

Seddon Homes (Gawsworth) Limited
31 December 2012
No 7889192

SATURDAY



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21/12/2013

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COMPANIES HOUSE

Company information

Company registration number :	7889192
Registered office :	3 Cinnamon Park Crab Lane Warrington Cheshire WA2 0XP
Directors :	M R Jefferson D A Maddock A Thompson
Secretary :	S McLaughlin
Auditor :	Grant Thornton UK LLP Statutory Auditor Chartered Accountants 4 Hardman Square Spinningfields Manchester M3 3EB

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Report of the directors

The directors submit their report and audited financial statements of the company for the period ended 31 December 2012

Incorporation

The company was incorporated on 21 December 2011

Principal activity

The principal activity of the company is that of sourcing long term strategic land opportunities

Directors

The director who served during the period was

K L Whitaker (appointed 21 December 2011 and resigned 10 April 2013)

Since the period end D A Maddock and A Thompson were appointed directors on 5 April 2013 and M R Jefferson was appointed as director on 17 June 2013

Financial risk management objectives and policies

The entity is exempt from disclosing financial risk management objectives and policies on the basis it meets the size criteria for a small company

Statement of directors' responsibilities

The directors are responsible for preparing the Report of the directors 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 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 and 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.

Report of the directors

The directors confirm that

- so far as each director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- the directors have taken all steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information

Auditor

Grant Thornton UK LLP offer themselves for reappointment as auditor in accordance with Section 485(4) of the Companies Act 2006

BY ORDER OF THE BOARD



S McLaughlin
Secretary

12 September 2013

Report of the independent auditor to the members of Seddon Homes (Gawsworth) Limited

We have audited the financial statements of Seddon Homes (Gawsworth) Limited for the period ended 31 December 2012 which comprise the balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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.

Respective responsibilities of directors and auditor

As explained more fully in the Report of the directors set out on pages 3 and 4, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's website at www.frc.org.uk/apb/scope/private.cfm.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 December 2012,
- 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.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Report of the directors for the financial period for which the financial statements are prepared is consistent with the financial statements.

Report of the independent auditor to the members of Seddon Homes (Gawsworth) Limited

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where 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

Grant Thornton UK LLP

Christopher Martin
Senior Statutory Auditor
for and on behalf of Grant Thornton UK LLP
Statutory Auditor, Chartered Accountants
Manchester

18 September 2013

Balance sheet

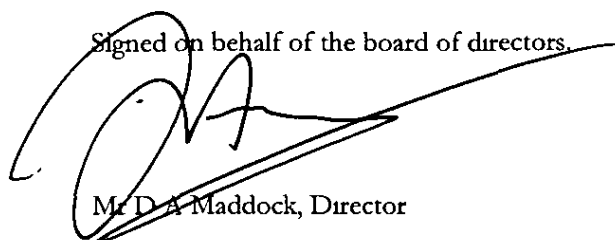
As at 31 December 2012

	Note	2012 £
Current assets		
Land		272,585
Creditors: amounts falling due within one year		
Amounts owed to group companies		<u>(272,584)</u>
Net current assets and net assets		<u><u>1</u></u>
Capital and reserves		
Called up share capital	2	<u><u>1</u></u>

These accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime

The financial statements were approved by the Board of Directors on 12 September 2013

Signed on behalf of the board of directors



Mr D A Maddock, Director

Seddon Homes (Gawsworth) Limited
Company no: 7889192

Notes to the financial statements

1 Accounting policies

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards

The directors have reviewed the accounting policies in accordance with FRS 18 and consider them to be the most appropriate to the company's circumstances

Land

Land is stated at the lower of cost and net realisable value

2 Share Capital

	2012
	£
Authorised, allotted and fully paid	
1 Ordinary share of £1 each	<u>1</u>

On 21 December 2011 one ordinary share was issued at par

3 Related party transactions

As a wholly owned subsidiary of Seddon Group Limited, the company is exempt from the requirements of FRS 8 to disclose transactions with other wholly owned members of that group. There have been no other related party transactions in the period.

4 Ultimate and immediate parent companies

The ultimate parent company is Seddon Group Limited and the immediate parent company is Seddon Homes Limited, both of which are registered in England & Wales.

The smallest and largest group in which the company is consolidated is Seddon Group Limited which is registered in England & Wales.

Copies of the parent company's financial statements are available from Companies House.