

WATES LINDEN (CUCKFIELD) LIMITED
(Formerly WATES (CUCKFIELD) LIMITED)
Registered Number 5428184

REPORT AND FINANCIAL STATEMENTS
for the year ending 31 DECEMBER 2009

Amended Filing



WATES LINDEN (CUCKFIELD) LIMITED
REPORT AND FINANCIAL STATEMENTS 2009

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WATES LINDEN (CUCKFIELD) LIMITED
REPORT AND FINANCIAL STATEMENTS 2009

OFFICERS AND PROFESSIONAL ADVISORS

DIRECTORS

D M Brocklebank
P D Cooper
J M Jarrett
D W Tilman (resigned 31 December 2009)
D H Davies
D May (appointed 31 August 2009)

SECRETARY

P D Money (resigned 30 October 2009)
A S White (appointed 2 November 2009)

REGISTERED OFFICE

Cowley Business Park
Cowley
Uxbridge
Middlesex
UB8 2AL

BANKERS

Bank of Scotland
38 St Andrew Square
Edinburgh
EH2 2YR

AUDITORS

KPMG LLP
8 Salisbury Square
London
EC4Y 8BB

SOLICITORS

Cripps Harries Hall LLP
Wallside House
12 Mount Ephraim Road
Tunbridge Wells
Kent
TN1 1EG

WATES LINDEN (CUCKFIELD) LIMITED

DIRECTORS' REPORT

The directors present their annual report and the audited financial statements for the year ended 31 December 2009

PRINCIPAL ACTIVITY

The Company's principal activities are the building and selling of residential houses. The Company was formed to develop land at High Street, Cuckfield, West Sussex.

The development commenced in 2006 and is being carried out as a joint venture between Linden Homes South East Limited and Wates Group Properties Limited.

The final Private unit completed on 29 January 2009, and the freehold interest was sold in February 2009 to an investor.

The Housing Association retention, held by Southern Housing, is expected to be released by June 2010.

RESULTS AND DIVIDENDS

The result for the year is set out in the profit and loss account on page 5.

The Company made a profit on ordinary activities after taxation of £323,000 (2008 £1,442,000).

The Directors proposed and paid a dividend for the year ended 31 December 2009 of £nil (2008 £2,000,000).

DIRECTORS AND THEIR INTERESTS

The Directors listed on page 1 held office throughout the year, except as noted.

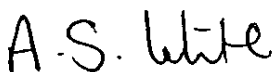
No director had any interest in the shares of the Company at any time during the year.

AUDITORS

KPMG LLP were appointed as auditors of the Company in the period, and the Company has elected to dispense with the obligation to appoint auditors annually pursuant to section 386 of the Companies Act 2006. Therefore, KPMG LLP are deemed to continue as Auditors.

The directors who held office at the date of approval of this directors' report confirm that, as far as they are each aware, there is no relevant information of which the Company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant information and to establish that the Company's auditors are aware of that information.

Approved by the Board of Directors and signed on behalf of the Board



A S White
Secretary

29th April 2010

WATES LINDEN (CUCKFIELD) LIMITED

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)

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 judgments and estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the 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

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 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF WATES LINDEN (CUCKFIELD) LIMITED

We have audited the financial statements of Wates Linden (Cuckfield) Limited for the year ended 31 December 2009 set out on pages 5 to 10. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK 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 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

As explained more fully in the Directors' Responsibilities Statement set out on page 3, the directors are 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 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 (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's web-site at www.frc.org.uk/apb/scope/UKNP.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 December 2009 and of its profit for the year then ended,
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

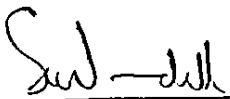
Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report 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, 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.



S J Wardell (Senior Statutory Auditor)
For and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
8 Salisbury Square
London EC4Y 8BB

4 May 2010

WATES LINDEN (CUCKFIELD) LIMITED**PROFIT AND LOSS ACCOUNT****Year ended 31 December 2009**

	<u>Notes</u>	2009 £'000	2008 £'000
TURNOVER	2	262	9,822
Cost of sales		186	(7,713)
GROSS PROFIT		448	2,109
Administrative expenses		-	(13)
OPERATING PROFIT	3	448	2,096
Bank interest receivable		-	35
Interest payable and similar charges	4	-	(106)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		448	2,025
Tax on profit on ordinary activities	5	(125)	(583)
PROFIT FOR THE FINANCIAL YEAR	11	323	1,442

The historical profit is the same as the reported profit. A statement of movements in reserves is set out in note 11.

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES

The Company has no recognised gains or losses other than the profit for the above financial year.

CONTINUING OPERATIONS

None of the Company's operations were acquired or discontinued during the above financial year.

WATES LINDEN (CUCKFIELD) LIMITED

BALANCE SHEET
Registered Number 5428184
as at 31 December 2009

	<u>Notes</u>	2009 £'000	2008 £'000
CURRENT ASSETS			
Stocks	7	-	53
Debtors	8	874	1,074
Cash at bank and in hand		49	371
		<hr/>	<hr/>
		923	1,498
CREDITORS amounts falling due within one year	9	(460)	(1,358)
		<hr/>	<hr/>
NET ASSETS		463	140
		<hr/>	<hr/>
CAPITAL AND RESERVES			
Called up share capital	10	1	1
Profit and loss account	11	462	139
		<hr/>	<hr/>
TOTAL SHAREHOLDERS' FUNDS	12	463	140
		<hr/>	<hr/>

The financial statements were approved by the Board of Directors on 29th April 2010

Signed on behalf of the Board of Directors

D May
Director



WATES LINDEN (CUCKFIELD) LIMITED

Notes to the accounts for the year ended 31 December 2009

1. ACCOUNTING POLICIES

The financial statements are prepared in accordance with applicable United Kingdom law and accounting standards. The particular accounting policies adopted are described below. These policies have all been applied consistently throughout the period.

Accounting convention

The financial statements are prepared under the historical cost convention.

Turnover

Turnover relates to the sale of houses (recognised on the financial completion of the sale of the house) and of land (recognised on the unconditional exchange of contracts).

Stocks

Stocks of land and work in progress are valued at the lower of invoiced cost and net realisable value. Work in progress comprises direct site costs including materials and labour.

Part exchange properties are included at the lower of cost and net realisable value.

Taxation

Current tax, including UK corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

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 that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the group's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

A net deferred tax asset is regarded as recoverable and therefore recognised only to the extent that, on the basis of all available evidence, it can be regarded as 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 not recognised when fixed assets are revalued unless by the balance sheet date there is a binding agreement to sell the revalued assets and the gain or loss expected to arise on sale has been recognised in the financial statements. Neither is deferred tax recognised when fixed assets are sold and it is more likely than not that the taxable gain will be rolled over, being charged to tax only if and when the replacement assets are sold.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

Cash Flow Statement

The Company has not prepared a cash flow statement as it is entitled to the exemption available to small companies.

WATES LINDEN (CUCKFIELD) LIMITED

Notes to the accounts for the year ended 31 December 2009

2. TURNOVER

A segmental analysis of turnover, between housing developments and land sales, is set out below

All turnover arose within the UK

	2009 £'000	2008 £'000
Housing developments	212	9,032
Land sales	50	-
HA Sales	-	790
	<hr/>	<hr/>
	262	9,822
	<hr/>	<hr/>

3 OPERATING PROFIT

Operating profit is after charging -

	2009 £'000	2008 £'000
Auditors' remuneration		
- audit of these financial statements	-	4
	<hr/>	<hr/>

The directors received no remuneration in respect of their services to the company in the current or preceding year

The Company had no employees, other than directors, in the current or preceding year

4 INTEREST PAYABLE AND SIMILAR CHARGES

	2009 £'000	2008 £'000
Interest on bank loans	-	106
	<hr/>	<hr/>

5 TAX ON PROFIT ON ORDINARY ACTIVITIES

	2009 £'000	2008 £'000
United Kingdom corporation tax at 28% (2008 28.5%)	125	577
Adjustment in respect of previous year	-	6
	<hr/>	<hr/>
Current tax charge for the year	125	583
	<hr/>	<hr/>

	2009 £'000	2008 £'000
Profit on ordinary activities before tax	448	2,025
	<hr/>	<hr/>
Tax on profit on ordinary activities at standard rate of 28.5% (2008 28.5%)	125	577
<i>Factors affecting charge for the year</i>		
Adjustment to tax charge in respect of prior year	-	6
	<hr/>	<hr/>
Current tax charge for the year	125	583
	<hr/>	<hr/>

WATES LINDEN (CUCKFIELD) LIMITED

Notes to the accounts for the year ended 31 December 2009

6. EQUITY DIVIDENDS PAID

	2009	2008
	£'000	£'000
Dividend Paid to Wates Group Properties Ltd	-	1,000
Dividend Paid to Linden Homes South East	-	1,000
	<hr/>	<hr/>
	-	2,000
	<hr/>	<hr/>

7 STOCKS

	2009	2008
	£'000	£'000
Land	-	53
Work-in-progress	-	-
	<hr/>	<hr/>
	-	53
	<hr/>	<hr/>

8 DEBTORS

	2009	2008
	£'000	£'000
Amounts owed by shareholders	800	1,000
Other debtors	74	74
	<hr/>	<hr/>
	874	1,074
	<hr/>	<hr/>

9 CREDITORS. amounts falling due within one year

	2009	2008
	£'000	£'000
Trade creditors	302	717
Land creditors	4	19
Current corporation tax	133	577
Bank loan	-	-
Other creditors	31	45
	<hr/>	<hr/>
	470	1,358
	<hr/>	<hr/>

WATES LINDEN (CUCKFIELD) LIMITED

Notes to the accounts for the year ended 31 December 2009

10 CALLED UP SHARE CAPITAL	2009 £	2008 £
Authorised		
500 A ordinary shares of £1 each	500	500
500 B ordinary shares of £1 each	500	500
	<hr/>	<hr/>
	1,000	1,000
	<hr/>	<hr/>
Called up, allotted and fully paid		
500 A ordinary shares of £1 each	500	500
500 B ordinary shares of £1 each	500	500
	<hr/>	<hr/>
	1,000	1,000
	<hr/>	<hr/>

The Company was incorporated on 19 April 2005 with an authorised share capital of 1,000 £1 ordinary shares, and on this date 1 ordinary share of £1 was issued to Wates Group Properties Limited at par. On 4 August 2006 a resolution was passed that the existing share be reclassified into 1 A share of £1 and that the authorised but un-issued share capital of 999 ordinary shares of £1 each be converted into 499 A shares and 500 B shares of £1 each, and on this date 499 A shares and 500 B shares were allotted to Wates Group Properties Ltd and Linden Limited respectively. The A and B shares rank *par passu* in all respects but constitute separate classes of shares.

11 STATEMENT OF MOVEMENT ON RESERVES	Profit & loss account £'000
At 1 January 2009	139
Profit for the year	323
Equity dividends paid	-
	<hr/>
At 31 December 2009	462
	<hr/>

12 RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS/(DEFICIT)	2009 £'000	2008 £'000
Profit for the year	323	1,442
Equity dividends paid	-	(2,000)
Opening shareholders' funds/(deficit)	140	698
	<hr/>	<hr/>
Closing shareholders' funds	463	140
	<hr/>	<hr/>

13. PARENT COMPANY

Wates Linden (Cuckfield) Limited is jointly owned by Linden Homes South East Limited and Wates Group Properties Limited with both companies sharing equal control.

14 RELATED PARTY TRANSACTIONS

At the end of the period there was no loan stock due to both Linden Limited and Wates Developments Limited. There was no interest paid in the year to either of the JV partners.