

David Wilson Homes Land (No13) Limited

Directors' Report and Financial Statements

30th June 2007

Registered Number: 5876789

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COMPANIES HOUSE

David Wilson Homes Land (No13) Limited

Directors' Report and Financial Statements

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David Wilson Homes Land (No13) Limited

Directors' Report

The Directors present their report and the audited financial statements for the period from 1st January 2007 to 30th June 2007

This Directors' Report has been prepared in accordance with the special provisions relating to small companies under section 246 (4) of the Companies Act 1985

Acquisition of the Company by Barratt Developments PLC

On 26th April 2007, an order of the High Court sanctioning a Scheme of Arrangement was registered with the Registrar of Companies and became effective, pursuant to which Barratt Developments PLC acquired the entire issued share capital of the Company's ultimate parent undertaking, Wilson Bowden plc. The Scheme of Arrangement resulted in Barratt Developments PLC becoming the Company's ultimate parent company.

In order to align the Company's accounting period with that of the ultimate parent company, the Company's period end has been changed to 30th June 2007 and hence these financial statements present information for the six months to 30th June 2007.

Principal activities

The Company has not traded during the period. The Directors do not anticipate any change in the activity of the Company for the foreseeable future.

Directors and Directors' interests

The Directors who held office during the period and subsequently were as follows:

S J Boyes (appointed 11th June 2007)
R J R Brooke
M S Clare (appointed 11th June 2007)
L Dent (appointed 11th June 2007)
C Fenton (appointed 11th June 2007)
M A Pain (appointed 11th June 2007)
G H Locke (resigned 30th June 2007)

S J Boyes, M S Clare, L Dent, C Fenton and M A Pain have indemnities from the ultimate parent company, Barratt Developments PLC, details of which are included in the Annual Report and Accounts of that company.

G H Locke was also a Director of Wilson Bowden Ltd until resigning 30 June 2007, and had the benefit of an indemnity under the terms of a deed with that company. Wilson Bowden Ltd agreed to indemnify each Director to the extent permitted by law and its Articles of Association in respect of all losses arising out of, or in connection with, the execution of their powers, duties and responsibilities as Directors of Wilson Bowden Ltd and any of its subsidiaries.

The Company has not entered into a deed of indemnity with the Directors.

Annual General Meeting

In accordance with section 366A of the Companies Act 1985, the Company has passed a resolution to dispense with holding an Annual General Meeting.

By order of the Board



L. Dent
Secretary

Date 25 March 2008

David Wilson Homes Land (No13) Limited

Profit and Loss Account

for the period ended 30th June 2007

The Company has not traded in the period ended 30th June 2007 and accordingly no profit and loss account is presented

David Wilson Homes Land (No13) Limited

Balance Sheet as at 30th June 2007

	Note	30th June 2007 £	31st December 2006 £
Current assets			
Debtors	3	2	2
Net assets		<u>2</u>	<u>2</u>
Capital and reserves			
Called up share capital	4	<u>2</u>	<u>2</u>
Equity shareholder's funds		<u>2</u>	<u>2</u>

- a) For the period ended 30th June 2007 the Company was entitled to exemption under section 249AA(1) of the Companies Act 1985
- b) Members have not required the Company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985
- c) The Directors acknowledge their responsibility for
- i Ensuring the Company keeps accounting records which comply with section 221, and
 - ii Preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of its financial period, and of its profit and loss for the financial period in accordance with section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company

These financial statements were approved by the Board of Directors on the 25 March 2008 and were signed on its behalf by



M. A. Pain
Director

David Wilson Homes Land (No13) Limited

Notes to the Financial Statements

For the period ended 30th June 2007

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with applicable United Kingdom Accounting Standards and under the historical cost convention

2 Employees

During the period the Company had no employees other than the Directors

3 Debtors

	30th June 2007 £	31st December 2006 £
Amounts owed from Group undertakings	2	2

Amounts due from Group undertakings are interest free and repayable on demand

4 Share capital

	30th June 2007 £	31st December 2006 £
<i>Authorised</i>		
1,000 Ordinary shares of £1 each	1,000	1,000
<i>Allotted, called up and fully paid</i>		
2 Ordinary shares of £1 each	2	2

5 Ultimate parent company

The immediate parent company is David Wilson Homes Limited. The Directors regard Barratt Developments PLC, a company incorporated in Great Britain, as the ultimate parent company and ultimate controlling party.

Barratt Developments PLC is the parent undertaking of the largest and smallest group of which the Company is a member and for which group financial statements are drawn up. Copies of the financial statements are available from the Company Secretary at Barratt Developments PLC, Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire, LE67 1UF.

6 Related party transactions

The Company is exempt from the requirements of the FRS8 "Related Party Disclosures" insofar as it refers to transactions with fellow Group companies, as it is a wholly-owned subsidiary of Barratt Developments PLC.

7 Financial instruments

As the Company is a wholly owned subsidiary, it has taken advantage of the exemption in paragraph 3c of FRS25 "Financial Instruments: Disclosure and Presentation" from providing financial instruments disclosures as these are included within the consolidated financial statements of the ultimate parent company, Barratt Developments PLC.