Armitscot Developments Limited

Directors' report and financial statements

Registered number SC053538

30 November 2013

FRIDAY

S3729VTL

SCT 02/05/2014 #108

COMPANIES HOUSE

Contents

Directors and advisers	1
Directors' report	2
Statement of directors' responsibilities in respect of the Directors' Report and the financial statements	3
Independent auditor's report to the members of Armitscot Developments Limited	4
Profit and loss account	5
Balance sheet	6
Notes	7

Directors and advisers

Directors	EM Walker Mrs FM Walker BE Walker FM Young CA Walker
Secretaries	AS Company Services Ltd 1 Rutland Court Edinburgh EH3 8EY
Registered office	1 Rutland Court Edinburgh EH3 8EY
Auditor	KPMG LLP Saltire Court 20 Castle Terrace Edinburgh EH1 2EG
Bankers	Bank of Scotland 300 Lawnmarket Edinburgh EH1 2PH

Directors' report

The directors have pleasure in submitting their annual report and the audited financial statements for the year ended 30 November 2013.

Principal activities

The principal activities of the company are the construction and sale of private houses, both on its own account and on a contract basis.

Business review

The results for the year are set out in the attached financial statements. The directors recommend that no dividends be paid *(2012: £nil)*

The loss for the year is £25,715 *(2012 Profit : £16,534)*.

Directors
The directors who were in office throughout the period and to the date of this report are noted on page 1.

Disclosure of information to auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

By order of the board

AS Company Services Ltd
Secretaries

1 Rutland Court
Edinburgh
EH3 8EY

28 March 2014

Statement of directors' responsibilities in respect of the Directors' Report and the financial statements

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 they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

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

- select suitable accounting policies and then apply them consistently;
- make judgments 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; and
- 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

KPMG LLP
Saltire Court
20 Castle Terrace
Edinburgh
EH1 2EG
United Kingdom

Independent auditor's report to the members of Armitscot Developments Limited

We have audited the financial statements of Armitscot Developments Limited for the year ended 30 November 2013 set out on pages 5 to 11. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK 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 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. 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 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 Financial Reporting Council's web-site at www.frc.org.uk/auditscopeukprivate.

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 30 November 2013 and of its loss for the year then ended;
- have been properly prepared in accordance with UK 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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements. .

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.

Hugh Harvie (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants

14 April 2014

Profit and loss account

for the year ended 30 November 2013

	Notes	**2013** £	2012 £
Turnover		**90,200**	34,641
Cost of sales		**(108,812)**	(5,014)
Gross (loss) / profit		**(18,612)**	29,627
Administrative expenses		**(18,154)**	(15,587)
Other operating income		**6,350**	6,350
Operating (loss) / profit	*2*	**(30,416)**	20,390
Interest receivable and similar income	*4*	**616**	298
Interest payable and similar charges	*5*	**(49)**	(20)
(Loss) / profit on ordinary activities before taxation		**(29,849)**	20,668
Tax on profit on ordinary activities	*6*	**4,134**	(4,134)
(Loss) / profit for the financial year	*14*	**(25,715)**	16,534

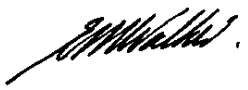
Other than the result for the current and preceding year, there have been no other recognised gains or losses.

All activities are derived from continuing operations.

Balance sheet
at 30 November 2013

	Notes	2013 £	2012 £
Fixed assets			
Investment property	7	**160,000**	160,000
Shared equities	8	**100,554**	133,221
Investments	9	**6,000**	6,000
		266,554	299,221
Current assets			
Stocks	10	**475,410**	551,556
Debtors	11	**5,400**	2,079
Cash at bank		**210,749**	134,770
		691,559	688,405
Creditors: amounts falling due within one year	12	**(5,867)**	(9,665)
Net current assets		**685,692**	678,740
Net assets		**952,246**	977,961
Capital and reserves			
Called up share capital	13	**1,600**	1,600
Profit and loss account	14	**883,619**	909,334
Revaluation reserve	15	**67,027**	67,027
Shareholders' funds	16	**952,246**	977,961

These financial statements were approved by the board of directors on 28 March 2014 and were signed on its behalf by:



EM Walker
Director

Notes

(forming part of the financial statements)

1 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.

Basis of preparation

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investment properties. Compliance with Statement of Standard Accounting Practice (SSAP) 19 "Accounting for Investment Properties" requires departure from the requirements of the Companies Act 2006 relating to depreciation and an explanation of the departure is given in the investment properties accounting policy note below.

Going concern

The directors have considered the cash position of the company for the period of at least twelve months from the date of signing these accounts. The company has no external borrowings and the cash flow forecasts show that the company can operate within their available funds for the foreseeable future.

Cash flow statement

The company is exempt from the requirement to present a cash flow statement under Financial Reporting Standard 1, on the grounds that it qualifies as a small company.

Stocks

Development work in progress is valued at lower of cost plus attributable direct overheads and net realisable value.

Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes.

Investment properties

In accordance with SSAP 19, investment properties are not depreciated or amortised but revalued every five years and the aggregate surplus or deficit is transferred to a revaluation reserve. This treatment, as regards certain of the company's investment properties, may be a departure from the requirements of the Companies Act concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the accounts to give a true and fair view. Depreciation or amortisation is only one of the many factors reflected in the valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Investments

Fixed asset investments, which comprise shared equities in land and buildings and unquoted shares, are stated at cost less provision for permanent impairment.

Notes *(continued)*

1 Accounting policies *(continued)*

Turnover

Turnover represents invoiced sales net of VAT arising from the construction and sale of private houses.

2 Operating loss

Operating (loss) / profit is stated after charging:

		2013 £	2012 £
Auditors' remuneration	- audit of these financial statements	**2,175**	2,100
	- non-audit services	**674**	630

3 Remuneration of directors

The directors are the only employees of the company. There are no director's emoluments *(2012: £nil)*.

4 Interest receivable and similar income

	2013 £	2012 £
Income from short term deposits	**616**	298

5 Interest payable and similar charges

	2013 £	2012 £
Overdraft interest and similar charges	**49**	20

Notes *(continued)*

6 Tax on profit on ordinary activities

	2013 £	2012 £
Current tax charge	-	4,134
Adjustment for prior period	(4,134)	-
	(4,134)	4,134

Factors affecting the tax charge for the current year

The current tax charge for the year varies from *(2012:equal to)* the standard small companies rate of corporation tax in the UK of 20 % *(2012: 20%)*. The differences are explained below:

	2013 £	2012 £
Current tax reconciliation		
(Loss) / profit on ordinary activities before tax	(29,849)	20,668
Current tax at 20% *(2012: 20%)*	(5,970)	4,134
Effects of:		
Losses carried back to previous period	4,134	-
Losses carried forward	1,836	-
	-	4,134

7 Investment property

	£
At beginning and end of year	160,000

Investment property at cost amounted to £92,973 *(2012: £92,973)*. The investment property was valued by the directors at 30 November 2013.

8 Shared equities

	2013 £	2012 £
At beginning of year	133,221	133,221
Disposals	(32,667)	-
At end of year	100,554	133,221

Notes *(continued)*

9 Investments

	Other unlisted investments £
Cost	
At beginning and end of year	**6,000**

10 Stocks

	2013 £	2012 £
Work in progress	**474,410**	550,556
Building land	**1,000**	1,000
	475,410	551,556

11 Debtors

	2013 £	2012 £
Other debtors	**5,035**	1,761
Prepayments and accrued income	**365**	318
	5,400	2,079

12 Creditors: amounts falling due within one year

	2013 £	2012 £
Corporation tax	**-**	4,134
Accruals and deferred income	**5,867**	5,531
	5,867	9,665

13 Share capital

	2013 £	2012 £
Authorised		
100,000 ordinary shares of £1 each	**100,000**	100,000
Allotted, called up and fully paid		
1,600 ordinary shares of £1 each	**1,600**	1,600

Notes *(continued)*

14 Profit and loss account

	2013 £	2012 £
At beginning of year	**909,334**	892,800
(Loss) / profit for the year	**(25,715)**	16,534
At end of year	**883,619**	909,334

15 Revaluation reserve

	£
At beginning and end of year	**67,027**

16 Reconciliation of movements in shareholders' funds

	2013 £	2012 £
(Loss) / profit for the financial year	**(25,715)**	16,534
Net (decrease) / increase in shareholders' funds	**(25,715)**	16,534
Shareholders' funds at start of year	**977,961**	961,427
Shareholders' funds at end of year	**(952,246)**	977,961