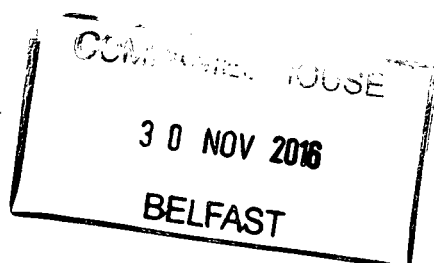


**Scotco Eastern Properties Limited**  
**Abbreviated Financial Statements**  
**29 November 2015**



**MANEELY Mc CANN**  
Chartered accountant  
Aisling House  
50 Stranmillis Embankment  
Belfast  
BT9 5FL

WEDNESDAY



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COMPANIES HOUSE

# **Scotco Eastern Properties Limited**

## **Abbreviated Financial Statements**

**Period from 1 December 2014 to 29 November 2015**

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# **Scotco Eastern Properties Limited**

## **Officers and Professional Advisers**

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<b>Director</b>	Mrs L E Herbert
<b>Registered office</b>	Marina Buildings Harleyford Estate Henley Road Marlow Buckinghamshire SL7 2DX
<b>Auditor</b>	Maneely Mc Cann Chartered Accountants & Statutory Auditor Aisling House 50 Stranmillis Embankment Belfast BT9 5FL

# **Scotco Eastern Properties Limited**

## **Independent Auditor's Report to Scotco Eastern Properties Limited under section 449 of the Companies Act 2006**

**Period from 1 December 2014 to 29 November 2015**

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We have examined the abbreviated financial statements which comprise the abbreviated statement of financial position and the related notes, together with the financial statements of Scotco Eastern Properties Limited for the period ended 29 November 2015 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company's shareholders 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 shareholders those matters we are required to state to them in an auditors 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 shareholders as a body, for our audit work, for this report, or for the opinions we have formed.

### **Respective responsibilities of director and auditor**

The director is responsible for preparing the abbreviated financial statements in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated financial statements to the Registrar of Companies and whether the abbreviated financial statements have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated financial statements and that the abbreviated financial statements to be delivered are properly prepared.

### **Opinion**

In our opinion the company is entitled to deliver abbreviated financial statements prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated financial statements have been properly prepared in accordance with the regulations made under that section.



Cathal Maneely  
Chartered Accountants & Statutory Auditor  
Maneely Mc Cann  
Aisling House  
50 Stranmillis Embankment  
Belfast  
BT9 5FL

27 October 2016

# Scotco Eastern Properties Limited

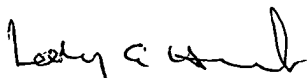
## Abbreviated Statement of Financial Position

29 November 2015

	Note	29 Nov 15 £	30 Nov 14 £
<b>Current assets</b>			
Stocks		125,000	–
Debtors		32	2
		<u>125,032</u>	<u>2</u>
<b>Net current assets</b>		<u>125,032</u>	<u>2</u>
<b>Total assets less current liabilities</b>		<u>125,032</u>	<u>2</u>
<b>Capital and reserves</b>			
Called up share capital	2	2	2
Profit and loss account		<u>125,030</u>	<u>–</u>
<b>Shareholders funds</b>		<u>125,032</u>	<u>2</u>

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

These abbreviated financial statements were approved by the board of directors and authorised for issue on 27 October 2016, and are signed on behalf of the board by:



Mrs L E Herbert  
Director

Company registration number: 08496859

The notes on pages 4 to 5 form part of these financial statements.

# **Scotco Eastern Properties Limited**

## **Notes to the Abbreviated Financial Statements**

**Period from 1 December 2014 to 29 November 2015**

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### **1. Accounting policies**

#### **Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

#### **Disclosure exemptions**

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. Its financial statements are consolidated into the financial statements of Banner Dell Limited which can be obtained from Marina Buildings, Harleyford Estate, Henley Road, Marlow, Buckinghamshire, SL7 2DX. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

(a) No cash flow statement has been presented for the company.

#### **Stocks**

##### **Development property stock**

Development property stock is stated at the lower of cost and net present value. Cost includes all costs incurred in bringing each property to its present location and condition. Net realisable value is based on estimated selling price less any further costs expected to be incurred to completion and disposal.

#### **Financial instruments**

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

# Scotco Eastern Properties Limited

## Notes to the Abbreviated Financial Statements *(continued)*

Period from 1 December 2014 to 29 November 2015

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### 2. Called up share capital

Issued, called up and fully paid

	29 Nov 15		30 Nov 14	
	No	£	No	£
Ordinary shares of £1 each	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

### 3. Related party transactions

#### Control

The company is a wholly owned subsidiary of Scotco (Eastern) Limited, a company incorporated in Scotland. During the year, Banner Dell Limited, a company incorporated in England, acquired the share capital of Scotco (Eastern) Limited. Mrs L E Herbert is the sole shareholder of Banner Dell Limited and as such is considered to be the company's ultimate controlling party.

#### Transactions

The company has taken advantage of the exemption from disclosing related party transactions with group companies, in accordance with Financial Reporting Standard No 102 Section 33, Related Party Disclosures.