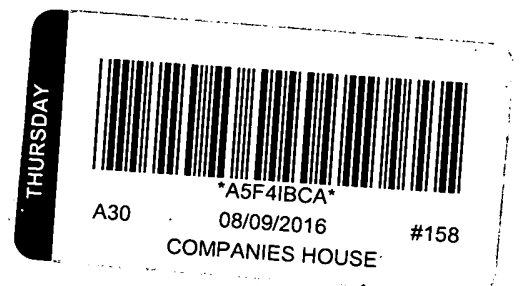


Company Registration No. 07033708 (England and Wales)

MCCANN HOMES (MK) LIMITED

**DIRECTORS' REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015**



MCCANN HOMES (MK) LIMITED

COMPANY INFORMATION

Directors

A R E Inchbald
E McCann
J C McCann

Company number

07033708

Registered office

Woodcote
Woodside
Aspley Guide
Bedfordshire
MK17 8EB

Accountants

Hills & Burgess
20 Bridge Street
Leighton Buzzard
Bedfordshire
LU7 1AL

MCCANN HOMES (MK) LIMITED

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Accountant's report	2
Consolidated profit and loss account	3
Consolidated balance sheet	4
Company balance sheet	5
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MCCANN HOMES (MK) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2015

The directors present their report and financial statements of the company and its group for the year ended 31 December 2015.

Principal activities

The principal activity of the group is that of residential property developers.

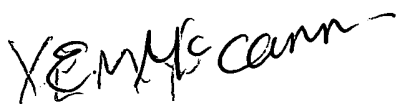
Directors

The following directors have held office since 1 January 2015:

A R E Inchbald
E McCann
J C McCann

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

On behalf of the board



E McCann
Director

6 September 2016

MCCANN HOMES (MK) LIMITED

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF MCCANN HOMES (MK) LIMITED FOR THE YEAR ENDED 31 DECEMBER 2015

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of McCann Homes (MK) Limited and of its group for the year ended 31 December 2015 set out on pages 3 to 12 from the company's and group's accounting records and from information and explanations you have given us.

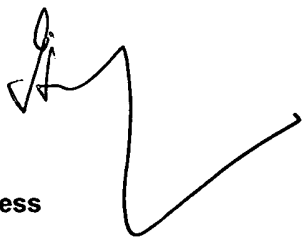
As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at icaew.com/membershandbook.

This report is made solely to the Board of Directors of McCann Homes (MK) Limited, as a body, in accordance with the terms of our engagement letter dated 15 July 2013. Our work has been undertaken solely to prepare for your approval the financial statements of McCann Homes (MK) Limited and its group and state those matters that we have agreed to state to the Board of Directors of McCann Homes (MK) Limited, as a body, in this report in accordance with AAF 2/10 as detailed at.

icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than McCann Homes (MK) Limited and its Board of Directors as a body, for our work or for this report.

It is your duty to ensure that McCann Homes (MK) Limited and its group has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position of profit of McCann Homes (MK) Limited and its group. You consider that McCann Homes (MK) 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 financial statements of McCann Homes (MK) Limited and its group. 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.



Hills & Burgess

Chartered Accountants

7 September 2016

20 Bridge Street
Leighton Buzzard
Bedfordshire
LU7 1AL

MCCANN HOMES (MK) LIMITED

CONSOLIDATED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2015

	Notes	2015 £	2014 £
Group Turnover		7,958,718	5,839,201
Cost of sales		(6,825,623)	(4,989,065)
Gross Profit		1,133,095	850,136
Administrative expenses		(237,330)	(121,749)
Operating profit	2	895,765	728,387
Other interest receivable and similar income	3	589	1,393
Interest payable and similar charges		(322,909)	(351,802)
Profit on ordinary activities before taxation		573,445	377,978
Tax on profit on ordinary activities	4	(118,976)	(77,003)
Profit for the year	15	454,469	300,975

The company has taken advantage of Section 408 of the Companies Act 2006 not to publish its own Profit and Loss Account.

MCCANN HOMES (MK) LIMITED

CONSOLIDATED BALANCE SHEET AS AT 31 DECEMBER 2015

	Notes	2015 £	£	2014 £	£
Fixed assets					
Tangible assets	7		4,534		1,805
Current assets					
Stocks	9	6,982,270		7,183,471	
Debtors	10	96,984		171,263	
Cash at bank and in hand		137,809		230,575	
		<u>7,217,063</u>		<u>7,585,309</u>	
Creditors: amounts falling due within one year	11	<u>(6,012,455)</u>		<u>(6,650,108)</u>	
Net current assets			<u>1,204,608</u>		<u>935,201</u>
Total assets less current liabilities			<u>1,209,142</u>		<u>937,006</u>
Provision for liabilities	12		<u>(1,000)</u>		<u>-</u>
			<u>1,208,142</u>		<u>937,006</u>
Capital and reserves					
Called up share capital	14		100		100
Profit and loss account	15		<u>1,208,042</u>		<u>936,906</u>
Shareholders' funds			<u>1,208,142</u>		<u>937,006</u>

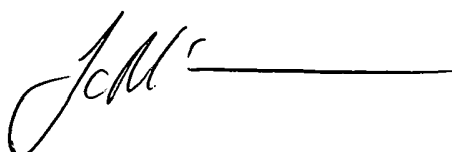
For the financial year ended 31 December 2015 the group was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

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

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and the Financial Reporting Standard for Smaller Entities (effective January 2015).

Approved by the Board for issue on 6 September 2016



J C McCann
Director

Company Registration No. 07033708

MCCANN HOMES (MK) LIMITED

COMPANY BALANCE SHEET AS AT 31 DECEMBER 2015

	Notes	2015 £	£	2014 £	£
Fixed assets					
Tangible assets	7		4,534		1,805
Investments	8		100		100
			<u>4,634</u>		<u>1,905</u>
Current assets					
Stocks	9	3,689,196		5,551,391	
Debtors	10	1,387,841		846,902	
Cash at bank and in hand		137,809		230,575	
		<u>5,214,846</u>		<u>6,628,868</u>	
Creditors: amounts falling due within one year	11	<u>(4,193,619)</u>		<u>(5,670,281)</u>	
Net current assets			<u>1,021,227</u>		<u>958,587</u>
Total assets less current liabilities			<u>1,025,861</u>		<u>960,492</u>
Provision for liabilities	12		<u>(1,000)</u>		<u>-</u>
			<u>1,024,861</u>		<u>960,492</u>
Capital and reserves					
Called up share capital	14		100		100
Profit and loss account	15		1,024,761		960,392
Shareholders' funds			<u>1,024,861</u>		<u>960,492</u>

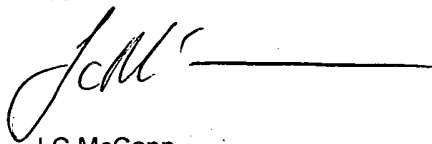
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These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and the Financial Reporting Standard for Smaller Entities (effective January 2015).

Approved by the Board for issue on 6 September 2016



J C McCann
Director

Company Registration No. 07033708

MCCANN HOMES (MK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) and with the provisions of Schedule 6 of the Small Companies and Groups (Accounts and Directors' Report) Regulations 2008.

Basis of consolidation

The consolidated accounts incorporate the accounts of the company and all group undertakings, together with the group's share of the net assets. As a consolidated profit and loss account is published, a separate profit and loss account for the parent company is omitted from the group accounts by virtue of section 408 of the Companies Act 2006.

1.2 Turnover

Turnover represents the proceeds from the sale of properties sold together with consultancy income from property trading. Property sales and income from consultancy on property trading are recognised when completion takes place on the related sales.

1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Computer equipment - 33% straight line

1.4 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

1.5 Stock

Stock is valued at the lower of cost and net realisable value. Cost includes all direct expenditure.

1.6 Interest payable

Interest payable is written off in the period in which it accrues and is not capitalised.

2 Operating profit

	2015 £	2014 £
Operating profit is stated after charging:		
Depreciation of tangible assets	1,603	757
Directors' remuneration	16,024	13,755

3 Investment income

	2015 £	2014 £
Bank interest	586	1,393
Other interest	3	-
	<u>589</u>	<u>1,393</u>

MCCANN HOMES (MK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2015

4 Taxation

	2015 £	2014 £
Domestic current year tax		
U.K. corporation tax	118,207	77,000
Adjustment for prior years	(231)	3
Total current tax	117,976	77,003
Deferred tax		
Deferred tax charge/credit current year	1,000	-
	<u>118,976</u>	<u>77,003</u>

5 Profit for the financial year

As permitted by section 408 Companies Act 2006, the holding company's profit and loss account has not been included in these financial statements. The profit for the financial year is made up as follows:-

	2015 £	2014 £
Holding company's profit for the financial year	<u>247,702</u>	<u>324,461</u>

6 Dividends

	2015 £	2014 £
Ordinary interim paid	<u>183,333</u>	<u>50,000</u>

MCCANN HOMES (MK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2015

7 Tangible fixed assets
Group and Company

**Plant
and
Machinery
£**

Cost

At 1 January 2015

4,275

Additions

4,908

Disposals

(860)

At 31 December 2015

8,323

Depreciation

At 1 January 2015

2,470

On disposals

(284)

Charge for the year

1,603

At 31 December 2015

3,789

Net book value

At 31 December 2015

4,534

At 31 December 2014

1,805

MCCANN HOMES (MK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2015

8	Fixed asset investments Company	Shares in group undertakings £
	Cost	
	At 1 January 2015 and at 31 December 2015	<u>100</u>
	Net book value	
	At 31 December 2015	<u>100</u>
	At 31 December 2014	<u>100</u>

Holdings of more than 20%

The company holds more than 20% of the share capital of the following companies:

Company	Country of Incorporation	Holding Ordinary Shares of £1 each	Proportion
Subsidiary undertakings			
McCann Homes (Edlesborough) Limited	England and Wales	100%	100%

9	Stock	Group		Company	
		2015	2014	2015	2014
		£	£	£	£
	Land and partly completed houses for resale	<u>6,982,270</u>	<u>7,183,471</u>	<u>3,689,196</u>	<u>5,551,391</u>

10	Debtors	Group		Company	
		2015	2014	2015	2014
		£	£	£	£
	Trade debtors	-	47,170	-	47,170
	Amounts owed by group undertakings and undertakings in which the company has a participating interest	-	-	1,290,857	695,514
	Other debtors	<u>96,984</u>	<u>124,093</u>	<u>96,984</u>	<u>104,218</u>
		<u>96,984</u>	<u>171,263</u>	<u>1,387,841</u>	<u>846,902</u>

MCCANN HOMES (MK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2015

11	Creditors: amounts falling due within one year	Group		Company	
		2015 £	2014 £	2015 £	2014 £
	Bank loan (secured)	1,765,234	973,352	-	-
	Trade creditors	595,004	551,931	595,004	551,931
	Deposits held	800,452	794,952	800,452	794,952
	Taxation and social security	170,746	144,625	118,345	144,625
	Director's loan	132,172	207,743	132,172	207,743
	Loan (secured)	2,438,050	3,338,050	2,438,050	3,338,050
	Loan (unsecured)	-	560,200	-	560,200
	Other creditors	110,797	79,255	109,596	72,780
		<u>6,012,455</u>	<u>6,650,108</u>	<u>4,193,619</u>	<u>5,670,281</u>
12	Provisions for liabilities	Group		Company	
		2015 £	2014 £	2015 £	2014 £
	Deferred tax liability				
	Profit and Loss Account	<u>1,000</u>	<u>-</u>	<u>1,000</u>	<u>-</u>
	Balance at 31 December 2015	<u>1,000</u>	<u>-</u>	<u>1,000</u>	<u>-</u>
	The deferred tax liability is made up as follows:	Group		Company	
		2015 £	2014 £	2015 £	2014 £
	Accelerated capital allowances	<u>1,000</u>	<u>-</u>	<u>1,000</u>	<u>-</u>
13	Pension costs Defined contribution	Group		Company	
		2015 £	2014 £	2015 £	2014 £
	Contributions payable by company for the year	<u>-</u>	<u>600</u>	<u>-</u>	<u>600</u>
14	Share capital			2015 £	2014 £
	Allotted, called up and fully paid				
	100 ordinary of £1 each			<u>100</u>	<u>100</u>

MCCANN HOMES (MK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2015

15	Statement of movements on profit and loss account	Profit
	Group	and loss
		account
		£
	Balance at 1 January 2015	936,906
	Profit for the year	454,469
	Dividends paid	(183,333)
	Balance at 31 December 2015	<u>1,208,042</u>
	 Company	 £
	Balance at 1 January 2015	960,392
	Profit for the year	247,702
	Dividends paid	(183,333)
	Balance at 31 December 2015	<u>1,024,761</u>

16 Control

During the two years ended 31 December 2015, J C McCann together with his wife Mrs E McCann controlled the company by owning 100% of the issued share capital.

MCCANN HOMES (MK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2015

17 Related party relationships and transactions

Dividends to Directors

The following directors were paid dividends during the year as outlined in the table below:

	2015 £	2014 £
J C McCann	110,000	30,000
Mrs E McCann	73,333	20,000
	<u>183,333</u>	<u>50,000</u>

Directors loans

Throughout the year a director, J C McCann, had made a loan to the company to provide working capital. The loan fluctuated during the year and at the balance sheet date the amount due to the director was £83,148 (2014 - £207,743). During the year a director Mrs E McCann, had made a loan to the company to provide working capital. The loan fluctuated during the year and at the balance sheet date the amount due to the director was £49,024 (2014 - £ -). These loans are unsecured, interest free, have no fixed date for repayment and are shown in creditors falling due within one year.

Secured loan

Throughout the year the company had a loan from a close family member of one of the directors, J C McCann. The loan has fluctuated throughout the year and at the balance sheet date the loan was £2,438,050 (2014 - £3,338,050) which is repayable on demand and is shown in creditors falling due within one year. Interest is payable at variable rates agreed from time to time. Interest paid in the year to 31 December 2015 amounted to £198,128. The loan is secured by a legal charge on trading stock of the company.

Unsecured loan

At the beginning of the year the company had a further loan from a close family member of one of the directors, J C McCann, amounting to £560,200. This loan was repaid in the year. Interest was payable at variable rates agreed from time to time and the interest paid in the year ended 31 December 2015 amounted to £16,482.

Guarantee by Director

J C McCann has given a personal guarantee to the bankers of the company subsidiary in respect of a costs overrun and an interest shortfall.