

**REGISTERED NUMBER: 09783361 (England and Wales)**

**ABBREVIATED UNAUDITED ACCOUNTS**  
**FOR THE PERIOD 17 SEPTEMBER 2015 TO 28 FEBRUARY 2017**  
**FOR**  
**SWAN HOMES EAST MIDLANDS**  
**(& DEVELOPMENTS) LIMITED**

**SWAN HOMES EAST MIDLANDS  
(& DEVELOPMENTS) LIMITED (REGISTERED NUMBER: 09783361)**

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FOR THE PERIOD 17 SEPTEMBER 2015 TO 28 FEBRUARY 2017**

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**SWAN HOMES EAST MIDLANDS  
(& DEVELOPMENTS) LIMITED**

**COMPANY INFORMATION  
FOR THE PERIOD 17 SEPTEMBER 2015 TO 28 FEBRUARY 2017**

**DIRECTOR:** A E Swan

**SECRETARY:**

**REGISTERED OFFICE:** Suite 2 Mayden House  
Long Bennington Business Park  
Main Road  
Long Bennington  
Nottinghamshire  
NG23 5DJ

**REGISTERED NUMBER:** 09783361 (England and Wales)

**ACCOUNTANTS:** Buchanan & Associates Limited  
Mayden House  
Main Road  
Long Bennington  
Nottinghamshire  
NG23 5DJ

**SWAN HOMES EAST MIDLANDS  
(& DEVELOPMENTS) LIMITED (REGISTERED NUMBER: 09783361)**

**ABBREVIATED BALANCE SHEET  
28 FEBRUARY 2017**

|  | Notes | £              | £               |
|--|-------|----------------|-----------------|
| <b>FIXED ASSETS</b>                          |       |                |                 |
| Tangible assets                              | 2     |                | 45,697          |
| <b>CURRENT ASSETS</b>                        |       |                |                 |
| Stocks                                       |       | 529,844        |                 |
| Debtors                                      |       | 16,857         |                 |
| Cash at bank                                 |       | <u>37,452</u>  |                 |
|  |       | 584,153        |                 |
| <b>CREDITORS</b>                             |       |                |                 |
| Amounts falling due within one year          | 3     | <u>669,213</u> |                 |
| <b>NET CURRENT LIABILITIES</b>               |       |                | <u>(85,060)</u> |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |                | (39,363)        |
| <b>CREDITORS</b>                             |       |                |                 |
| Amounts falling due after more than one year | 3     |                | <u>34,690</u>   |
| <b>NET LIABILITIES</b>                       |       |                | <u>(74,053)</u> |
| <b>CAPITAL AND RESERVES</b>                  |       |                |                 |
| Called up share capital                      | 4     |                | 100             |
| Profit and loss account                      |       |                | <u>(74,153)</u> |
| <b>SHAREHOLDERS' FUNDS</b>                   |       |                | <u>(74,053)</u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 28 February 2017.

The members have not required the company to obtain an audit of its financial statements for the period ended 28 February 2017 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395
- (b) and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

**SWAN HOMES EAST MIDLANDS  
(& DEVELOPMENTS) LIMITED (REGISTERED NUMBER: 09783361)**

**ABBREVIATED BALANCE SHEET - continued  
28 FEBRUARY 2017**

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the director on 15 June 2017 and were signed by:

A E Swan - Director

NOTES TO THE ABBREVIATED ACCOUNTS  
FOR THE PERIOD 17 SEPTEMBER 2015 TO 28 FEBRUARY 2017

1. ACCOUNTING POLICIES

**Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life or, if held under a finance lease, over the lease term, whichever is the shorter.

Plant and machinery etc - 25% on reducing balance

**Stocks**

Stocks and work in progress are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Cost includes all direct expenditure and an appropriate proportion of fixed and variable overheads.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

**Hire purchase and leasing commitments**

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to the profit and loss account over the relevant period. The capital element of the future payments is treated as a liability.

2. TANGIBLE FIXED ASSETS

|                       | Total<br>£    |
|-----------------------|---------------|
| <b>COST</b>           |               |
| Additions             | 60,930        |
| At 28 February 2017   | <u>60,930</u> |
| <b>DEPRECIATION</b>   |               |
| Charge for period     | 15,233        |
| At 28 February 2017   | <u>15,233</u> |
| <b>NET BOOK VALUE</b> |               |
| At 28 February 2017   | <u>45,697</u> |

3. CREDITORS

Creditors include an amount of £ 648,230 for which security has been given.

**SWAN HOMES EAST MIDLANDS  
(& DEVELOPMENTS) LIMITED (REGISTERED NUMBER: 09783361)**

**NOTES TO THE ABBREVIATED ACCOUNTS - continued  
FOR THE PERIOD 17 SEPTEMBER 2015 TO 28 FEBRUARY 2017**

**4. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

| Number: | Class:   | Nominal<br>value: | £          |
|---------|----------|-------------------|------------|
| 100     | Ordinary | £1                | <u>100</u> |

100 Ordinary shares of £1 each were allotted and fully paid for cash at par during the period.

**5. ULTIMATE PARENT COMPANY**

Swan Capital Ventures Limited is regarded by the director as being the company's ultimate parent company.

**6. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES**

The following advances and credits to a director subsisted during the period ended 28 February 2017:

|  | £            |
|--|--------------|
| <b>A E Swan</b>                        |              |
| Balance outstanding at start of period | -            |
| Amounts advanced                       | 2,000        |
| Amounts repaid                         | -            |
| Balance outstanding at end of period   | <u>2,000</u> |

**7. GOING CONCERN**

The financial statements have been prepared on a going concern basis, the validity of which depends on the continued support of the company's bankers, shareholders and major creditors.

**CERTIFIED ACCOUNTANTS' REPORT TO THE DIRECTOR  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
SWAN HOMES EAST MIDLANDS  
(& DEVELOPMENTS) LIMITED**

**The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated accounts (set out on pages two to five) have been prepared.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Swan Homes East Midlands (& Developments) Limited for the period ended 28 February 2017 which comprise the Profit and Loss Account, the Balance Sheet, and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://www.accaglobal.com/rulebook>.

This report is made solely to the director of Swan Homes East Midlands (& Developments) Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Swan Homes East Midlands (& Developments) Limited and state those matters that we have agreed to state to the director of Swan Homes East Midlands (& Developments) Limited in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at <http://www.accaglobal.com/factsheet163>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its director for our work or for this report.

It is your duty to ensure that Swan Homes East Midlands (& Developments) Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Swan Homes East Midlands (& Developments) Limited. You consider that Swan Homes East Midlands (& Developments) Limited is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the financial statements of Swan Homes East Midlands (& Developments) Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Buchanan & Associates Limited  
Mayden House  
Main Road  
Long Bennington  
Nottinghamshire  
NG23 5DJ

15 June 2017



This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.