

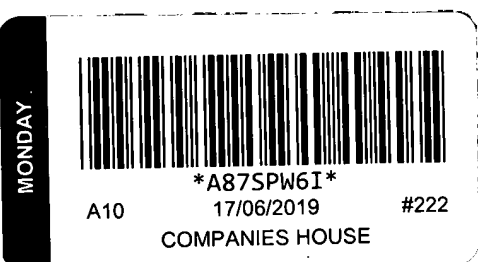
Viaduct Partnerships Ltd

Company Limited by Shares

**Directors' report and financial
statements**

Registered number 10330045

Year ended 31 March 2019



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General Information

Directors:

David Beckett	Appointed 15.08.16
Robin Burman	Appointed 15.03.17
Sarah Keenan	Appointed 15.03.17
Kenneth Lee, Chair from 15.08.16	Appointed 15.08.16
Alanna Vine	Appointed 15.03.17
Stephen Partridge	Appointed 25.09.17

Registered Office:

Cornerstone
2 Edward Street
Stockport
SK1 3NQ

Auditors:

Beever and Struthers
St George's House
215-219 Chester Rd
Manchester
M15 4JE

Bankers:

Barclays Bank Limited
PO Box 190
Leeds
LS1 5WU

Solicitors:

Stockport MBC
Stopford House
Stockport
SK1 3XE

Directors' Report

The directors present their annual report and the audited financial statements for the period ended 31 March 2019.

Principal Activities

Viaduct Partnerships Limited was established as a wholly owned subsidiary of Stockport Homes Limited on 15th August 2016. It was set up with a shareholding of 10,000 ordinary £1 shares. Stockport Homes Limited is the sole corporate shareholder.

The Company's principal activities are to deliver new build development services.

Business Review

The 2018/19 financial year has been the second full year of operations for Viaduct Partnerships. There have been development services delivered for ten schemes in the 2018/19 financial year which have either completed or are in the process of being completed. These schemes will deliver a total of 552 units, a mix of social rent, affordable rent, shared ownership and outright sale. This is set out in the below table.

Scheme	Total	Social Rent	Affordable Rent	Shared Ownership	Outright Sale
Bredbury Curve	60	-	31	29	-
Lea Road	10	-	-	10	-
Blackstone Fields	27	-	21	6	-
Booth Street	47	35	-	12	-
Hempshaw Lane	144	-	10	79	55
Tatton Cinema	33	-	26	7	-
Stockholm Road	48	24	-	24	-
Grafton Street	12	-	12	-	-
Carrington Fields	58	-	29	29	-
Charles Street	113	-	57	56	-
Total	552	59	186	252	55

In February 2019, Viaduct Partnerships commenced the delivery of its largest scheme to date, Hempshaw Lane in Offerton. This housing development will deliver 144 units and is the first new build scheme to deliver an element of outright sale (55 units).

Overall Viaduct Partnerships has made a surplus to the 31 March 2019 of £5,379.

Directors and Directors' Interests

The directors who held office during the year were as follows:

David Beckett

Robin Burman

Sarah Keenan

Kenneth Lee, Chair from 15.08.16

Alanna Vine

Stephen Partridge

None of the directors had a beneficial interest in the shares of the Company.

Statement of Directors' Responsibilities

The directors are responsible for preparing the Director's report and the accounts 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 accounts 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 accounts 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 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 proper 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.

Restatement of comparatives for 2017/18

The Statement of Financial Position and related notes have been restated for 2017/18. This is in relation to the intercompany debtor and creditor balances with Stockport Homes. These were previously shown as a debtor balance, but have been restated as separate debtors and creditors, to reflect the position of each development project.

Auditors

So far as each director is aware there is no relevant audit information of which the company's auditors are unaware and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant information and to establish that the auditors are aware of that information.

The auditors, Beever and Struthers, are deemed to be reappointed under section 487 (2) of the Companies Act 2006.

This report was approved by the board on 3rd June 2019, and has been prepared in accordance with the small companies regime of the Companies Act 2006

By order of the Board


K Lee
Director

03/06/19

Cornerstone
2 Edward Street
Stockport
SK1 3NQ

Independent Auditor's Report to the Members of Viaduct Partnerships Limited

We have audited the financial statements of Viaduct Partnerships Limited "the company" for the year ended 31 March 2019 which comprise the Statement of Comprehensive Income and Retained Earnings, the Statement of Changes in Equity, the Statement of Financial Position and notes to the financial statements 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 102 Section 1A "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2019 and of its profit 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. 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 to you 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 our 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 this other information, we are required to report that fact.

We have nothing to report in this regard.

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 has 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 the directors' report.

We have nothing to report in respect of the following matters in relation to which 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 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 4, 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 web site at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

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.

Beever and Struthers

Sue Hutchinson (Senior Statutory Auditor)

For and on behalf of

BEEVER AND STRUTHERS

Chartered Accountants and Statutory Auditor

St George's House

215/219 Chester Road

Manchester

M15 4JE

Date: 8/6/2019

**Statement of Comprehensive Income and Retained Earnings
for the year ended 31 March 2019**

	2019 £'000	2018 £'000
Turnover	10,938	12,097
Cost of sales	<u>10,935</u>	<u>12,094</u>
Gross profit	3	3
Administrative expenses	<u>-</u>	<u>-</u>
Operating Surplus	3	3
Interest payable and similar expenses	-	-
Interest Receivable	<u>3</u>	<u>-</u>
Surplus before taxation	6	3
Tax on profit	<u>1</u>	<u>-</u>
Surplus after taxation	5	3
Retained earnings as at the beginning of the accounting period	1	(2)
Retained earnings as at the end of the accounting period	<u>6</u>	<u>1</u>

**Statement of Financial Position
at 31 March 2019**

	Note	2019 £'000	2018 (restated) £'000
Current assets			
Debtors in one year	4	873	658
Debtor falling due after one year	5	299	807
Cash at bank and in hand		1,296	962
		<u>2,468</u>	<u>2,427</u>
 Creditors: amounts falling due within one year	6	 (2,153)	 (1,609)
 Net current assets		 <u>315</u>	 <u>818</u>
Creditors: amounts falling due after one year	7	(299)	(807)
Total assets less current liabilities		<u>16</u>	<u>11</u>
 Total net assets		 <u>16</u>	 <u>11</u>
 Capital and reserves			
Called up share capital		10	10
Profit and loss account		6	1
Total reserves		<u>16</u>	<u>11</u>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime of the Companies Act 2006 and in accordance with the provisions of FRS 102 Section 1A.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

These financial statements were approved by the Board of directors on 3rd June 2019 and were signed on its behalf by:



K Lee
Director

Company registration number: 10330045

03/06/19

The notes on pages 10 to 12 form part of these accounts.

Notes to the Financial Statements
(forming part of the financial statements)

1. Statutory Information

Viaduct Partnerships Ltd is incorporated in England and Wales under the Companies Act 2006. The registered office is Cornerstone, 2 Edward Street, Stockport, SK1 3NQ. Viaduct Partnerships Ltd is a private company limited by shares, registration number 10330045.

2. Compliance with Accounting Standards

The financial statements have been prepared in accordance with the provisions of FRS 102 Section 1A for small entities and are presented in sterling £ rounded to the nearest £'000.

3. Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Company's financial statements.

Revenue Recognition

Turnover is measured at the fair value of consideration received or receivable and represents amounts received for goods supplied and services rendered, stated net of discounts and of Value Added Tax.

Income is recognised based on the stage of completion of the transaction.

Deferred Taxation

Full provision is made for deferred tax assets and liabilities arising from timing differences between the recognition of gains and losses in the accounts and their recognition for tax purposes.

Financial Instruments

All financial instruments held by the company are classified as basic with regards FRS 102. These instruments are initially recorded at the transaction price less any transaction costs (historical cost), FRS 102 requires that basic financial instruments are subsequently measured at amortised cost. Loans and investments that are payable or receivable within one year are not discounted.

Creditors Falling Due After More Than One Year

Creditors falling due after more than one year relate to retentions on developments. An equivalent debtor has been recognised, representing amounts due from Stockport Homes in relation to these.

Restatement of comparatives for 2017/18

The Statement of Financial Position and related notes have been restated for 2017/18. This is in relation to the intercompany debtor and creditor balances with Stockport Homes. These were previously shown as a debtor balance, but have been restated as separate debtors and creditors, to reflect the position of each development project.

Notes (continued)

4. Debtors: in one year

	2019 £'000	2018 (restated) £'000
Taxation	27	623
Group Undertakings	843	35
Other Debtors	3	0
	<u>873</u>	<u>658</u>

5 Debtors: amounts falling due after one year

	2019 £'000	2018 (restated) £'000
Group Undertakings	299	807
	<u>299</u>	<u>807</u>

6. Creditors: amounts falling due within one year

	2019 £'000	2018 (restated) £'000
Accruals	(1,618)	(1,608)
Group Undertakings	(324)	(1)
Trade Creditors	(211)	(0)
	<u>(2,153)</u>	<u>(1,609)</u>

7. Creditors: amounts falling due after one year

	2019 £'000	2018 £'000
Accruals	(299)	(807)
	<u>(299)</u>	<u>(807)</u>

8. Contingent Liabilities

There were no contingent liabilities at the balance sheet date.

9. Financial Commitments

The company had financial commitments to be undertaken on behalf of the parent company of the below at the balance sheet date:-

	£'000
Commitments contracted but not provided for	31,344
Commitments approved by the Board but not contracted for	28,520

10. Related party disclosures and ultimate holding company

The Company is controlled by Stockport Homes Limited, owning 100% of the share capital of the Company. Stockport Homes Limited produces consolidated accounts which are available to members of the public from its registered office: Stockport Homes Limited, Cornerstone, 2 Edward Street, Stockport SK1 3NQ.

Stockport Metropolitan Borough Council is the ultimate controlling party of the Company. Stockport Metropolitan Borough Council produces consolidated accounts which are available to members of the public from its registered office.

Amounts paid to non-executive directors during the period totalled £4,446, in addition expenses of £705 were paid in 2018/19 (2017/18 £337) related to travel and subsistence:

Board member	Remuneration 18/19 £	Remuneration 17/18 £
Alanna Vine	446	400
David Beckett	720	462
Kenneth Lee	720	600
Robin Burman	1,560	1,111
Sarah Keenan	520	444
Steve Partridge	<u>480</u>	<u>172</u>
Total	4,446	3,189

11. Average Number of Employees

Viaduct Partnerships had no direct employees in the year. Costs for employees are recharged from Stockport Homes Limited.

12. Going Concern

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

13. Auditors' Remuneration

Auditors' remuneration amounted to £3,250 (2018: £2,170).