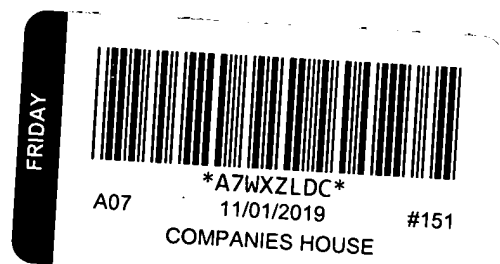


OPTIVO HOMES LIMITED
(FORMERLY VIRIDIAN DEVELOPMENT HOMES LIMITED)

COMPANY NUMBER 09100883

DIRECTORS' REPORT
AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 JUNE 2018



OPTIVO HOMES LIMITED
(FORMERLY VIRIDIAN DEVELOPMENT HOMES LIMITED)

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OPTIVO HOMES LIMITED
(FORMERLY VIRIDIAN DEVELOPMENT HOMES LIMITED)

Directors J Robinson (appointed 13/12/2017)
N Apetroaie (left 13/12/2017)

Secretary A Wignall (appointed 13/12/2017)
J Robinson (left 13/12/2017)

Registered office Grosvenor House
125 High Street
Croydon CR0 9XP

Principal solicitor Devonshires
Salisbury House
London Wall
London EC2M 5QY

Principal banker Lloyds TSB Bank plc
Hammersmith
London W6 0JL

Registration Private company
limited by shares
number 09100883

P. 101 . 10

**OPTIVO HOMES LIMITED
(FORMERLY VIRIDIAN DEVELOPMENT HOMES LIMITED)**

DIRECTORS' REPORT

The Directors submit their annual report together with the unaudited financial statements of the company for the year ended 30 June 2018.

CHANGE OF NAME

On 25 January 2017 the company changed its name from Viridian Development Homes Limited to Optivo Homes Limited.

PRINCIPAL ACTIVITIES

The principal purpose of the company is developing residential property for sale. In the year ended 30 June 2018 no services were carried out as the company was dormant.

RESULTS

In the year ended 30 June 2018 no services were carried out as the company was dormant.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the directors' report 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 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 judgments 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.

DIRECTOR AND DIRECTOR'S INTERESTS

The director who held office during the year under review is disclosed in the Company information on page 2.

Approved by the board on 8 January 2019 and signed on its behalf by:

J Robinson
Director



OPTIVO HOMES LIMITED
(FORMERLY VIRIDIAN DEVELOPMENT HOMES LIMITED)

BALANCE SHEET

For the year ended 30 June 2018

Company number: 09100883

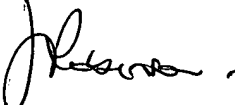
	2018	2017
	£000	£000
ASSETS	<u>-</u>	<u>-</u>
CAPITAL AND RESERVES		
Called up share capital	3 <u>-</u>	<u>-</u>

The notes on page 5 form part of these financial statements.


For the year ended 30 June 2018 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 and its members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

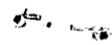
The financial statements were approved and authorised for issue by the Board on 8 January 2019 and were signed on behalf by:



J Robinson
Director



A Wignall
Secretary



OPTIVO HOMES LIMITED
(FORMERLY VIRIDIAN DEVELOPMENT HOMES LIMITED)

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2018

1. ACCOUNTING POLICIES

a) Basis of preparation

The financial statements have been prepared in accordance with the Companies Act 2006 and in accordance with United Kingdom Generally Accepted Accounting Practice (UK GAAP).

b) Accounting convention

The financial statements have been prepared using the historical cost convention.

c) Turnover

Turnover represents amounts receivable for sale of properties. Turnover is recognised at the date of legal completion.

2. DIRECTORS' REMUNERATION

The Directors received no remuneration during the year under review.

3. CALLED UP SHARE CAPITAL

	2018	2017
	£	£
Allotted, called up and fully paid		
1 ordinary share of £1 each	<u>1</u>	<u>1</u>

4. ULTIMATE PARENT UNDERTAKING

As at 30 June 2018 the ultimate Parent undertaking was Optivo, which is incorporated in the UK and registered in England as a Co-operative and Community Benefit Society. The consolidated financial statements of Optivo are available to the public and may be obtained from the Finance Director, Optivo, Grosvenor House, 125 High Street, Croydon CR0 9XP.