

AHL Langley Trading Limited

Report and Financial Statements

30 June 2008

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COMPANIES HOUSE

AHL Langley Trading Limited

Registered No. 5077826

Directors

G P C Mackay
F Newell
D Orchin
V H Rosser

Auditors

Ernst & Young LLP
400 Capability Green
Luton
Beds
LU1 3LU

Bankers

The Royal Bank of Scotland Plc
135 Bishopsgate
London
EC2M 3UR

Registered Office

400 Capability Green
Luton
Beds
LU1 3AE

Directors' report

The directors present their report and financial statements for the year ended 30 June 2008.

Principal activities

The principal activity of the company during the period was engagement in development opportunities in the UK affordable housing market.

Directors

The directors who served the company during the year were as follows:

G P C Mackay	
K G Cox	(resigned 9 April 2009)
S N Mixer	(resigned 1 August 2007)
F Newell	(appointed 1 August 2007)
V H Rosser	

In addition, D Orchin was appointed as a director on 2 December 2008.

Disclosure of information to the auditors

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information, being information needed by the auditor in connection with preparing its report, of which the auditor is unaware. Having made enquiries of fellow directors and the company's auditor, each director has taken all the steps that he/she is obliged to take as a director in order to make himself/herself aware of any relevant audit information and to establish that the auditor is aware of that information.

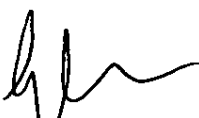
Auditors

A resolution to reappoint Ernst & Young LLP as auditors will be put to the members at the Annual General Meeting.

Small company provisions

This report has been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985.

On behalf of the board



G P C Mackay
Director

14 DEC 2009

Statement of 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). The financial statements are required by law to 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; and
- 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 proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. 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.

Independent auditors' report

to the member of AHL Langley Trading Limited

We have audited the company's financial statements for the year ended 30 June 2008 which comprise the Profit and Loss Account, Balance Sheet and the related notes 1 to 10. These financial statements have been prepared under the accounting policies set out therein and the requirements of the Financial Reporting Standard for Smaller Entities (effective January 2007).

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. 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 auditors' 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

The directors' responsibilities for preparing the financial statements in accordance with applicable United Kingdom law and Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the Directors' Report is consistent with the financial statements.

In addition we report to you if, in our opinion, the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read the Directors' Report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

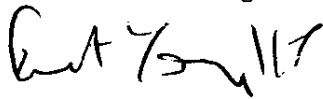
Independent auditors' report

to the member of AHL Langley Trading Limited (continued)

Opinion

In our opinion:

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice applicable to smaller entities, of the state of the company's affairs as at 30 June 2008 and of its profit for the year then ended;
- the financial statements have been properly prepared in accordance with the Companies Act 1985; and
- the information given in the Directors' Report is consistent with the financial statements.



Ernst & Young LLP
Registered Auditor
Luton

14 December 2009

Profit and loss account

for the year ended 30 June 2008

	Notes	2008 £	2007 £
Turnover		242,250	10,912,750
Cost of sales		-	8,520,254
Gross profit		242,250	2,392,496
Administrative expenses		(16,261)	(298,305)
Other operating income		184,658	389,474
Operating profit	2	410,647	2,483,665
Interest receivable		111,346	24,773
Interest payable		(329,589)	(784,590)
Profit on ordinary activities before taxation		192,404	1,723,848
Tax on profit on ordinary activities	3	(94,673)	(498,314)
Profit for the financial year		97,731	1,225,534

Balance sheet

at 30 June 2008

	Notes	2008 £	2007 £
Current assets			
Properties held for sale		2,368,520	2,368,520
Debtors	4	5,526,741	5,335,907
Cash at bank		161,194	180,939
		<u>8,056,455</u>	<u>7,885,366</u>
Creditors: amounts falling due within one year	5	6,954,927	6,881,569
		<u>1,101,528</u>	<u>1,003,797</u>
Net assets			
Capital and reserves			
Called up share capital	8	1	1
Profit and loss account	9	1,101,527	1,003,796
		<u>1,101,528</u>	<u>1,003,797</u>
Shareholders' funds			
		<u>1,101,528</u>	<u>1,003,797</u>

These financial statements have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985 and with the Financial Reporting Standard for Smaller Entities (effective January 2007).

The financial statements were approved by the Board of Directors on **14 DEC 2009** and were signed on its behalf by:



G P C Mackay
Director

Notes to the financial statements

at 30 June 2008

1. Accounting policies

Basis of preparation

The financial statements are prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007).

Fundamental accounting concept

The financial statements have been prepared on a going concern basis as a parent company, Assettrust Housing Investments Limited, has agreed to provide sufficient funds to the company in order for it to meet its liabilities as they fall due.

On this basis the directors consider it appropriate to prepare the financial statements on the going concern basis. The financial statements do not include any adjustments that would result if parent company support was not provided.

Revenue recognition

Turnover comprises revenue recognised by the company in respect of sales of development properties. Sales of properties are recognised on exchange of contracts provided that completion has taken place prior to the finalisation of the financial statements.

Properties held for sale

Properties held for sale are valued at the lower of cost, including incidental expenses, and net realisable value.

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more, tax, with the following exception:

- deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

2. Operating profit

This is stated after charging:

	2008	2007
	£	£
Auditors' remuneration	6,500	5,000

Notes to the financial statements

at 30 June 2008

3. Tax

a) Tax on profit on ordinary activities

The tax charge is made up as follows:

	2008 £	2007 £
Current tax:		
UK Corporation tax at 28% (2007: 30%)	53,939	498,314
Over provision in previous years	40,734	-
	<u>94,673</u>	<u>498,314</u>
Tax on loss on ordinary activities		

b) Deferred tax

There is no provided or unprovided deferred tax.

4. Debtors

	2008 £	2007 £
Amounts owed by group undertakings	5,492,527	5,253,402
Other debtors	34,214	82,505
	<u>5,526,741</u>	<u>5,335,907</u>

5. Creditors: amounts falling due within one year

	2008 £	2007 £
Trade creditors	4,550	32,048
Amounts owed to group undertakings	6,824,423	6,753,225
Other creditors and accruals	125,954	96,296
	<u>6,954,927</u>	<u>6,881,569</u>

6. Contingent liability

The company is party to a cross guarantee to secure amounts owed in respect of a facility in the name of AHL Shared Ownership Borrower Limited, a fellow subsidiary undertaking in the Assettrust Housing group. At 30 June 2008 the total amount owed under the facility was £26,339,912.

Notes to the financial statements

at 30 June 2008

7. Related party transactions

At 30 June 2008 the company was owed £5,492,527 (2007: £5,253,402) by AHL Langley Investment Limited, a fellow subsidiary undertaking, largely in respect of property transfers.

The company owed £6,038,139 (2007: £6,204,286) to AHL Langley Holdings Limited, its immediate parent undertaking, largely in respect of loans advanced. This balance includes recharged interest of £257,049 (2007: £790,429). The company owed £60,594 (2007: £50,625) to Assettrust Housing Limited, its ultimate parent undertaking, in respect of loans and expenses incurred on its behalf. The company owed £136,466 to AHL Point Pleasant Trading Limited, a fellow subsidiary undertaking, in respect of loans advanced in the year. The company owed £16,145 (2007: £600) to AHL Shared Ownership Borrower Limited, a fellow subsidiary undertaking, in respect of loan issue costs.

The following amounts were owed to other companies within the Assettrust group in payment for group relief:

	2008 £	2007 £
Assettrust Housing Investments Limited	137,816	112,718
Assettrust Housing Projects Limited	951	891
AHL Woolwich Arsenal Trading Limited	166,533	173,533
AHL Garrett Lane Trading Limited	53,225	46,588
AHL C&A Holdings Limited	3,560	2,690
AHL C&A Investment Limited	3,431	1,308
AHL C&A Trading Limited	1,307	1,136
AHL City Quarter Holdings Limited	2,247	652
AHL City Quarter Investments Limited	2,074	698
AHL City Quarter Trading Limited	105,386	106,584
AHL Hunton Bridge Wharf Holdings Limited	1,172	1,172
AHL Hunton Bridge Wharf Investment Limited	2,538	803
AHL Hunton Bridge Wharf Trading Limited	33,334	33,674
AHL Pall Mall Trading Limited	39,393	985
AHL Southfields Holdings Limited	13,464	7,491
AHL Southfields Investments Limited	4,609	1,375
AHL The Forge Holdings Limited	2,040	-

Trade creditors (note 5) includes advertising expenses of £3,871 (2007: £3,871) due to Bivar Limited. G P C Mackay is a director and shareholder of this company.

In 2007 the company received an interest free loan of £1,000 from G P C Mackay, a director of the company, which is included in 'other creditors and accruals' (note 5).

Notes to the financial statements

at 30 June 2008

8. Authorised and issued share capital

			2008	2007
			£	£
<i>Authorised</i>				
Ordinary shares of £1 each			100	100
	2008	2008	2007	2007
<i>Allotted, called up and fully paid</i>	<i>No.</i>	<i>£</i>	<i>No.</i>	<i>£</i>
Ordinary shares of £1 each	1	1	1	1

9. Reconciliation of shareholder's funds and movement on reserves

	Share capital £	Profit and loss account £	Total share- holders' funds £
At 1 July 2007	1	1,003,796	1,003,797
Profit for the year	-	97,731	97,731
	<u> </u>	<u> </u>	<u> </u>
At 30 June 2008	1	1,101,527	1,101,528
	<u> </u>	<u> </u>	<u> </u>

10. Parent undertaking and controlling party

The company's immediate parent undertaking is AHL Langley Holdings Limited. The ultimate parent undertaking is Assettrust Housing Limited. The ultimate controlling party is G P C Mackay.