

REGISTERED NUMBER: 06362844 (England and Wales)

**Report of the Directors and
Financial Statements for the Year Ended 31 January 2013
for
Pentland Homes (Holdings) Limited**

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for the Year Ended 31 January 2013**

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Pentland Homes (Holdings) Limited

**Company Information
for the Year Ended 31 January 2013**

DIRECTORS.

J N Tory
P N Tory

SECRETARY:

S Coates

REGISTERED OFFICE.

The Estate Office
Etchinghill
Folkestone
Kent
CT18 8FA

REGISTERED NUMBER.

06362844 (England and Wales)

AUDITORS:

Pure Audit Limited
5 Castle Street
Canterbury
Kent
CT1 2FG

Pentland Homes (Holdings) Limited (Registered number: 06362844)

**Report of the Directors
for the Year Ended 31 January 2013**

The directors present their report with the financial statements of the company for the year ended 31 January 2013

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of a non-trading holding company

DIVIDENDS

No interim dividend was paid during the year. The directors recommend a final dividend of 12.75 pence per share

The total distribution of dividends for the year ended 31 January 2013 will be £199,730

DIRECTORS

The directors shown below have held office during the whole of the period from 1 February 2012 to the date of this report

J N Tory

P N Tory

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Report of the Directors 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). 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 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 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

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) 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 in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information

AUDITORS

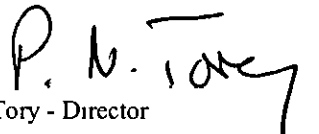
The auditors, Pure Audit Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting

Pentland Homes (Holdings) Limited (Registered number: 06362844)

**Report of the Directors
for the Year Ended 31 January 2013**

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies

ON BEHALF OF THE BOARD:


P N Tory - Director

Date 14/8/12

Report of the Independent Auditors to the Members of Pentland Homes (Holdings) Limited

We have audited the financial statements of Pentland Homes (Holdings) Limited for the year ended 31 January 2013 on pages six to nine. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

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 directors and auditors

As explained more fully in the Statement of Directors' Responsibilities set out on page two, 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 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 company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Directors to identify material inconsistencies with the audited financial statements. 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 company's affairs as at 31 January 2013 and of its profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, 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 Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

**Report of the Independent Auditors to the Members of
Pentland Homes (Holdings) Limited**

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, or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Report of the Directors

Alan Davidson (Senior Statutory Auditor)
for and on behalf of Pure Audit Limited
5 Castle Street
Canterbury
Kent
CT1 2FG

Date 14 August 2013

Pentland Homes (Holdings) Limited (Registered number: 06362844)

**Profit and Loss Account
for the Year Ended 31 January 2013**

	Notes	31 1 13 £	31 1 12 £
TURNOVER		-	-
Administrative expenses		(56)	6
OPERATING PROFIT/(LOSS)	2	56	(6)
Income from shares in group undertakings		400,000	400,000
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		400,056	399,994
Tax on profit on ordinary activities	3	10	-
PROFIT FOR THE FINANCIAL YEAR		400,046	399,994

The notes form part of these financial statements

Pentland Homes (Holdings) Limited (Registered number: 06362844)

**Balance Sheet
31 January 2013**

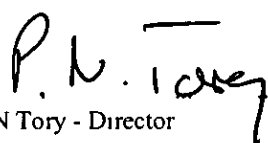
	Notes	31 1 13 £	£	31 1 12 £	£
FIXED ASSETS					
Investments	5		15,664		15,664
CURRENT ASSETS					
Cash at bank		201,787		1,462	
CREDITORS					
Amounts falling due within one year	6	<u>9</u>		<u>-</u>	
NET CURRENT ASSETS			<u>201,778</u>		<u>1,462</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>217,442</u>		<u>17,126</u>
CAPITAL AND RESERVES					
Called up share capital	7		15,664		15,664
Profit and loss account	8		<u>201,778</u>		<u>1,462</u>
SHAREHOLDERS' FUNDS			<u>217,442</u>		<u>17,126</u>

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

The financial statements were approved by the Board of Directors on its behalf by

14/2/13

and were signed on


P N Tory - Director



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Notes to the Financial Statements
for the Year Ended 31 January 2013

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

2 OPERATING PROFIT/(LOSS)

The operating profit (2012 - operating loss) is stated after charging

	31 1 13 £	31 1 12 £
Directors' remuneration and other benefits etc	-	-

3 TAXATION

Analysis of the tax charge

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

	31 1 13 £	31 1 12 £
Current tax		
UK corporation tax	10	-
Tax on profit on ordinary activities	10	-

4 DIVIDENDS

	31 1 13 £	31 1 12 £
Ordinary shares shares of £1 each		
Final	199,730	199,730
Interim	-	199,730
	199,730	399,460

5 FIXED ASSET INVESTMENTS

	Shares in group undertakings £
COST	
At 1 February 2012 and 31 January 2013	15,664
NET BOOK VALUE	
At 31 January 2013	15,664
At 31 January 2012	15,664

Pentland Homes (Holdings) Limited (Registered number. 06362844)

**Notes to the Financial Statements - continued
for the Year Ended 31 January 2013**

5 FIXED ASSET INVESTMENTS - continued

The company's investments at the balance sheet date in the share capital of companies include the following

Pentland Homes Limited

Nature of business Development and sale of residential properties

Class of shares	% holding	31 1 13	31 1 12
Ordinary shares	100 00	£	£
Aggregate capital and reserves		12,784,500	12,897,297
Profit for the year		287,203	1,226,758
		<u> </u>	<u> </u>

6 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31 1 13	31 1 12
	£	£
Trade creditors	(1)	-
Taxation and social security	10	-
	<u>9</u>	<u>-</u>

7 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid			31 1 13	31 1 12
Number	Class	Nominal value	£	£
15,664	Ordinary shares	£1	15,664	15,664
			<u> </u>	<u> </u>

8 RESERVES

	Profit and loss account £
At 1 February 2012	1,462
Profit for the year	400,046
Dividends	(199,730)
At 31 January 2013	<u>201,778</u>

9 ULTIMATE CONTROLLING PARTY

The company is under the control of its directors who own majority of the issued share capital

