

SAGA RETIREMENT VILLAGES LIMITED
(FORMERLY SAGA VENTURES LIMITED)
ANNUAL REPORT AND FINANCIAL STATEMENTS
31 JANUARY 2016

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COMPANIES HOUSE

**SAGA RETIREMENT VILLAGES LIMITED
(FORMERLY SAGA VENTURES LIMITED)**

Directors' report

Directors:	L H L Batchelor	(appointed 7 January 2015)
	T M Pethick	(appointed 7 January 2015)
		(resigned 7 October 2015)
	S M Howard	(appointed 7 January 2015)
		(resigned 23 June 2015)
	J S Hill	(appointed 23 June 2015)

Secretary: V Haynes (appointed 7 January 2015)

Registered Office: Enbrook Park, Folkestone, Kent CT20 3SE.

Company Registration no: 09377862

The Directors submit the Directors' report together with the financial statements for the period ended 31 January 2016.

Review of Business Developments and Principal Activity

The company was incorporated on 7 January 2015. The Company has not traded during the period.

Change of name

On 21 May 2016, the Company changed its name from Saga Ventures Limited to Saga Retirement Villages Limited.

Future Developments

The Company is not expected to trade in the future.

SAGA RETIREMENT VILLAGES LIMITED
(FORMERLY SAGA VENTURES LIMITED)
Directors' report (continued)

Statement of Directors' responsibilities

The Directors is responsible for preparing the Annual Report and Financial Statements in accordance with applicable laws and regulations.

Company law requires the Directors to prepare financial statements for each financial period. Under the 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 laws). 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 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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

It is the Group's policy to maintain indemnity insurance for Directors and officers.

By order of the Board



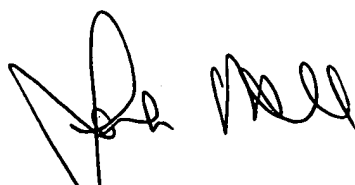
V Haynes
Secretary
26 May 2016

SAGA RETIREMENT VILLAGES LIMITED
(FORMERLY SAGA VENTURES LIMITED)
Balance sheet as at 31 January 2016

	Note	2016 £
Debtors		
Amount due from parent undertaking		1
		<hr/>
Net assets		<hr/> 1 <hr/>
 Capital and reserves		
Allotted, called up and fully paid share capital		
1 ordinary shares of £1 each		1
Profit and loss account		-
		<hr/>
Shareholders' funds		<hr/> 1 <hr/>

- (a) For the period ending 31 January 2016 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.
- (b) Directors' responsibilities:
- (i) The members have not required the Company to obtain an audit of its accounts for the period in question in accordance with section 476; and
 - (ii) The Directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- (c) These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Signed for and on behalf of the Board by


J S Hill
Director
26 May 2016

SAGA RETIREMENT VILLAGES LIMITED
(FORMERLY SAGA VENTURES LIMITED)
Notes to the financial statements

1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with applicable accounting standards as defined in the Companies Act 2006 s.464.

2 Profit and loss account

No profit and loss account has been prepared as the Company has not traded during the period.

3 Statement of cash flows

The financial statements do not include a statement of cash flows because the Company, as small reporting entity, is exempt from the requirement to prepare such a statement under Section 7 of FRS 102.

4 Related party transactions

The Company has taken advantage of the exemption within Section 33 of FRS 102 (Related party disclosures) in not disclosing transactions with other wholly owned entities in the Saga group of companies.

5 Ultimate parent undertaking

The immediate parent undertaking at 31 January 2016 is Saga Group Limited, a company which is registered in England and Wales. The Company is wholly owned by Saga Group Limited.

In respect of the period ending 31 January 2016, Saga plc is the parent company of the smallest group of which the Company is a member and for which group financial statements are prepared.

A copy of the financial statements of Saga plc for the year ended 31 January 2016 may be obtained from the corporate website www.corporate.saga.co.uk or from the Company Secretary, Saga plc, Enbrook Park, Folkestone, Kent, CT20 3SE.

6 Ultimate controlling party

The Directors consider the ultimate controlling party to be Saga plc.