTING POLICIES (continued)

For the year ended 31 March 2018

FINANCIAL INSTRUMENTS

Under FRS102 Section 11 'Basic Financial Instruments' & Section 12 'Other Financial Instrument Issues' – the Company is exempt from the requirement to disclose the carrying amounts, interest income/expense and net gains/losses for each category of financial instrument; basis of determining fair values; details of collateral, loan defaults or breaches; and details of hedges and hedging fair value changes recognised in profit or loss and on other comprehensive income.

SIGNIFICANT JUDGEMENTS AND ESTIMATES

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgements and estimates have been made include:

Significant Management Judgements

No significant judgements have been made by management in the preparation of these financial statements.

Significant Management Estimates

No significant estimates have been made by management in the preparation of these financial statements.

TURNOVER AND REVENUE RECOGNITION

Turnover is recognised on the completion of property sales, and represents the sales proceeds of the properties sold.

INTEREST PAYABLE

Interest payable on borrowings is charged to the Statement of Comprehensive Income on an accruals basis.

TAXATION

Current tax is recognised for the amount of income tax payable in respect of the taxable surplus for the current or past reporting periods using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

VALUE ADDED TAX

The Company's primary source of income is the sale of housing properties, which is zero rated for Value Added Tax (VAT) purposes.

WORK IN PROGRESS

Work in progress is valued at the lower of cost and net realisable value. Cost of work in progress includes overheads appropriate to the stage of completion. Net realisable value is based upon estimated selling price less further costs expected to be incurred to completion and disposal.

Sadeh Lok Developments Limited

ACCOUNTING POLICIES (continued)

For the year ended 31 March 2018

DEBTORS

Short-term debtors are measured at transaction price, less any impairment.

CREDITORS

Short-term creditors are measured at the transaction price.

Sadeh Lok Developments Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

1. TURNOVER

The Company's turnover and profit before taxation were all derived from its principal activity. Sales are all made in the United Kingdom.

2. OPERATING PROFIT

	2018 £'000	2017 £'000
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Operating profit is stated after charging:

Audit services – statutory audit of the Company	-	-
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Fees payable to RSM UK Audit LLP for audit services are borne by the Company's parent company and disclosed in that company's financial statements.

3. INTEREST AND FINANCING COSTS

	2018 £'000	2017 £'000
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Interest arising on intercompany loan	-	8
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4. DIRECTORS AND EMPLOYEES

The Company has no employees. Incommunities Group Limited, the ultimate parent undertaking, provides strategic and central services to the Company, which are absorbed by the group.

During the year, the Directors received no remuneration or expenses for their duties as Directors of the Company.

Sadeh Lok Developments Limited
NOTES TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31 March 2018

5. TAXATION	2018 £'000	2017 £'000
Current tax:		
UK corporation tax on (loss) / profit for the year	-	-
Total current tax	-	-
Factors affecting tax charge for the year:		
	2018 £'000	2017 £'000
Profit / (loss) on ordinary activities before tax	164	(3)
Profit / (loss) on ordinary activities multiplied by the standard rate of corporation tax in the UK of 19% (2017: 20%)	31	(1)
Effects of:		
Tax losses not recognised as a deferred tax asset	-	1
Income not taxable	(31)	-
Tax expense	-	-
6. DEBTORS	2018 £'000	2017 £'000
Amounts falling due within one year:	-	-
	-	-
7. CREDITORS: Amounts falling due within one year	2018 £'000	2017 £'000
Amounts owed to Group undertakings	-	148
Accruals and deferred income	-	20
	-	168

Sadeh Lok Developments Limited

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2018

8. CALLED UP SHARE CAPITAL

The Company is limited by shares. A £1 share is held by Sadeh Lok Limited. The shareholder agrees to contribute £1 in the event of a winding up.

	2018 Number	2017 Number
Allotted and issued		
1 ordinary share of £1	1	1

The rights attached to the shares are set out in the Company's Articles of Association.

9. RELATED PARTY TRANSACTIONS

The Company has taken advantage of the exemption to disclose transactions with its ultimate parent undertaking, fellow subsidiaries, and subsidiaries, where these are wholly owned subsidiaries within the Group structure.

The Company has no related party transactions that are required to be disclosed.

11. ULTIMATE PARENT UNDERTAKING

Sadeh Lok Limited holds all of the issued share capital of the Company and is the Company's parent company.

Under the terms of Sadeh Lok Limited's Memorandum and Articles of Association and the intragroup agreements, Incommunities Group Limited is considered by its board to be the ultimate parent undertaking of Sadeh Lok Limited. Accordingly, Incommunities Group Limited is the Company's ultimate parent undertaking and its financial statements are available to the public from Companies House, Crown Way, Cardiff, CF14 3UZ.