

# **City Living Limited**

## **ANNUAL REPORT & FINANCIAL STATEMENTS**

**For the year to 31 August 2013**

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COMPANIES HOUSE

**Company registration number: 06897331**

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## DIRECTORS AND ADVISORS

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### Directors

J Davies

N W Maddock

M J Elliott

(appointed 2 November 2012)

### Registered Office

Homelife House  
26-32 Oxford Road  
Bournemouth  
Dorset  
BH8 8EZ

### Bankers

The Bank of Scotland  
The Mound  
Edinburgh  
EH1 1YZ

### Solicitors

Freshfields Bruckhaus Deringer LLP  
65 Fleet Street  
London  
EC4Y 1HS

## DIRECTORS' REPORT

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The Directors present their report and financial statements for the year to 31 August 2013. This Director's report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption per s419(2) of the Companies Act 2006.

### Principal Activity

The Company's business is property investment. The Company did not trade during the year.

### Results and Dividends

The profit on ordinary activities after taxation for the year amounted to £nil. No dividend has been proposed or paid either the current or prior year.

### Directors

A list of the present Directors of the Company is reported on page 3. All Directors listed served throughout the year ended 31 August 2013, with the exception of M J Elliott, who was appointed on 2 November 2012.

The group to which this Company belongs carries appropriate insurance cover in respect of possible legal action being taken by third parties against its Directors.

### Employees

The Company had no employees during the period.

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

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N W Maddock  
Director

City Living Limited  
Homelife House  
26-32 Oxford Road  
Bournemouth  
BH8 8EZ  
United Kingdom  
19 December 2013

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

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### **Statement of Directors' responsibilities in respect of the financial statements**

The Directors are responsible for preparing the Annual Report and 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 estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, 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 proper 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.

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

## BALANCE SHEET

As at 31 August 2013

	Notes	2013 £	2012 £
<b>Current Assets</b>			
Debtors amounts due within one year	3	1	1
<b>Net Assets</b>		<b>1</b>	<b>1</b>
<b>Capital and Reserves</b>			
Called up share capital	4	1	1
<b>Shareholders' Funds</b>		<b>1</b>	<b>1</b>

Company registration number 06897331

The Company is exempt from the requirements relating to preparing audited accounts in accordance with section 480 of the Companies Act 2006

The members have not required the Company to obtain an audit of the accounts for the year in question in accordance with section 476 of the Companies Act 2006

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

The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts

Approved by the Board  
and authorised for issue on 19 December 2013  
Signed on its behalf by



N W Maddock  
Director

The notes on pages 7 and 8 form part of these financial statements

## NOTES TO THE FINANCIAL STATEMENTS

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### 1. Accounting policies

The following accounting policies have been used in dealing with items that are considered material in the financial statements. They have been applied consistently throughout the current and prior year.

#### Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with applicable United Kingdom accounting standards.

#### Going Concern

City Living Limited was formed to invest in property. City Living Limited's finance is provided through intercompany balances. The Group is headed by McCarthy & Stone Limited which is funded by equity and banking facilities. The Group has confirmed that it will not seek repayment of intercompany balances within 12 months of signing the statutory accounts of City Living Limited. The Directors are in receipt of a letter of support from McCarthy & Stone Limited. The Directors are satisfied that the facilities and operations of the Group are sufficient to provide the assurances held within this letter. On this basis, the accounts have been prepared on the going concern basis.

#### Profit and Loss Account

No profit and loss is presented with these financial statements because the company has not received income, incurred expenditure or recognised any gains or losses during either the year under review or the preceding financial year.

#### Cash flow statement

No Cash Flow Statement has been prepared for the Company as it is itself a wholly owned UK incorporated subsidiary. A Group consolidated Cash Flow Statement is included in the accounts of the ultimate parent undertaking, McCarthy & Stone Limited.

### 2. a) Employees

The Company had no employees during the year.

#### b) Directors' remuneration

There was no Directors' remuneration during the current or prior year. The Directors are paid by other Group companies and the allocation to this Company is £nil (2012: £nil).

### 3. Debtors: amounts falling due within one year

	2013 £	2012 £
Amounts owed by group undertakings	1	1
	1	1

## NOTES TO THE FINANCIAL STATEMENTS

### 4. Share capital

	Authorised No.	Authorised £	Allotted, called up & fully paid No.	Allotted, called up & fully paid £
<b>Equity share capital</b>				
Ordinary shares of £1 each	100	100	1	1

### 5. Combined reconciliation of shareholders' funds and statement of movement on reserves

	Called up share capital £ 2013	Profit and loss account £ 2013	Total £ 2013	Total £ 2012
As at 1 September	1	-	1	1
Profit for the financial year	-	-	-	-
As at 31 August	1	-	1	1

### 6. Related parties

The Company has taken advantage of the exemption available under FRS 8 para 3(c) from disclosing the transactions between members of the McCarthy & Stone Limited Group of companies

### 7. Ultimate parent undertaking and controlling party

McCarthy & Stone Limited, which is registered in England and Wales, is considered to be the Company's ultimate parent undertaking and controlling party. Mandarin 1 Limited was the ultimate parent undertaking and controlling party up to its liquidation on 28 August 2013. The accounts of McCarthy & Stone Limited can be obtained from the registered office

Homelife House  
26-32 Oxford Road  
Bournemouth  
Dorset  
BH8 8EZ

The smallest and largest Group in which this Company's accounts are consolidated is McCarthy & Stone Limited