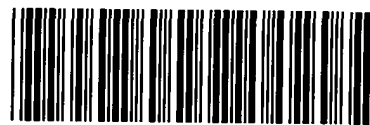


MERIDIAN HOME START LIMITED
REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2015

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CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2015

	Page
Company Information	1
Report of the Directors	2
Report of the Independent Auditors	4
Statement of Profit or Loss	6
Statement of Profit or Loss and Other Comprehensive Income	7
Statement of Financial Position	8
Statement of Changes in Equity	9
Statement of Cash Flows	10
Notes to the Statement of Cash Flows	11
Notes to the Financial Statements	12

MERIDIAN HOME START LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2015

DIRECTORS:

S J G Offord
R A Evans

REGISTERED OFFICE:

3rd Floor - The Woolwich Centre
35 Wellington Street
Woolwich
LONDON
SE18 6HQ

REGISTERED NUMBER:

07491917 (England and Wales)

SENIOR STATUTORY AUDITOR:

Liam McHugh ACA

AUDITORS:

McCabe Ford Williams
Statutory Auditors and Chartered Accountants
Bank Chambers
1, Central Avenue
Sittingbourne
Kent
ME10 4AE

MERIDIAN HOME START LIMITED

REPORT OF THE DIRECTORS **FOR THE YEAR ENDED 31 MARCH 2015**

The directors present their report with the financial statements of the company for the year ended 31 March 2015.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of renting out residential properties across the Royal Borough of Greenwich at "intermediate" discounted rent levels to working families who would otherwise find it hard to buy or rent on the open market.

FUTURE DEVELOPMENTS

Meridian Home Start has completed a fourth successful year of trading, and remains profitable with surpluses being used either to cross-fund residents who have joined the company's Mortgage Deposit Scheme or held for the supply of future affordable housing.

The company has now received formal approval from Royal Borough of Greenwich to convert from a fully-owned Royal Greenwich company to a Community Benefit Society. Although it will no longer be owned by Royal Borough of Greenwich, the Council's relationship with the company will be bound by a Deed of Covenant. The company will carry out new build development work on behalf of Royal Greenwich and may also purchase land or properties on the open market. Capital financing arrangements may be negotiated with third party organisations.

DIRECTORS

The directors who have held office during the period from 1 April 2014 to the date of this report are as follows:

C Wood - resigned 16 May 2014
Cllr C J Roberts - resigned 7 April 2014
S J G Offord - appointed 16 May 2014
M D Baigent - appointed 16 May 2014 - resigned 31 March 2015
R A Evans - appointed 16 May 2014

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 International Financial Reporting Standards as adopted by the European Union. 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.

MERIDIAN HOME START LIMITED

REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31 MARCH 2015

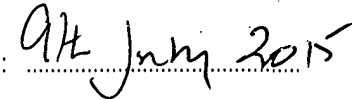
STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

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.

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:


.....
S J G Offord - Director

Date: 
.....

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
MERIDIAN HOME START LIMITED

We have audited the financial statements of Meridian Home Start Limited for the year ended 31 March 2015 on pages six to fifteen. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

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 and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. 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 March 2015 and of its profit for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the European Union; 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
MERIDIAN HOME START 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 take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Directors.

McCabe Ford Williams

Liam McHugh ACA (Senior Statutory Auditor)
for and on behalf of McCabe Ford Williams
Statutory Auditors and Chartered Accountants
Bank Chambers
1 Central Avenue
Sittingbourne
Kent
ME10 4AE

Date: 9/7/15

MERIDIAN HOME START LIMITED**STATEMENT OF PROFIT OR LOSS**
FOR THE YEAR ENDED 31 MARCH 2015

	Notes	31.3.15 £	31.3.14 £
CONTINUING OPERATIONS			
Revenue			
Cost of sales		(112,186)	(90,424)
GROSS LOSS		(112,186)	(90,424)
Other operating income		266,978	274,902
Administrative expenses		(6,710)	(10,425)
Other operating expenses		2,500	(3,689)
OPERATING PROFIT		150,582	170,364
PROFIT BEFORE INCOME TAX	3	150,582	170,364
Income tax	4	(31,061)	(37,649)
PROFIT FOR THE YEAR		<u>119,521</u>	<u>132,715</u>

The notes form part of these financial statements

MERIDIAN HOME START LIMITED

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2015


	31.3.15 £	31.3.14 £
PROFIT FOR THE YEAR	119,521	132,715
OTHER COMPREHENSIVE INCOME		
Item that will not be reclassified to profit or loss:		
Revaluation of properties	1,168,819	666,326
Income tax relating to item of other comprehensive income	-	-
	<hr/>	<hr/>
OTHER COMPREHENSIVE INCOME FOR THE YEAR, NET OF INCOME TAX	1,168,819	666,326
	<hr/>	<hr/>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	<u>1,288,340</u>	<u>799,041</u>

The notes form part of these financial statements

STATEMENT OF FINANCIAL POSITION
31 MARCH 2015

	Notes	31.3.15 £	31.3.14 £
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	5	7,781,795	6,612,976
CURRENT ASSETS			
Trade and other receivables	6	52,507	68,643
Cash and cash equivalents	7	393,991	301,720
		446,498	370,363
TOTAL ASSETS		8,228,293	6,983,339
EQUITY			
SHAREHOLDERS' EQUITY			
Called up share capital	8	1	1
Revaluation reserve	9	7,605,689	6,436,870
Retained earnings	9	466,874	347,353
TOTAL EQUITY		8,072,564	6,784,224
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	10	124,668	161,466
Tax payable		31,061	37,649
		155,729	199,115
TOTAL LIABILITIES		155,729	199,115
TOTAL EQUITY AND LIABILITIES		8,228,293	6,983,339

The financial statements were approved by the Board of Directors on 18/6/15 and were signed on its behalf by:


S J G Offord - Director

The notes form part of these financial statements

MERIDIAN HOME START LIMITED**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2015**

	Called up share capital £	Retained earnings £	Revaluation reserve £	Total equity £
Balance at 1 April 2013	1	214,638	5,770,544	5,985,183
Changes in equity				
Total comprehensive income	-	132,715	666,326	799,041
Balance at 31 March 2014	1	347,353	6,436,870	6,784,224
Changes in equity				
Total comprehensive income	-	119,521	1,168,819	1,288,340
Balance at 31 March 2015	1	466,874	7,605,689	8,072,564

The notes form part of these financial statements

MERIDIAN HOME START LIMITED

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2015

		31.3.15 £	31.3.14 £
Cash flows from operating activities			
Cash generated from operations	1	129,920	164,950
Tax paid		(37,649)	(39,544)
		<hr/>	<hr/>
Net cash from operating activities		92,271	125,406
		<hr/>	<hr/>
Increase in cash and cash equivalents		92,271	125,406
Cash and cash equivalents at beginning of year	2	301,720	176,314
		<hr/>	<hr/>
Cash and cash equivalents at end of year	2	393,991	301,720
		<hr/> <hr/>	<hr/> <hr/>

The notes form part of these financial statements

NOTES TO THE STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2015

1. RECONCILIATION OF PROFIT BEFORE INCOME TAX TO CASH GENERATED FROM OPERATIONS

	31.3.15	31.3.14
	£	£
Profit before income tax	150,582	170,364
Decrease/(increase) in trade and other receivables	16,136	(41,094)
(Decrease)/increase in trade and other payables	(36,798)	35,680
Cash generated from operations	129,920	164,950

2. CASH AND CASH EQUIVALENTS

The amounts disclosed on the Statement of Cash Flows in respect of cash and cash equivalents are in respect of these Statement of Financial Position amounts:

Year ended 31 March 2015

	31.3.15	1.4.14
	£	£
Cash and cash equivalents	393,991	301,720

Year ended 31 March 2014

	31.3.14	1.4.13
	£	£
Cash and cash equivalents	301,720	176,314

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2015**

1. ACCOUNTING POLICIES

Basis of preparation

These financial statements have been prepared in accordance with International Financial Reporting Standards and IFRIC interpretations and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

The company meets its day to day working capital requirements largely through its own activities but also through financial and grant support from the Boroughs for which it operates facilities. The Directors expect this financial support to continue for the foreseeable future and therefore consider it appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments that would result from the withdrawal of its financial support by the local authority.

Property, plant and equipment

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Property - straight line basis over 40 years

No depreciation is provided in the year of acquisition.

Properties are valued using the fair value model. They are valued by an independent valuer on the basis of their value with vacant possession using the beacon method of valuation.

Taxation

Current taxes are based on the results shown in the financial statements and are calculated according to local tax rules, using tax rates enacted or substantially enacted by the statement of financial position date.

2. EMPLOYEES AND DIRECTORS

There were no staff costs for the year ended 31 March 2015 nor for the year ended 31 March 2014.

	31.3.15	31.3.14
	£	£
Directors' remuneration	==	==

3. PROFIT BEFORE INCOME TAX

The profit before income tax is stated after charging:

	31.3.15	31.3.14
	£	£
Cost of inventories recognised as expense	112,186	90,424
Auditors remuneration	3,730	3,710
All other services	1,870	1,850

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2015

4. INCOME TAX

Analysis of tax expense

	31.3.15	31.3.14
	£	£
Current tax:		
Taxation	31,061	37,649
	<u>31,061</u>	<u>37,649</u>
Total tax expense in statement of profit or loss	<u>31,061</u>	<u>37,649</u>

Factors affecting the tax expense

The tax assessed for the year is lower than the standard rate of corporation tax in the UK. The difference is explained below:

	31.3.15	31.3.14
	£	£
Profit on ordinary activities before income tax	<u>150,582</u>	<u>170,364</u>
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 21% (2014 - 23%)	31,622	39,184
Effects of:		
Marginal rate relief	<u>(561)</u>	<u>(1,535)</u>
Tax expense	<u>31,061</u>	<u>37,649</u>

5. PROPERTY, PLANT AND EQUIPMENT

COST OR VALUATION

	Freehold property £
At 1 April 2014	6,612,976
Revaluations	<u>1,168,819</u>
At 31 March 2015	<u>7,781,795</u>
NET BOOK VALUE	
At 31 March 2015	<u>7,781,795</u>
At 31 March 2014	<u>6,612,976</u>

MERIDIAN HOME START LIMITED**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2015****5. PROPERTY, PLANT AND EQUIPMENT - continued**

Cost or valuation at 31 March 2015 is represented by:

	Freehold property £
Valuation in 2013	5,717,277
Valuation in 2014	666,326
Valuation in 2015	1,168,819
Cost	229,373
	<u>7,781,795</u>

6. TRADE AND OTHER RECEIVABLES

	31.3.15 £	31.3.14 £
Current:		
Trade debtors	13,984	11,767
Amounts owed by group undertakings	17,737	36,250
Other debtors	20,786	20,626
	<u>52,507</u>	<u>68,643</u>

7. CASH AND CASH EQUIVALENTS

	31.3.15 £	31.3.14 £
Bank accounts	<u>393,991</u>	<u>301,720</u>

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.3.15 £	31.3.14 £
1	Ordinary	1	<u>1</u>	<u>1</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2015

9. RESERVES

	Retained earnings £	Revaluation reserve £	Totals £
At 1 April 2014	347,353	6,436,870	6,784,223
Profit for the year	119,521		119,521
Revaluation reserve	-	1,168,819	1,168,819
At 31 March 2015	<u>466,874</u>	<u>7,605,689</u>	<u>8,072,563</u>

10. TRADE AND OTHER PAYABLES

	31.3.15 £	31.3.14 £
Current:		
Trade creditors	-	1
Other creditors	20,786	20,626
Accruals and deferred income	103,882	140,839
	<u>124,668</u>	<u>161,466</u>

11. ULTIMATE PARENT COMPANY

The ultimate parent company is the Royal Borough of Greenwich.

12. RELATED PARTY DISCLOSURES

During the year the Royal Borough of Greenwich received £248,826 (2014: £251,269) on behalf of the company for the rental of the investment properties. The company was also charged management fees totalling £35,879 (2014: £37,273) (inclusive of VAT) by the Royal Borough of Greenwich.

Professional fees totalling £479 and advertising costs totalling £125 (2014: £1,236 and £1,032) were reimbursed to the Royal Borough of Greenwich.

Legal fees totalling £nil (2014: £18,348) were recharged to the Royal Borough of Greenwich and this was outstanding at the balance sheet date.

The balance of £17,737 due to the company, (2014: £17,745), was in respect of rents collected but not yet paid over to the company.