

GROUP STRATEGIC REPORT  
REPORT OF THE DIRECTOR AND  
CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 28 FEBRUARY 2014  
FOR  
LARMWAY PROPERTIES LIMITED

TUESDAY



\*L4B4B27L\*

LD2

07/07/2015

#39

COMPANIES HOUSE

**CONTENTS OF THE CONSOLIDATED FINANCIAL STATEMENTS**  
**for the year ended 28 February 2014**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Group Strategic Report</b>	<b>2</b>
<b>Report of the Director</b>	<b>3</b>
<b>Report of the Independent Auditors</b>	<b>4</b>
<b>Consolidated Profit and Loss Account</b>	<b>5</b>
<b>Consolidated Balance Sheet</b>	<b>6</b>
<b>Company Balance Sheet</b>	<b>7</b>
<b>Consolidated Cash Flow Statement</b>	<b>8</b>
<b>Notes to the Consolidated Cash Flow Statement</b>	<b>9</b>
<b>Notes to the Consolidated Financial Statements</b>	<b>10</b>

**LARMWAY PROPERTIES LIMITED**

**COMPANY INFORMATION**  
**for the year ended 28 February 2014**

**DIRECTOR:**

Mr M Adams

**REGISTERED OFFICE:**

C/O Fort Knight Group Plc  
Victoria House  
Victoria Road  
Dartford  
Kent  
DA1 5AJ

**REGISTERED NUMBER:**

05027402 (England and Wales)

**AUDITORS:**

Raffingers Stuart  
Chartered Certified Accountants  
Statutory Auditors  
19-20 Bourne Court  
Southend Road  
Woodford Green  
Essex  
IG8 8HD

**GROUP STRATEGIC REPORT**  
**for the year ended 28 February 2014**

The director presents his strategic report of the company and the group for the year ended 28 February 2014.

**REVIEW OF BUSINESS**

The group sold its investment property and trade during the year and therefore the trading results shown in the profit and loss account are to the date of sale. The group has now ceased trading.

The results for the year are shown on page 5. As shown in the profit and loss account, the group's operating loss for the year was £5,934,298.

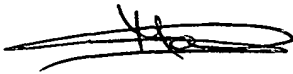
The group's balance sheet on page 6 shows net assets of £734,753 at the year end, with a cash position of £1,086,684.

**PRINCIPAL RISKS AND UNCERTAINTIES**

The group's operations are no longer exposed to variety of financial risk that included the effects of changes in credit risk, liquidity risk and interest rate risk as the property and trade was sold in the year.

In the past the group had in place a risk management program to limit the adverse effect on the financial performance of the group by monitoring levels of debt finance and related finance costs.

**ON BEHALF OF THE BOARD:**



Mr M Adams - Director

2 June 2015

**REPORT OF THE DIRECTOR**  
**for the year ended 28 February 2014**

The director presents his report with the financial statements of the company and the group for the year ended 28 February 2014.

**CESSATION OF TRADING**

The group ceased trading on 4 September 2013.

**DIVIDENDS**

The total distribution of dividends for the year ended 28 February 2014 will be £19,586,186.

**DIRECTORS**

Mr M Adams was appointed as a director after 28 February 2014 but prior to the date of this report.

Mr R Butler and Mr B W Ritchie ceased to be directors after 28 February 2014 but prior to the date of this report.

**EMPLOYEES**

The company operates an equal opportunities policy. The aim of this policy is to ensure that there should be equal opportunity for all and this applies to external recruitment, internal appointments, terms of employment, conditions of service and opportunity for training and promotion regardless of gender, ethnic origin or disability.

Disabled persons are given full and fair consideration for all types of vacancy in as much as the opportunities available are constrained by the practical limitations of the disability. Should, for whatever reason, an employee of the company become disabled whilst in employment, every step, where appropriate will be taken to assist with rehabilitation and suitable re-training.

The company maintains its own health, safety and environmental policies covering all aspect of its operations. Regular meetings and inspections take place to ensure all legal requirements are adhered to and that the company is responsive to the needs of the employees and the environment.

**STATEMENT OF DIRECTOR'S RESPONSIBILITIES**

The director is responsible for preparing the Report of the Director and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has 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 director must not approve the financial statements unless he is satisfied that they give a true and fair view of the state of affairs of the company and the group and of the profit or loss of the group for that period. In preparing these financial statements, the director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is responsible for keeping adequate accounting records that are sufficient to show and explain the company's and the group's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group and enable him to ensure that the financial statements comply with the Companies Act 2006. He is 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.

**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the director is aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the group's auditors are unaware, and he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the group's auditors are aware of that information.

**ON BEHALF OF THE BOARD:**



Mr M Adams - Director

2 June 2015

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF**  
**LARMWAY PROPERTIES LIMITED**

We have audited the financial statements of Larmway Properties Limited for the year ended 28 February 2014 on pages five to seventeen. 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 a Report of the Auditors 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 director and auditors**

As explained more fully in the Statement of Director's Responsibilities set out on page three, the director is 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 Ethical Standards for Auditors.

**Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the group's and the parent company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the director; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Group Strategic Report and the Report of the Director to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

**Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the parent company's affairs as at 28 February 2014 and of the group's profit 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 matter prescribed by the Companies Act 2006**

In our opinion the information given in the Group Strategic Report and the Report of the Director for the financial year for which the financial statements are prepared is consistent with the financial statements.

**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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of director's remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Mr Thurairatnam Sudarshan FCCA (Senior Statutory Auditor)  
for and on behalf of Raffingers Stuart  
Chartered Certified Accountants  
Statutory Auditors  
19-20 Bourne Court  
Southend Road  
Woodford Green  
Essex  
IG8 8HD

2 June 2015

**LARMWAY PROPERTIES LIMITED (REGISTERED NUMBER: 05027402)**

**CONSOLIDATED PROFIT AND LOSS ACCOUNT**  
**for the year ended 28 February 2014**

	Notes	Year Ended 28.2.14 £	Period 1.9.12 to 28.2.13 £
<b>TURNOVER</b>		6,090,044	5,046,252
Cost of sales		<u>2,014,769</u>	<u>1,527,201</u>
<b>GROSS PROFIT</b>		4,075,275	3,519,051
Administrative expenses		<u>10,009,573</u>	<u>2,300,108</u>
<b>OPERATING (LOSS)/PROFIT</b>	3	(5,934,298)	1,218,943
Profit on sale of tangible assets	4	<u>30,388,392</u>	-
		24,454,094	1,218,943
Interest receivable and similar income		<u>9,634</u>	<u>8,310</u>
		24,463,728	1,227,253
Interest payable and similar charges	5	<u>1,114,447</u>	<u>774,772</u>
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		23,349,281	452,481
Tax on profit on ordinary activities	6	<u>522,423</u>	-
<b>PROFIT FOR THE FINANCIAL YEAR FOR THE GROUP</b>		<u><u>22,826,858</u></u>	<u><u>452,481</u></u>

**CONTINUING OPERATIONS**

None of the group's activities were acquired or discontinued during the current year or previous period.

**TOTAL RECOGNISED GAINS AND LOSSES**

The group has no recognised gains or losses other than the profits for the current year or previous period.

The notes form part of these financial statements

**LARMWAY PROPERTIES LIMITED (REGISTERED NUMBER: 05027402)**

**CONSOLIDATED BALANCE SHEET**  
**28 February 2014**

	Notes	2014 £	2013 £
<b>FIXED ASSETS</b>			
Intangible assets	9	-	1,350,000
Tangible assets	10	-	52,490,487
Investments	11	-	-
		-	53,840,487
<b>CURRENT ASSETS</b>			
Debtors	12	998,971	842,984
Cash at bank and in hand		1,086,684	1,153,189
		2,085,655	1,996,173
<b>CREDITORS</b>			
Amounts falling due within one year	13	1,350,902	3,297,299
<b>NET CURRENT ASSETS/(LIABILITIES)</b>		734,753	(1,301,126)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		734,753	52,539,361
<b>CREDITORS</b>			
Amounts falling due after more than one year	14	-	55,045,281
<b>NET ASSETS/(LIABILITIES)</b>		734,753	(2,505,920)
<b>CAPITAL AND RESERVES</b>			
Called up share capital	17	8	8
Profit and loss account	18	734,745	(2,505,928)
<b>SHAREHOLDERS' FUNDS</b>	21	734,753	(2,505,920)

The financial statements were approved by the director on 2 June 2015 and were signed by:



Mr M Adams - Director



**LARMWAY PROPERTIES LIMITED (REGISTERED NUMBER: 05027402)**

**COMPANY BALANCE SHEET**  
**28 February 2014**

	Notes	2014	2013
		£	£
<b>FIXED ASSETS</b>			
Intangible assets	9	-	1,350,000
Tangible assets	10	-	51,603,305
Investments	11	<u>1</u>	<u>1</u>
		1	52,953,306
<b>CURRENT ASSETS</b>			
Debtors	12	990,498	541,758
Cash at bank		<u>843,031</u>	<u>4,569</u>
		1,833,529	546,327
<b>CREDITORS</b>			
Amounts falling due within one year	13	<u>1,045,737</u>	<u>2,568,849</u>
<b>NET CURRENT ASSETS/(LIABILITIES)</b>		<u>787,792</u>	<u>(2,022,522)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		787,793	50,930,784
<b>CREDITORS</b>			
Amounts falling due after more than one year	14	<u>440,376</u>	<u>55,045,281</u>
<b>NET ASSETS/(LIABILITIES)</b>		<u><u>347,417</u></u>	<u><u>(4,114,497)</u></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	17	8	8
Profit and loss account	18	<u>347,409</u>	<u>(4,114,505)</u>
<b>SHAREHOLDERS' FUNDS</b>	21	<u><u>347,417</u></u>	<u><u>(4,114,497)</u></u>

The financial statements were approved by the director on 2 June 2015 and were signed by:



Mr M Adams - Director

**LARMWAY PROPERTIES LIMITED (REGISTERED NUMBER: 05027402)**

**CONSOLIDATED CASH FLOW STATEMENT**  
**for the year ended 28 February 2014**

	Notes	Year Ended 28.2.14 £	£	Period 1.9.12 to 28.2.13 £	£
Net cash inflow from operating activities	1		25,167,902		2,219,268
Returns on investments and servicing of finance	2		(1,472,761)		(847,728)
Taxation			(297,383)		-
Capital expenditure	2		52,767,204		(202,231)
Equity dividends paid			<u>(19,586,186)</u>		<u>-</u>
			56,578,776		1,169,309
Financing	2		<u>(56,645,281)</u>		<u>(1,725,362)</u>
Decrease in cash in the period			<u>(66,505)</u>		<u>(556,053)</u>

**Reconciliation of net cash flow to movement in net debt**

	3		
Decrease in cash in the period		(66,505)	(556,053)
Cash outflow from decrease in debt		<u>56,645,281</u>	<u>1,725,362</u>
Change in net debt resulting from cash flows		<u>56,578,776</u>	<u>1,169,310</u>
Movement in net debt in the period		56,578,776	1,169,310
Net debt at 1 March		<u>(55,492,092)</u>	<u>(56,661,402)</u>
Net funds/(debt) at 28 February		<u>1,086,684</u>	<u>(55,492,092)</u>

The notes form part of these financial statements

**LARMWAY PROPERTIES LIMITED (REGISTERED NUMBER: 05027402)**

**NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT**  
**for the year ended 28 February 2014**

**1. RECONCILIATION OF OPERATING (LOSS)/PROFIT TO NET CASH INFLOW FROM OPERATING ACTIVITIES**

	Year Ended 28.2.14 £	Period 1.9.12 to 28.2.13 £
Operating (loss)/profit	(5,934,298)	1,218,943
Depreciation charges	630,338	651,136
Loss on disposal of fixed assets	442,945	93,352
Profit on sale of tangible assets	30,388,392	-
(Increase)/decrease in debtors	(155,987)	1,016,657
Decrease in creditors	(203,488)	(760,820)
<b>Net cash inflow from operating activities</b>	<b>25,167,902</b>	<b>2,219,268</b>

**2. ANALYSIS OF CASH FLOWS FOR HEADINGS NETTED IN THE CASH FLOW STATEMENT**

	Year Ended 28.2.14 £	Period 1.9.12 to 28.2.13 £
<b>Returns on investments and servicing of finance</b>		
Interest received	9,634	8,310
Interest paid	(1,357,395)	(821,381)
Finance costs	(125,000)	(34,657)
<b>Net cash outflow for returns on investments and servicing of finance</b>	<b>(1,472,761)</b>	<b>(847,728)</b>
<b>Capital expenditure</b>		
Purchase of intangible fixed assets	(500,000)	-
Purchase of tangible fixed assets	(81,856)	(202,231)
Sale of intangible fixed assets	1,700,000	-
Sale of tangible fixed assets	51,649,060	-
<b>Net cash inflow/(outflow) for capital expenditure</b>	<b>52,767,204</b>	<b>(202,231)</b>
<b>Financing</b>		
New loans in year	-	2,310,540
Loan repayments in year	(56,645,281)	(4,035,902)
<b>Net cash outflow from financing</b>	<b>(56,645,281)</b>	<b>(1,725,362)</b>

**3. ANALYSIS OF CHANGES IN NET DEBT**

	At 1.3.13 £	Cash flow £	At 28.2.14 £
<b>Net cash:</b>			
Cash at bank and in hand	1,153,189	(66,505)	1,086,684
	<u>1,153,189</u>	<u>(66,505)</u>	<u>1,086,684</u>
<b>Debt:</b>			
Debts falling due within one year	(1,600,000)	1,600,000	-
Debts falling due after one year	(55,045,281)	55,045,281	-
	<u>(56,645,281)</u>	<u>56,645,281</u>	<u>-</u>
<b>Total</b>	<b>(55,492,092)</b>	<b>56,578,776</b>	<b>1,086,684</b>

The notes form part of these financial statements

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**for the year ended 28 February 2014**

**1. ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention.

**Basis of consolidation**

The consolidated financial statements include the financial statements of the company and its subsidiary for the period reported. For the purposes of preparing these consolidated accounts, subsidiaries are those entities where the company controls in excess of 50.0% of the voting share capital of an entity. Control exists when the company has the power, directly or indirectly, to govern the financial and operating policies of an entity so as to obtain benefits from its activities. The financial statements of subsidiary are included in the consolidated financial statements from the date that control commences.

Intra-group balances and any unrealised gains and losses arising from intra-group transactions are eliminated in preparing the consolidated financial statements.

**Turnover**

Turnover represents net invoiced sale of services, excluding value added tax.

**Goodwill**

Goodwill, being the amount paid in connection with the acquisition of a business in 2007, is being amortised evenly over its estimated useful life of ten years.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- 1% on cost
Short leasehold	- over the period of the leases
Plant and machinery	- 25% on cost and 15% on reducing balance
Fixtures and fittings	- 25% on cost and 20% on reducing balance
Computer equipment	- 25% on cost

**Fixed asset investments**

Fixed asset investments are shown at cost less provision for impairment.

**2. STAFF COSTS**

	Year Ended 28.2.14 £	Period 1.9.12 to 28.2.13 £
Wages and salaries	1,011,926	764,470
Social security costs	34,724	26,446
	<u>1,046,650</u>	<u>790,916</u>

The average monthly number of employees during the year was as follows:

	Year Ended 28.2.14	Period 1.9.12 to 28.2.13
Sales and marketing	2	2
Management and administration	15	15
Maintenance and housekeeping	7	7
	<u>24</u>	<u>24</u>

**3. OPERATING (LOSS)/PROFIT**

The operating loss (2013 - operating profit) is stated after charging:

	Year Ended 28.2.14 £	Period 1.9.12 to 28.2.13 £
Depreciation - owned assets	480,338	501,137
Loss on disposal of fixed assets	442,945	93,352
Goodwill amortisation	150,000	150,000
Auditors' remuneration	<u>50,155</u>	<u>9,348</u>

**LARMWAY PROPERTIES LIMITED (REGISTERED NUMBER: 05027402)**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued**  
**for the year ended 28 February 2014**

3. **OPERATING (LOSS)/PROFIT - continued**

Directors' remuneration	<u>-</u>	<u>-</u>
-------------------------	----------	----------

4. **EXCEPTIONAL ITEMS**

Exceptional income relates to the sale of the tangible assets during the year for a profit of £30,388,392.

5. **INTEREST PAYABLE AND SIMILAR CHARGES**

	Year Ended 28.2.14 £	Period 1.9.12 to 28.2.13 £
Bank loan interest	989,447	740,115
Other loan interest	<u>125,000</u>	<u>34,657</u>
	<u>1,114,447</u>	<u>774,772</u>

6. **TAXATION**

**Analysis of the tax charge**

The tax charge on the profit on ordinary activities for the year was as follows:

	Year Ended 28.2.14 £	Period 1.9.12 to 28.2.13 £
Current tax:		
UK corporation tax	<u>522,423</u>	<u>-</u>
Tax on profit on ordinary activities	<u>522,423</u>	<u>-</u>

**Factors affecting the tax charge**

The tax assessed for the year is lower than the standard rate of corporation tax in the UK. The difference is explained below:

	Year Ended 28.2.14 £	Period 1.9.12 to 28.2.13 £
Profit on ordinary activities before tax	<u>23,349,281</u>	<u>452,481</u>
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 22.960% (2013 - 23%)	5,360,995	104,071
Effects of:		
Expenses not deductible for tax purposes	-	21,471
Income not taxable for tax purposes	(6,875,544)	-
Capital allowances in excess of depreciation	(341,387)	-
Depreciation in excess of capital allowances	-	54,074
Utilisation of tax losses	(1,274,160)	(179,616)
Tax on chargeable gain	<u>3,652,519</u>	<u>-</u>
Current tax charge	<u>522,423</u>	<u>-</u>

7. **PROFIT OF PARENT COMPANY**

As permitted by Section 408 of the Companies Act 2006, the Profit and Loss Account of the parent company is not presented as part of these financial statements. The parent company's profit for the financial year was £24,048,100 (2013 - £661,935).

**LARMWAY PROPERTIES LIMITED (REGISTERED NUMBER: 05027402)**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued**  
**for the year ended 28 February 2014**

**8. DIVIDENDS**

	Year Ended 28.2.14 £	Period 1.9.12 to 28.2.13 £
Ordinary shares of £1 each		
Interim	<u>19,586,186</u>	<u>-</u>

**9. INTANGIBLE FIXED ASSETS**

**Group**

	Goodwill £	Computer software £	Totals £
<b>COST</b>			
At 1 March 2013	3,000,000	-	3,000,000
Additions	-	500,000	500,000
Disposals	<u>(3,000,000)</u>	<u>(500,000)</u>	<u>(3,500,000)</u>
At 28 February 2014	<u>-</u>	<u>-</u>	<u>-</u>
<b>AMORTISATION</b>			
At 1 March 2013	1,650,000	-	1,650,000
Amortisation for year	150,000	-	150,000
Eliminated on disposal	<u>(1,800,000)</u>	<u>-</u>	<u>(1,800,000)</u>
At 28 February 2014	<u>-</u>	<u>-</u>	<u>-</u>
<b>NET BOOK VALUE</b>			
At 28 February 2014	<u>-</u>	<u>-</u>	<u>-</u>
At 28 February 2013	<u>1,350,000</u>	<u>-</u>	<u>1,350,000</u>

**Company**

	Goodwill £
<b>COST</b>	
At 1 March 2013	3,000,000
Disposals	<u>(3,000,000)</u>
At 28 February 2014	<u>-</u>
<b>AMORTISATION</b>	
At 1 March 2013	1,650,000
Amortisation for year	150,000
Eliminated on disposal	<u>(1,800,000)</u>
At 28 February 2014	<u>-</u>
<b>NET BOOK VALUE</b>	
At 28 February 2014	<u>-</u>
At 28 February 2013	<u>1,350,000</u>

**LARMWAY PROPERTIES LIMITED (REGISTERED NUMBER: 05027402)**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued**  
**for the year ended 28 February 2014**

**10. TANGIBLE FIXED ASSETS**

<b>Group</b>	<b>Freehold property £</b>	<b>Short leasehold £</b>	<b>Plant and machinery £</b>
<b>COST</b>			
At 1 March 2013	54,294,588	366,088	71,214
Additions	-	51,250	4,172
Disposals	(54,294,588)	(417,338)	(75,386)
At 28 February 2014	-	-	-
<b>DEPRECIATION</b>			
At 1 March 2013	2,986,197	100,315	33,937
Charge for year	271,476	35,090	8,288
Eliminated on disposal	(3,257,673)	(135,405)	(42,225)
At 28 February 2014	-	-	-
<b>NET BOOK VALUE</b>			
At 28 February 2014	-	-	-
At 28 February 2013	51,308,391	265,773	37,277
	<b>Fixtures and fittings £</b>	<b>Computer equipment £</b>	<b>Totals £</b>
<b>COST</b>			
At 1 March 2013	1,946,687	130,418	56,808,995
Additions	23,493	2,941	81,856
Disposals	(1,970,180)	(133,359)	(56,890,851)
At 28 February 2014	-	-	-
<b>DEPRECIATION</b>			
At 1 March 2013	1,102,233	95,826	4,318,508
Charge for year	154,898	10,586	480,338
Eliminated on disposal	(1,257,131)	(106,412)	(4,798,846)
At 28 February 2014	-	-	-
<b>NET BOOK VALUE</b>			
At 28 February 2014	-	-	-
At 28 February 2013	844,454	34,592	52,490,487
<b>Company</b>	<b>Freehold property £</b>	<b>Fixtures and fittings £</b>	<b>Totals £</b>
<b>COST</b>			
At 1 March 2013	54,294,588	1,000,000	55,294,588
Disposals	(54,294,588)	(1,000,000)	(55,294,588)
At 28 February 2014	-	-	-
<b>DEPRECIATION</b>			
At 1 March 2013	2,986,197	705,086	3,691,283
Charge for year	271,476	32,766	304,242
Eliminated on disposal	(3,257,673)	(737,852)	(3,995,525)
At 28 February 2014	-	-	-
<b>NET BOOK VALUE</b>			
At 28 February 2014	-	-	-
At 28 February 2013	51,308,391	294,914	51,603,305

**LARMWAY PROPERTIES LIMITED (REGISTERED NUMBER: 05027402)**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued**  
for the year ended 28 February 2014

**11. FIXED ASSET INVESTMENTS**

**Company**

Shares in  
group  
undertakings  
£

**COST**

At 1 March 2013  
and 28 February 2014

1

**NET BOOK VALUE**

At 28 February 2014

1

At 28 February 2013

1

The group or the company's investments at the Balance Sheet date in the share capital of companies include the following:

**Subsidiary**

**Ultrapulse Limited**

Nature of business: Hotel and serviced apartments operator

Class of shares:

%  
holding  
100.00

Ordinary

2014  
£

2013  
£

Aggregate capital and reserves

387,338

1,608,578

Loss for the year/period

(121,240)

(209,453)

**12. DEBTORS**

	Group		Company	
	2014 £	2013 £	2014 £	2013 £
Amounts falling due within one year:				
Trade debtors	-	514,648	-	-
Other debtors	990,498	70,281	990,498	-
VAT	8,473	-	-	-
Prepayments and accrued income	<u>-</u>	<u>258,055</u>	<u>-</u>	<u>-</u>
	<u>998,971</u>	<u>842,984</u>	<u>990,498</u>	<u>-</u>
Amounts falling due after more than one year:				
Amounts owed by group undertakings	<u>-</u>	<u>-</u>	<u>-</u>	<u>541,758</u>
Aggregate amounts	<u>998,971</u>	<u>842,984</u>	<u>990,498</u>	<u>541,758</u>

**13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	Group		Company	
	2014 £	2013 £	2014 £	2013 £
Bank loans and overdrafts (see note 15)	-	1,600,000	-	1,600,000
Trade creditors	600,300	182,030	584,979	-
Tax	225,040	-	195,133	-
Social security and other taxes	3,324	12,532	-	-
VAT	-	147,568	-	405,552
Other creditors	89,979	532,363	-	-
Accrued expenses	<u>432,259</u>	<u>822,806</u>	<u>265,625</u>	<u>563,297</u>
	<u>1,350,902</u>	<u>3,297,299</u>	<u>1,045,737</u>	<u>2,568,849</u>



**LARMWAY PROPERTIES LIMITED (REGISTERED NUMBER: 05027402)**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued**  
for the year ended 28 February 2014

**14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>Group</b>		<b>Company</b>	
	2014	2013	2014	2013
	£	£	£	£
Bank loans (see note 15)	-	49,975,000	-	49,975,000
Other loans (see note 15)	-	5,070,281	-	5,070,281
Amounts owed to group undertakings	-	-	440,376	-
	<u>-</u>	<u>55,045,281</u>	<u>440,376</u>	<u>55,045,281</u>

**15. LOANS**

An analysis of the maturity of loans is given below:

	<b>Group</b>		<b>Company</b>	
	2014	2013	2014	2013
	£	£	£	£
Amounts falling due within one year or on demand:				
Bank loans	<u>-</u>	<u>1,600,000</u>	<u>-</u>	<u>1,600,000</u>
Amounts falling due between one and two years:				
Bank loans - 1-2 years	<u>-</u>	<u>1,225,000</u>	<u>-</u>	<u>1,225,000</u>
Amounts falling due between two and five years:				
Bank loans	-	48,750,000	-	48,750,000
Other loans	-	5,070,281	-	5,070,281
	<u>-</u>	<u>53,820,281</u>	<u>-</u>	<u>53,820,281</u>

**16. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>Group</b>		<b>Company</b>	
	2014	2013	2014	2013
	£	£	£	£
Bank loans	<u>-</u>	<u>51,575,000</u>	<u>-</u>	<u>51,575,000</u>

**17. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:			2014	2013
Number:	Class:	Nominal value:	£	£
4	Ordinary	£1	4	4
4	Dividend only ordinary shares	£1	4	4
			<u>8</u>	<u>8</u>

**18. RESERVES**

<b>Group</b>		Profit and loss account £
At 1 March 2013		(2,505,927)
Profit for the year		22,826,858
Dividends		<u>(19,586,186)</u>
At 28 February 2014		<u>734,745</u>

**LARMWAY PROPERTIES LIMITED (REGISTERED NUMBER: 05027402)**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued**  
**for the year ended 28 February 2014**

**18. RESERVES - continued**

Company	Profit and loss account £
At 1 March 2013	(4,114,505)
Profit for the year	24,048,100
Dividends	<u>(19,586,186)</u>
At 28 February 2014	<u>347,409</u>

**19. RELATED PARTY DISCLOSURES**

At the previous balance sheet date the company owed £3,533,236 to Fort Knight Group Plc, a company in which Mr R Butler, the director of Larmway Properties Limited and Ultrapulse Limited is also a director and £1,537,045 to Residential Land Holdings Limited, a company in which Mr B W Ritchie, the director of Larmway Properties Limited and Ultrapulse Limited is also a director.

At the balance sheet date the company owed £584,979 to Residential Land Limited, a wholly owned subsidiary of Residential Land Holdings Limited and a company in which Mr B W Ritchie is also a director (2013 - £nil).

During the year the company paid loan interest amounting to £125,000 (2013 - £34,657) for Fort Knight Group Plc.

**20. ULTIMATE CONTROLLING PARTY**

The directors consider there to be no controlling party as the company is owned equally by Residential Land Holdings Limited and Fort Knight Group Plc.

**21. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS**

Group	2014 £	2013 £
Profit for the financial year	22,826,858	452,481
Dividends	<u>(19,586,186)</u>	-
Net addition to shareholders' funds	3,240,672	452,481
Opening shareholders' funds	<u>(2,505,920)</u>	<u>(2,958,401)</u>
Closing shareholders' funds	<u>734,752</u>	<u>(2,505,920)</u>
 Company	 2014 £	 2013 £
Profit for the financial year	24,048,100	661,935
Dividends	<u>(19,586,186)</u>	-
Net addition to shareholders' funds	4,461,914	661,935
Opening shareholders' funds	<u>(4,114,497)</u>	<u>(4,776,432)</u>
Closing shareholders' funds	<u>347,417</u>	<u>(4,114,497)</u>