
BE LIVING DEVELOPMENTS LIMITED
(Formerly Wilmott Dixon Developments Limited)

REPORT AND ACCOUNTS

YEAR ENDED 31 DECEMBER 2018

Registered Number: 04224484

WEDNESDAY



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COMPANIES HOUSE

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Directors

Graham Dundas FCMA
Wendy McWilliams LLB, ACIS
Rick Willmott, FCIOB

Secretary

Wendy McWilliams, LLB, ACIS

Registered Office

Spirella 2
Icknield Way
Letchworth Garden City
Hertfordshire
SG6 4GY

The Directors present their report together with the unaudited accounts for the year ended 31 December 2018.

The company changed its name from Willmott Dixon Developments Limited to Be Living Developments Limited on 3 June 2019.

Review of the business

The Company has been dormant, as defined in Section 1169 of the Companies Act 2006, throughout the current and prior year.

The Directors do not recommend the payment of a dividend for the year (2017: nil).

Future development of the business

The Directors do not expect any change in the activities of the Company in the foreseeable future.

Directors

The names of the current Directors of the Company are shown on page 1.

The following changes in Directors have occurred since 1 January 2018:

Resigned

Andrew Telfer

16 May 2018

The Directors have taken advantage of the small company exemption from providing a Strategic Report under section 414B of the Companies Act 2006.

By Order of the Board:



Wendy McWilliams
Company Secretary

10 July 2019

BE LIVING DEVELOPMENTS LIMITED

Registered Number: 04224484

Balance Sheet

as at 31 December 2018

		2018		2017	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	2		15,420		15,420
Investments	3		5		5
			15,425		15,425
Current assets					
Debtors	4	4,419,166		4,418,451	
		4,419,166		4,418,451	
Creditors: amounts falling due within one year	5	(18,180)		(17,465)	
Net current assets			4,400,986		4,400,986
Total assets less current liabilities			4,416,411		4,416,411
Capital and reserves					
Called up share capital	6		5,000,000		5,000,000
Profit and loss account			(583,589)		(583,589)
			4,416,411		4,416,411

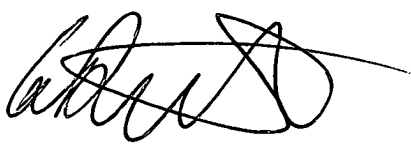
The notes on pages 4 to 6 form part of these financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime of the Companies Act 2006.

For the year ended 31 December 2018 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 and members have not required the Company to obtain an audit of these financial statements in accordance with section 476 of the Act. The Directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The Company did not trade during the current or preceding year and accordingly no profit and loss account has been prepared. The Company has not received any income or incurred any expense or recognised any other gains or losses during the current or preceding year.

The financial statements were approved and authorised for issue by the Board of Directors on 10 July 2019 and were signed on its behalf by:



Graham Dundas
Director

1 Accounting policies

Accounting convention

The accounts are prepared under the historical cost convention, or fair value where required, and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and Companies Act 2006.

The financial statements have been prepared on a going concern basis as the Directors are of the opinion that continuing financial support from the group will be forthcoming if required.

2 Tangible fixed assets

Freehold land £

Cost

At 1 January 2018 and at 31 December 2018

15,420

Depreciation

At 1 January 2018 and at 31 December 2018

-

Net book values

At 31 December 2017 and 31 December 2018

15,420

3 Investments

Investment in subsidiaries £

Cost

1 January 2018 and 31 December 2018

5

Details of subsidiary undertakings are shown in note 9.

4 Debtors

	<u>2018</u>	<u>2017</u>
	£	£
Amounts due from group companies	<u>4,419,166</u>	<u>4,418,451</u>

Amounts due from group companies are unsecured, have no fixed date of repayment and are repayable on demand.

5 Creditors

Amounts falling due within one year:

<u>2018</u>	<u>2017</u>
£	£

Accruals and deferred income

<u>18,180</u>	<u>17,465</u>
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6 Called up share capital

<u>2018</u>	<u>2017</u>
£	£

Allotted, called up and fully paid:

5,000,000 ordinary shares of £1 each

<u>5,000,000</u>	<u>5,000,000</u>
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7 Ultimate parent and controlling party

The Company and its subsidiaries are registered in England, the registered office being Spirella 2, Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4GY. The Company is a private company limited by shares.

The Company's immediate parent company is Be Living Holdings Limited.

Be Living Holdings Limited is jointly owned by Walsworth Limited and Hardwicke Investments Limited.

The Company's ultimate parent and controlling party is Hardwicke Investments Limited, this is the largest group for which consolidated financial statements are prepared. The consolidated financial statements of Hardwicke Investments Limited can be found at Companies House.

8 Group guarantees

The Company has, with other fellow group companies, entered into a cross-guarantee in favour of Lloyds Bank plc and HSBC Bank plc to guarantee any Group indebtedness to the banks and granted a fixed and floating charge on its assets and operations to Lloyds Bank plc (acting as a security agent) to secure such liabilities. The guarantee includes amounts drawn under a £25,000,000 revolving credit facility available until 30 June 2021, to another fellow group undertaking. There was no amounts drawn at 31 December 2018 and no further amounts have been drawn under the facility since the year end.

The Company is a party to a multi-party indemnity given to various sureties that have issued performance bonds in favour of clients of fellow subsidiaries in respect of contracts entered into in the normal course of business.

9 Subsidiary undertakings

Subsidiary undertakings of the group are shown below.

The percentage holdings shown below represent both the voting rights held and the proportion of issued ordinary share capital held.

Name	Company number	Main activity	% holding
Be Living Developments (Brunton) Limited	03892460	Dormant	100%
Be Living Developments (Chorley) Limited	03509253	Dormant	100%
Be Living Developments (Handsworth) Limited	05151206	Development company	100%
Be Living Developments (Newton Aycliffe) Limited	04009368	Development company	100%

The subsidiary companies are registered in England and Wales.