

**Byrne Group Residential Limited
(Formerly Known as Ellmer Homes Limited)**

Unaudited Financial Statements

For the Year Ended

31 May 2014



Riordan O' Sullivan & Co
Chartered Certified Accountants
40 Chamberlayne Road
London
NW10 3JE

**Byrne Group Residential Limited (Formerly Known
As Ellmer Homes Limited)**

Financial Statements

Year Ended 31 May 2014

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**Byrne Group Residential Limited (Formerly Known
As Ellmer Homes Limited)**

Company Information

The board of directors

John Byrne
Michael Byrne (appointed on 13/06/2014)
Anthony Dowle

Registered office

38-42 Hampton Road
Teddington
Middlesex
TW11 0JE

Accountants

Riordan O' Sullivan & Co
Chartered Certified Accountants
40 Chamberlayne Road
London
NW10 3JE

Bankers

Allied Irish Bank Plc
Mayfair
10 Berkeley Square
London
W1J 6AA

**Byrne Group Residential Limited (Formerly Known
As Ellmer Homes Limited)**

Directors' Report

Year Ended 31 May 2014

The directors present their report and the unaudited financial statements of the company for the year ended 31 May 2014.

Principle activities

The company's principal activity was that of property developments. It did not trade during the year, except for collecting its debts.

Review of business and future prospects

Since July 2014 the company has returned to actively seeking development opportunities.

These are primarily through joint ventures or through strategic alliances with land owners who require a development or delivery partner.

The Company has recruited an experienced Director to market and manage the growth of the business.

The Company has now been engaged in a number of negotiations and expects that it will enter into its first contracts during 2015.

Commercial risk

With the new bribery and corruption act in force the company has reviewed its internal procedures, its clients and its supply chain to identify any risks or threats and has a policy and procedures to ensure that the business is safeguarded. The Company continuously reviews its client base and supply chain to those who can deliver the Company's ethical and commercial requirements.

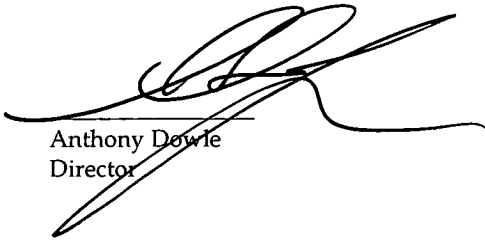
Directors

The directors who served the company during the year and up to the date of this report are listed on page 1.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Signed on behalf of the directors



Anthony Dowle
Director

Approved by the directors on 25 February 2015

**Byrne Group Residential Limited (Formerly Known
As Ellmer Homes Limited)**

**Report to the Board of Directors on the Preparation of
the Unaudited Statutory Accounts of Byrne Group
Residential Limited (formerly known as Ellmer Homes
Limited)**

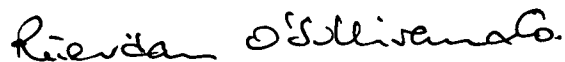
Year Ended 31 May 2014

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Byrne Group Residential Limited (formerly known as Ellmer Homes Limited) for the year ended 31 May 2014 which comprise the Profit and Loss Account, 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 www.accaglobal.com/en/member/professional-standards/rules-standards/acca-rulebook.html.

It is your duty to ensure that Byrne Group Residential Limited (formerly known as Ellmer Homes Limited) has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Byrne Group Residential Limited (formerly known as Ellmer Homes Limited). You consider that Byrne Group Residential Limited (formerly known as Ellmer Homes Limited) is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Byrne Group Residential Limited (formerly known as Ellmer Homes 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 accounts.



Riordan O' Sullivan & Co
Chartered Certified Accountants
40 Chamberlayne Road
London
NW10 3JE

25 February 2015

**Byrne Group Residential Limited (Formerly Known
As Ellmer Homes Limited)**

Profit and Loss Account

Year Ended 31 May 2014

	Note	2014 £	2013 £
Turnover		-	-
Cost of sales		(836)	(624)
Gross profit		<u>836</u>	<u>624</u>
Administrative expenses		(186)	2,264
Profit/(loss) on ordinary activities before taxation		<u>1,022</u>	<u>(1,640)</u>
Tax on profit/(loss) on ordinary activities		-	-
Profit/(loss) for the financial year		<u>1,022</u>	<u>(1,640)</u>
Balance brought forward		-	1,640
Balance carried forward		<u><u>1,022</u></u>	<u><u>-</u></u>

The notes on page 6 form part of these financial statements.

**Byrne Group Residential Limited (Formerly Known
As Ellmer Homes Limited)**

Balance Sheet

31 May 2014

	Note	2014 £	2013 £
Current assets			
Debtors	2	-	900
Cash at bank		3,122	1,434
		<u>3,122</u>	<u>2,334</u>
Creditors: Amounts falling due within one year	3	(2,000)	(2,234)
		<u>1,122</u>	<u>100</u>
Net current assets		1,122	100
		<u>1,122</u>	<u>100</u>
Total assets less current liabilities		<u>1,122</u>	<u>100</u>
Capital and reserves			
Called-up equity share capital	5	100	100
Profit and loss account		1,022	-
		<u>1,122</u>	<u>100</u>
Shareholders' funds		<u>1,122</u>	<u>100</u>

For the year ended 31 May 2014 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These accounts were approved by the directors and authorised for issue on 25 February 2015, and are signed on their behalf by:



Anthony Dowle
Director

Company Registration Number: 03423607



Michael Byrne
Director

The notes on page 6 form part of these financial statements.

**Byrne Group Residential Limited (Formerly Known
As Ellmer Homes Limited)**

Notes to the Financial Statements

Year Ended 31 May 2014

1. Accounting policies

Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

2. Debtors

	2014 £	2013 £
Other debtors	<u>-</u>	<u>900</u>

3. Creditors: Amounts falling due within one year

	2014 £	2013 £
Other creditors	<u>2,000</u>	<u>2,234</u>

4. Related party transactions

The company has undertaken advantage of the exemption available in accordance with Financial Reporting Standard Number 8 'Related Party Disclosures' not to disclose transactions entered and outstanding balances between two or more members of a group, as the company is a wholly owned subsidiary undertaking of the group to which it is party to the transactions.

5. Share capital

Allotted, called up and fully paid:

	2014 No	£	2013 No	£
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

6. Ultimate parent company

In the opinion of the directors, Byrne Group Plc is the company's ultimate parent undertaking. Copies of the consolidated financial statements of Byrne Group Plc are available from Companies House, Crown Way, Cardiff, CF14 3UZ.