

Brayford Pool Lincoln Limited

FINANCIAL STATEMENTS

for the year ended

31 December 2014



Company Registration No. 06442520

Brayford Pool Lincoln Limited

DIRECTORS AND OFFICERS

DIRECTORS

C M Beighton
I M Jones
P M McCormack
I H Smith

SECRETARY

P M McCormack

REGISTERED OFFICE

No. 1 Centro Place
Pride Park
Derby
DE24 8RF

AUDITOR

Baker Tilly UK Audit LLP
The Pinnacle
170 Midsummer Boulevard
Milton Keynes
Buckinghamshire
MK9 1BP

Brayford Pool Lincoln Limited

DIRECTORS' REPORT

The directors submit their report and the financial statements of Brayford Pool Lincoln Limited for the year ended 31 December 2014.

PRINCIPAL ACTIVITIES

The company's principal activity is the purchase and development of land. During the year the company sold its student accommodation in Lincoln and the directors have the intent to wind up the company within 12 months from the signing of the financial statements.

The financial statements for the accounting period ended 31 December 2014 have been prepared on the "break up basis" and not the going concern basis; comparative figures continue to be in accordance with the going concern basis.

The profit for the year is stated on page 5.

DIRECTORS AND THEIR INTERESTS

The following directors have held office during the period:

C M Beighton
I M Jones
P M McCormack
I H Smith


P M McCormack and I H Smith have third party indemnity insurance through the parent undertaking, Derwent Housing Association Limited.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITOR

The directors who were in office on the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant audit information of which the auditor is unaware. Each of the directors have confirmed that they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditor.

This report has been prepared in accordance with the provisions applicable to companies entitled to small companies exemption.

By order of the Board



P M McCormack
Secretary

17th June 2016

Brayford Pool Lincoln Limited

DIRECTORS' RESPONSIBILITIES IN THE PREPARATION OF 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 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 those financial statements, the directors are required to:

- a. select suitable accounting policies and then apply them consistently;
- b. make judgements and accounting estimates that are reasonable and prudent;
- c. 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BRAYFORD POOL LINCOLN LIMITED

We have audited the financial statements on pages 5 to 11. 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 an auditor's 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 auditor

As more fully explained 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 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 (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 Financial Reporting Council's website at <http://www.frc.org.uk/auditscopeukprivate>

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 2014 and of its 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.

Emphasis of matter – break up basis

In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of the disclosures made in the accounting policies to the financial statements concerning the company's ability to continue as a going concern and the preparation basis of the financial statements. The directors have taken the decision to cease trading, as explained in note 2, "Accounting Policies". Therefore the financial statements have not been prepared on a going concern basis. The financial statements have not required any adjustments resulting from the fact that the financial statements have been prepared on a break up basis.

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; 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 from the requirement to prepare a strategic report or in preparing the directors' report.

RSM UK Audit LLP

GARY MORETON (Senior Statutory Auditor)

For and on behalf of RSM UK AUDIT LLP (formerly Baker Tilly UK Audit LLP), Statutory Auditor

Chartered Accountants

St Philips Point

Temple Row

Birmingham

B2 5AF

17 June 2016

Brayford Pool Lincoln Limited

PROFIT AND LOSS ACCOUNT

for the year ended 31 December 2014

	<i>Notes</i>	Year ended 31.12.14 £	Year ended 31.12.13 £
TURNOVER		3,743,040	173,344
Operating costs	1	(3,115,271)	(25,561)
OPERATING PROFIT		627,769	147,783
Interest paid	2	(148,000)	(39,178)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		479,769	108,605
Taxation on ordinary activities	3	(103,299)	(24,984)
PROFIT ON ORDINARY AFTER TAXATION		376,470	83,621

All of the activities of the company are classed as discontinuing as the directors have the intent to wind up the company within 12 months from the signing of the financial statements.

No separate Statement of Total Recognised Gains and Losses has been presented as all such gains and losses have been dealt with in the Profit and Loss Account.

Brayford Pool Lincoln Limited

BALANCE SHEET

As at 31 December 2014

Company Registration No. 06442520

	Notes	2014 £	2013 £
CURRENT ASSETS			
Stock	4	-	2,943,230
Debtors	5	500,000	-
Cash in hand		151,705	190,193
		<u>651,705</u>	<u>3,133,423</u>
CREDITORS: Amounts falling due within one year	6	(191,612)	(3,049,800)
		<u>460,093</u>	<u>83,623</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>460,093</u>	<u>83,623</u>
CAPITAL AND RESERVES			
Called up share capital	7	2	2
Profit and loss reserve	10	460,091	83,621
		<u>460,093</u>	<u>83,623</u>
EQUITY SHAREHOLDERS' FUNDS	11	460,093	83,623
		<u>460,093</u>	<u>83,623</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements on pages 5 to 11 were approved by the board of directors and authorised for issue on 17th June 2016 and signed on its behalf by:



I H Smith
Director

Brayford Pool Lincoln Limited

ACCOUNTING POLICIES

BASIS OF ACCOUNTING

The directors have the intent to wind up the company within 12 months from the signing of the financial statements. The financial statements for the accounting period ended 31 December 2014 have therefore been prepared on the “break up basis” and not the going concern basis; comparative figures continue to be stated in accordance with the going concern basis.

Under the “break up basis” all assets are stated at their net realisable value and are classified as current assets, all liabilities are stated at their settlement value, including any amounts payable for early settlement, and classified as Creditors: amounts due within one year.

TURNOVER

Turnover comprises rentals received for accommodation and services in the ordinary course of business.

CASH FLOW

The company has taken advantage of the exemption from preparing a cash flow statement in accordance with Financial Reporting Standard No.1 as it is entitled to the small companies exemptions laid down in the Companies Act 2006.

STOCK

Stock is valued at the lower of cost and net realisable value.

Brayford Pool Lincoln Limited

NOTES TO THE FINANCIAL STATEMENTS

for the period ended 31 December 2014

1	OPERATING COSTS	Year ended 31.12.14 £	Year ended 31.12.13 £
	Auditor's remuneration	3,900	1,500
	Auditor's remuneration - taxation	-	2,100
		<u> </u>	<u> </u>

No remuneration has been paid to the directors for their services to the company during the period (2013: £nil).

2	INTEREST PAYABLE	2014 £	2013 £
	On intercompany loans	74,000	28,717
	On other loans	74,000	10,461
		<u> </u>	<u> </u>
		148,000	39,178
		<u> </u>	<u> </u>

3	TAXATION	2014 £	2013 £
	Current tax	103,299	24,984
		<u> </u>	<u> </u>
	Total current tax	103,299	24,984
		<u> </u>	<u> </u>

Factors affecting tax charge for the year

The tax assessed for the year is the same as the standard rate of corporation tax in the UK of 21.50% (2013: 23.00%) as explained below:

Profit on ordinary activities before tax	479,769	108,605
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 21.50% (2013: 23.00%)	103,299	24,984
	<u> </u>	<u> </u>
Total current tax	103,299	24,984
	<u> </u>	<u> </u>

Brayford Pool Lincoln Limited

NOTES TO THE FINANCIAL STATEMENTS

for the period ended 31 December 2014

4 STOCK

	2014 £	2013 £
Property held for sale	-	2,943,230

Stock includes £nil (2013: £36,433) for directly attributable interest costs incurred in the year.

5 DEBTORS

	2014 £	2013 £
Loans due from parent company	245,000	-
Other loans	245,000	-
Other debtors	10,000	-
	<u>500,000</u>	<u>-</u>

6 CREDITORS: Amounts falling due within one year

	2014 £	2013 £
Trade creditors	-	-
Other loans	-	1,460,000
Loan due to parent company	-	1,460,000
Amount due to parent company	31,413	94,319
Other creditors	56,900	10,497
Corporation tax	103,299	24,984
	<u>191,612</u>	<u>3,049,800</u>

7 SHARE CAPITAL

	2014 £	2013 £
Allotted, issued and fully paid:		
98 Ordinary 'A' shares £0.01 each	1	1
102 Ordinary 'B' shares £0.01 each	1	1
	<u>2</u>	<u>2</u>

Brayford Pool Lincoln Limited

NOTES TO THE FINANCIAL STATEMENTS

for the period ended 31 December 2014

8 RELATED PARTY TRANSACTIONS

The following transactions have occurred with Derwent Housing Association Limited (the parent company) and Westleigh Developments Limited (the minority shareholder):

	Year ended 31.12.14 £	Year ended 31.12.13 £
Amounts paid by Derwent Housing Association Limited on the company's behalf	-	685,462
Amounts invoiced from Derwent Housing Association Limited	-	94,319
Loan balance due to Derwent Housing Association Limited	-	1,460,000
Amounts due from Derwent Housing Association Limited	245,000	-
Amounts due from Derwent Housing Association Limited	31,413	94,319
Amounts paid by Westleigh Developments Limited on the company's behalf	-	749,940
Loan balance due to Westleigh Developments Limited	-	1,460,000
Loan balance due from Westleigh Developments Limited	245,000	-
Amounts due to Westleigh Developments Limited	<u>8,082</u>	<u>10,491</u>

9 ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

The ultimate parent undertaking and controlling party is Derwent Housing Association Limited, a Registered Provider of social housing. Derwent Housing Association Limited consolidated financial statements can be obtained from the registered office.

10 RECONCILIATION OF MOVEMENT ON PROFIT AND LOSS RESERVE

	2014 £	2013 £
At 1 January	83,621	-
Profit for the year	<u>376,470</u>	<u>83,621</u>
At 31 December	<u>460,091</u>	<u>83,621</u>

11 RECONCILIATION OF SHAREHOLDERS' FUNDS

	2014 £	2013 £
At 1 January	83,623	2
Profit for the year	<u>376,470</u>	<u>83,621</u>
At 31 December	<u>460,093</u>	<u>83,623</u>

Brayford Pool Lincoln Limited

NOTES TO THE FINANCIAL STATEMENTS

for the period ended 31 December 2014

12 CONTINGENT LIABILITIES

The company is party to a Group VAT registration. At the year end the VAT liability of Derwent Housing Association Limited was £nil (2013: £104,409).