

Registered number: 09694863

Duncan House Developments Limited

Report and Financial Statements

for the year ended 30 September 2018



Duncan House Developments Limited

Company Information

Directors	R C Simpson P M Byrom J M Davies
Company secretary	P M Byrom
Company number	09694863
Registered office	Unit 21-22 Llandygai Industrial Estate Bangor Gwynedd LL57 4YH
Auditors	Ernst & Young LLP 2 St Peters Square Manchester M2 3EY

Duncan House Developments Limited

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Duncan House Developments Limited

Directors' report for the year ended 30 September 2018

The directors present their report and the financial statements for the year ended 30 September 2018.

Principal activities and review of business

The principal activity of the company is that of property developer.

During the year, the company continued the development of a residential apartment building and separate academic facilities on the remainder of the site.

Results and Dividends

The loss for the year, after taxation, amounted to £16,131 (2017 – profit after taxation of £3,131,358).

The directors do not recommend a dividend for the year (2017 - £3,000,000).

Directors

The directors who served during the year and up to the date of signing the financial statements were:

M Watkin Jones (resigned 2 January 2019)

P M Byrom

R C Simpson (appointed 2 January 2019)

J M Davies (appointed 30 January 2019)

Future developments

The company intends to continue development works during the coming year.

Going concern

The financial statements have been prepared on a going concern basis.

Principal risks and uncertainties

The principal risks and uncertainties of the company relate to the underlying strength of the residential market and the demand for new academic buildings in Stratford.

Duncan House Developments Limited

**Directors' report
for the year ended 30 September 2018**

Directors qualifying third party indemnity provisions

The company has granted an indemnity to one or more of its directors against liability in respect of proceedings brought by third parties, subject to the conditions set out in the Companies Act 2006. Such a qualifying third party indemnity provision remains in force at the date of approving the directors' report.

Directors statement as to disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

Auditors

The auditor, Ernst & Young LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small company exemptions

This report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime within Part 15 of the Companies Act 2006.

This report was approved by the board on 25 June 2019 and signed on its behalf.



P M Byrom
Secretary

**Statement of directors' responsibilities in respect of the financial statements
for the year ended 30 September 2018**

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 year. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and 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.

Independent auditors' report to the members of Duncan House Developments Limited

Opinion

We have audited the financial statements of Duncan House Developments Limited for the year ended 30 September 2018 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and the related notes 1 to 12, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the company's affairs as at 30 September 2018 and of its loss for the year then ended;
- 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report below. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you, where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

We have nothing to report in this regard.

Independent auditors' report to the members of Duncan House Developments Limited (continued)

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in directors' report.

We have nothing to report in respect of the following matters in relation to which 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.
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Independent auditors' report to the members of Duncan House Developments Limited (continued)

Use of our report

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

Ernst & Young LLP

Victoria Venning (Senior statutory auditor)

for and on behalf of Ernst & Young LLP, Statutory Auditor,
Manchester

Dated: 27 June 2019

Duncan House Developments Limited

**Statement of Comprehensive Income
for the year ended 30 September 2018**

		2018	2017
	Note	£	£
Turnover	3	-	20,048,770
Cost of sales		-	(16,158,884)
Operating profit		-	3,889,886
Interest payable and similar charges	6	(16,185)	-
(Loss) / profit on ordinary activities before taxation		(16,185)	3,889,886
Tax on profit on ordinary activities	5	54	(758,528)
Total comprehensive (loss) / income for the year		(16,131)	3,131,358

All amounts relate to continuing operations.

There were no recognised gains and losses for 2018 or 2017 other than those included in the Statement of Comprehensive Income; therefore no separate Statement of Other Comprehensive Income has been presented.

The notes on pages 10 to 14 form part of these financial statements.

Duncan House Developments Limited
Registered number: 09694863

Statement of Financial Position
as at 30 September 2018

	<i>Notes</i>	<i>2018</i> £	<i>2017</i> £
Current assets			
Inventory and work in progress	8	18,920,550	11,947,030
Trade and other receivables	9	1	1
Total assets		18,920,551	11,947,031
Creditors: amounts falling due within one year	10	(18,805,323)	(11,815,672)
Net current assets		115,228	131,359
Total assets less current liabilities being net assets		115,228	131,359
Capital and reserves			
Called up share capital	11	1	1
Retained earnings		115,227	131,358
Shareholders' funds		115,228	131,359

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 25 June 2019.



P M Byrom
Director

Duncan House Developments Limited

**Statement of changes in equity
for the year ended 30 September 2018**

	<i>Note</i>	<i>Share capital £</i>	<i>Retained earnings £</i>	<i>Total equity £</i>
At 1 October 2016		1	-	1
Profit for the year		-	3,131,358	3,131,358
Other comprehensive income for the period		-	-	-
Equity dividend paid	7	-	(3,000,000)	(3,000,000)
At 30 September 2017		1	131,358	131,359
Loss for the year		-	(16,131)	(16,131)
Other comprehensive income		-	-	-
Total comprehensive loss for the year		-	(16,131)	(16,131)
At 30 September 2018		1	115,227	115,228

Duncan House Developments Limited

Notes to the financial statements for the year ended 30 September 2018

1. General information

The financial statements of Duncan House Developments Limited for the year ended 30 September 2018 were authorised for issue by the board of directors on 25 June 2019. The company is incorporated and domiciled in England and Wales.

2. Basis of preparation

These financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS101) and in accordance with applicable accounting standards. FRS101 sets out a reduced disclosure framework for a qualifying entity as defined in the standard which addresses the financial reporting requirements and disclosure exemptions in the individual financial statements of qualifying entities that otherwise apply the recognition, measurement and disclosure requirements of EU-adopted IFRS.

The company is a qualifying entity for the purposes of FRS 101. The company has prepared the accounts under the small companies' provisions within Part 15 of the Companies Act 2006 and in accordance with sections 414A and 414B of FRS 101. Note 12 gives details of the company's parent from where its consolidated financial statements prepared in accordance with IFRS may be obtained.

The preparation of financial statements in conformity with FRS101 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. Given the straight forward nature of the company, no areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, have been identified by management.

The financial statements are prepared in accordance with the historical cost convention and have been prepared on a going concern basis.

3. Accounting policies

3.1 Disclosure of exemptions

The company has taken advantage of the following disclosure exemptions under FRS 101: -

- a) the requirements of IFRS Financial Instruments: Disclosures;
- b) the requirements of paragraphs 91-99 of IFRS 14 Fair Value Measurement;
- c) the requirements of paragraphs 10(d), 10(f), 39(c) and 144-146 of IAS Presentation of Financial Statements;
- d) the requirements of IAS 7 Statement of Cash Flows;
- e) the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors;
- f) the requirements of paragraph 14 of IAS 24 Related Party Disclosures;
- g) the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is party to the transaction is wholly owned by such a member; and
- h) the requirements of paragraphs 140(f)(ii), 140(f)(iii), 144(d)-144(f) and 145(c)-145(e) of IAS 36 Impairment of Assets.

3.2 Presentational currency

The financial statements are presented in Pound Sterling (£).

**Notes to the financial statements
for the year ended 30 September 2018**

3. Accounting policies (continued)

3.3 Financial assets

Financial assets are recognised initially at fair value. The subsequent measurement of financial assets depends on their classification as follows:

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Loans and receivables are stated at cost, less impairment. The losses arising from impairment are recognised in the statement of comprehensive income in cost of sales or other operating expenses. The Company's financial assets within trade and other receivables are classified as loans and receivables.

Impairment of financial assets

The Company assesses at each reporting date whether there is any objective evidence that a financial asset or a group of financial assets is impaired. A financial asset or a group of financial assets is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the asset (an incurred 'loss event') and that loss event has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated. Evidence of impairment may include indications that the debtors or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation and where observable data indicate that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

3.4 Financial liabilities

All financial liabilities are recognised initially at fair value. The subsequent measurement of financial liabilities depends on their classification as follows:

Trade and other payables

Trade and other payables are carried at cost.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in the statement of comprehensive income.

**Notes to the financial statements
for the year ended 30 September 2018**

3. Accounting policies (continued)

3.5 Turnover

Turnover is the total amount receivable by the company in the ordinary course of business for goods supplied as a principal and for services provided, excluding VAT and trade discounts. Turnover is wholly attributable to the company's continuing activity in the United Kingdom.

3.6 Inventory and work in progress

Inventory and work in progress is stated at the lower of cost and net realisable value. Cost comprises all costs directly attributable to the acquisition and development of the property, including the purchase cost of the land, legal costs, attributable finance costs and the cost of bringing developments to their present condition at the balance sheet date. Finance costs cease to be capitalised against land which is not actively being prepared for development. Net realisable value is based on the estimated selling price of the completed development less further costs expected to be incurred to completion and disposal.

3.7 Taxation

Current tax, including UK corporation tax, is provided at amounts expected to be recovered (or paid) using tax rates and laws that have been enacted or substantially enacted at the balance sheet date.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date. Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

4. Directors' remuneration and auditors remuneration

There have not been any directors' emoluments paid during the current or prior year. There were no employees of the company apart from the directors.

Auditors remuneration of £500 (2017: £500) has been borne by Watkin Jones & Son Limited. There have been no non-audit services provided by the auditors in the current period.

Duncan House Developments Limited

**Notes to the financial statements
for the year ended 30 September 2018**

5. Taxation

	2018 £	2017 £
UK corporation tax (credit) / charge on profit for the year	(54)	758,528

Factors affecting tax charge for the year

The tax assessed on the profit on ordinary activities for the year is the same as (2017 – the same as) the standard rate of corporation tax in the UK of 19% (2017 – 19.5%). The differences are explained below:

	2018 £	2017 £
(Loss) / profit on ordinary activities before tax	(16,185)	3,889,886
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2017 – 19.5%)	(3,075)	758,528
Effects of:		
Group relief surrendered	3,075	-
Adjustments in respect of prior periods	(54)	-
Total tax (credit) / charge for the year (see note above)	(54)	758,528

Factors that may affect future tax charges:

A change to the UK corporation tax rate was announced in the Chancellor's Budget on 16 March 2016. The change announced is to reduce the main rate to 17% from 1 April 2020. Changes to reduce the UK corporation tax rate to 19% from 1 April 2017 and to 18% from 1 April 2020 had already been substantively enacted on 26 October 2015. The rate change would also impact the future cash tax payments made by the company. The effect of the proposed changes to the UK tax system will be reflected in the financial statements of the company in future years, as appropriate, once the proposals have been substantively enacted.

6. Finance costs

	2018 £	2017 £
Other interest receivable / (payable)	16,185	-

7. Dividends

	2018 £	2017 £
Dividend paid on equity capital at £3,000,000 per share	-	3,000,000

Duncan House Developments Limited

**Notes to the financial statements
for the year ended 30 September 2018**

8. Inventory and work in progress

	2018 £	2017 £
Work in progress	18,920,550	11,947,030

9. Trade and other receivables

	2018 £	2017 £
Called up share capital not paid	1	1

**10. Creditors:
Amounts falling due within one year**

	2018 £	2017 £
Amounts owed to immediate parent company	18,030,664	11,057,144
Accruals	16,185	-
Corporation tax	758,474	758,528
	18,805,323	11,815,672

11. Share capital

	2018 £	2017 £
<i>Allotted, called up and unpaid</i>		
1 Ordinary share of £1	1	1

12. Ultimate parent undertaking and controlling party

The company's immediate parent company is Watkin Jones & Son Limited, which as at 30 September 2018, held 100% of the issued share capital of Duncan House Developments Limited.

The smallest and largest group of undertakings in which the company is consolidated at 30 September 2018 was Watkin Jones plc. Copies of its group accounts, which include the company, are available from its registered office: Units 21-22, Llandygai Industrial Estate, Bangor, Gwynedd, LL57 4YH.