Company Registration No. 06499866 (England and Wales)

REGENCO (WILLOW GREEN FARM) LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2017

PAGES FOR FILING WITH REGISTRAR

REGENCO (WILLOW GREEN FARM) LIMITED

COMPANY INFORMATION

Directors	J C McMahon P R Davidson
Secretary	K E Murray
Company number	06499866
Registered office	c/o Pinsent Masons LLP 1 Park Row LEEDS LS1 5AB
Accountants	Johnston Carmichael LLP 227 West George Street GLASGOW G2 2ND

REGENCO (WILLOW GREEN FARM) LIMITED

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REGENCO (WILLOW GREEN FARM) LIMITED

BALANCE SHEET

AS AT 31 MARCH 2017

	Notes	2017 £	2017 £	2016 £	2016 £
Current assets					
Debtors	3	20,000		20,000	
Creditors: amounts falling due within one year	4	(229,274)		(229,274)	
Net current liabilities			(209,274)		(209,274)
Capital and reserves					
Called up share capital	5		4,942,621		4,942,621
Profit and loss reserves			(5,151,895)		(5,151,895)
Total equity			(209,274)		(209,274)

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 March 2017 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors and authorised for issue on 18 DEC 2017 and are signed on its behalf by:

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J C McMahon
Director

Company Registration No. 06499866

1 Accounting policies

Company information

Regenco (Willow Green Farm) Limited is a private company limited by shares incorporated in England and Wales. The registered office is c/o Pinsent Masons LLP, 1 Park Row, LEEDS, LS1 5AB.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

Based on the latest cash flow projections, including the cash requirements of fulfilling current contractual obligations and subject to the expectation that the existing group debt facilities and additional short term funding continues to be made available by the ultimate parent entity the Directors are confident that the Company will be able to meet its liabilities as they fall due for the foreseeable future. It is on this basis that the Directors consider it appropriate to prepare the Company's financial statements on a going concern basis. However, the Directors recognise that although they have no expectation that existing group debt facilities with the ultimate parent entity will be called in or additional short term funding won't continue to be made available, they have been unable to obtain confirmation from the Company's ultimate parent entity, West Coast Capital, of their intentions to support the Company. The Directors of the relevant companies continue negotiations with the land owners in respect of varying the Company's existing contractual obligations although they recognise that there can be no certainty of success in this respect. The availability of the existing group debt facilities and additional short term funding from the ultimate parent company and success of contract negotiations with land owners are therefore material uncertainties that may cast significant doubt over the Company's ability to continue as a going concern. The financial statements do not include the adjustments that would result if the company was unable to continue as a going concern. Any adjustment could include an impairment charge against debtors due from group companies.

Furthermore Regenco Borrower Limited has confirmed that it will provide financial support sufficient for the company to continue as a going concern for at least twelve months from the date of approval of these financial statements.

1.3 Profit and loss account

The company has not traded during the year or the preceding financial period. During this time the company received no income and incurred no expenditure and therefore no Profit and loss account is presented in these financial statements.

1 Accounting policies (Continued)

1.4 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include certain debtors, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Impairment of financial assets

Financial assets are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the profit and loss account.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in the profit and loss account.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including amounts due to fellow group companies, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Derecognition of financial liabilities

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

1 Accounting policies **(Continued)**

1.5 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

2 Employees

The average monthly number of persons employed by the company during the year was 0 (2016 - 0).

3 Debtors

	2017	2016
Amounts falling due within one year:	£	£
Amounts due from group undertakings	20,000	20,000

The net realisable value of amounts due from group undertakings with a carrying value of £20,000 (2016 - £20,000) reflects a number of significant accounting estimates made in relation to land held for development and work in progress amounting to £115,948,962 (2016 - £110,554,135) held within certain group entities. The most significant accounting estimates relate to renegotiated future land payments, obtaining additional consents for land development, obtaining grant funding, discount rates, medium to long term sales inflation and build inflation, future development costs and future income generation expectations, each of which carry a degree of uncertainty which could materially impact the overall outcome of whether the development achieves a profit or makes a loss. These uncertainties will continue to be monitored on a regular basis and should revised estimates suggest that the development has a reasonable certainty of making a profit, an apportionment of this profit will be recognised at such time this is considered appropriate.

4 Creditors: amounts falling due within one year

	2017	2016
	£	£
Amounts due to group undertakings	229,274	229,274

5 Called up share capital

	2017	2016
	£	£
Ordinary share capital		
Issued and fully paid		
4,942,621 Ordinary shares of £1 each	4,942,621	4,942,621

6 Related party transactions

The company has taken advantage of the exemption available in FRS 102 Section 1A whereby it has not disclosed transactions or balances with the immediate or ultimate parent entity or any wholly owned subsidiary undertaking of the group.