

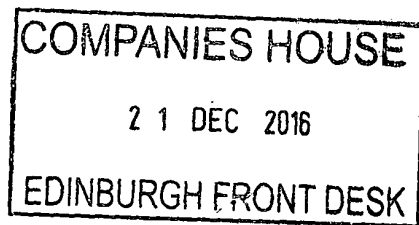
Regenco (Winchburgh 3) Limited

Report and Financial Statements

Period Ended

31 March 2016

Company Number 07098883



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Regenco (Winchburgh 3) Limited

Report and financial statements for the period ended 31 March 2016

Contents

Page:

1	Report of the directors
3	Independent auditor's report
5	Statement of Financial Position
6	Notes forming part of the financial statements

Directors

P R Davidson
J C McMahon

Secretary and registered office

K E Murray, 1 Park Row, Leeds LS1 5AB

Company number

07098883

Auditors

BDO LLP, 2 City Place, Beehive Ring Road, Gatwick, West Sussex RH6 0PA

Regenco (Winchburgh 3) Limited

Report of the directors for the period ended 31 March 2016

The directors present their report together with the audited financial statements for the period ended 31 March 2016.

Results and dividends

There was no income, expenditure, or dividends recommended or paid during the current and prior period.

Principal activities

The principal activity of the company is that of land and property investment in the United Kingdom.

The company is a member of the group headed by Regenco Properties LLP.

Directors

The directors of the company during the period were as follows:

P R Davidson
J C McMahon

Statement of directors' responsibilities

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial period. 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; 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 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.

Regenco (Winchburgh 3) Limited

Report of the directors for the period ended 31 March 2016 (*continued*)

Auditors

Both of the current directors have taken all the steps that they ought to have taken to make themselves aware of any information needed by the company's auditors for the purposes of their audit and to establish that the auditors are aware of that information. The directors are not aware of any relevant audit information of which the auditors are unaware.

BDO LLP have expressed their willingness to continue in office.

In preparing this Directors' Report advantage has been taken of the small companies' exemption.

On behalf of the Board



J C McMahon
Director

Date: 13th December 2016

Regenco (Winchburgh 3) Limited

Independent auditor's report

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF REGENCO (WINCHBURGH 3) LIMITED

We have audited the financial statements of Regenco (Winchburgh 3) Limited for the 15 months ended 31 March 2016 which comprise the Statement of financial position and the related notes. 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), including Financial Reporting Standard 102 the Financial Reporting Standard applicable in the UK and Republic of Ireland.

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 auditors

As explained more fully in the statement of directors' responsibilities, 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 Financial Reporting Council's (FRC'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 FRC's website at 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 March 2016;
- 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.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion the information given in the directors' report for the financial period for which the financial statements are prepared is consistent with the financial statements and the directors' report has been prepared in accordance with applicable legal requirements.

Based on our knowledge and understanding of the company and its environment obtained during the course of the audit we have identified no material misstatements in the directors' report.

Regenco (Winchburgh 3) Limited

Independent auditor's report *(continued)*

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 and the directors' report in accordance with the small companies' regime and to the exemption from the requirement to prepare a strategic report.



*Russell Field (senior statutory auditor)
For and on behalf of BDO LLP, statutory auditor
Gatwick
United Kingdom*

Date: *15 December 2016*

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

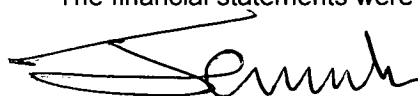
Regenco (Winchburgh 3) Limited

Statement of Financial Position at 31 March 2016

<i>Company number 7098883</i>	Note	31 March 2016 £	31 March 2016 £	31 December 2014 £	31 December 2014 £
Current assets					
Debtors	5	1		1	
Creditors: amounts falling due within one year	6	(1,328)		(1,328)	
Net current liabilities			(1,327)		(1,327)
Total assets less current liabilities			(1,327)		(1,327)
Capital and reserves					
Called up share capital	7		1		1
Profit and loss account	7		(1,328)		(1,328)
Shareholder's deficit			(1,327)		(1,327)

These financial statements have been prepared 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 13th December 2016



J C McMahon
Director

The notes on pages 6 to 8 form part of these financial statements.

Regenco (Winchburgh 3) Limited

Notes forming part of the financial statements for the period ended 31 March 2016

1 Accounting policies

Regenco (Winchburgh 3) Limited is a private company incorporated in England and Wales under the Companies Act.

The financial statements have been prepared in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland, including the July 2015 Section 1A Small Entities amendments. The company has early adopted the provisions of Section 1A which ordinarily come into effect for accounting periods beginning on or after 1 January 2016.

These financial statements for the 15 month period ended 31 March 2016 are the first financial statements of the company prepared in accordance with FRS 102. The date of transition to FRS 102 was 1 January 2014. No material adjustments or restatements were required as a result of the adoption of FRS 102.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires Company management to exercise judgement in applying the Company's accounting policies.

Confirmation of support

Regenco Properties LLP has confirmed that the limited liability partnership 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.

Financial instruments

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than its legal form.

The company's and other debtors and its other creditors are measured initially at the transaction price, including transaction costs, and subsequently at amortised cost using the effective interest method.

Current and deferred taxation

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that any change attributable to an item of income or expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date.

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where timing differences relate to interests in subsidiaries, associates, branches and joint ventures and the Company can control their reversal and such reversal is not considered probable in the foreseeable future.

Deferred tax balances are not recognised in respect of permanent differences.

Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

Regenco (Winchburgh 3) Limited

Notes forming part of the financial statements for the period ended 31 March 2016 (continued)

2 Auditors' remuneration

Fees for the audit of the company were £250 (31 December 2014 - £250) which has been borne by Winchburgh Developments Limited. Fees payable to the company's auditor in respect of non-audit services were £200 (31 December 2014 - £200).

3 Employees and directors' remuneration

The company employed no staff in the current or prior period. No director received any emoluments from the company during the current or prior period.

4 Taxation

The company has tax losses carried forward of £1,328 (31 December 2014 - £1,328). No deferred tax asset is recognised due to the uncertainty over future recoverability.

5 Debtors

	31 March 2016 £	31 December 2014 £
Amounts due from group undertakings	1	1

All amounts shown under debtors fall due for payment within one year.

6 Creditors: amounts falling due within one year

	31 March 2016 £	31 December 2014 £
Amounts owed to group undertakings	1,328	1,328

7 Share capital

	31 March 2016 £	31 December 2014 £
<i>Authorised, allotted, called up and fully paid</i> Ordinary shares of £1 each	1	1

Regenco (Winchburgh 3) Limited

Notes forming part of the financial statements for the period ended 31 March 2016 (continued)

8 Related party transactions and balances

The company is a wholly owned subsidiary of Regenco Properties LLP and has taken advantage of the exemption provided by FRS102 not to disclose transactions with Regenco Properties LLP or other wholly owned subsidiaries within the group. No other related party transactions have been identified.

In the opinion of the directors there are no other related party transactions to be disclosed.

9 Controlling party information

At 31 March 2016 the company's ultimate controlling entity was West Coast Capital, a Scottish partnership trading from Marathon House, Olympic Business Park, Drybridge Road, Dundonald. The directors of Regenco (Winchburgh 3) Limited are also partners of West Coast Capital.

The immediate parent entity of the company is Regenco Properties LLP, which is the parent of the smallest group of which the company is a member and for which consolidated accounts are prepared and are filed at Companies House.