Company Registration No. SC081663 (Scotland)

WEYLAND FARMS LIMITED

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2017

MONDAY

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COMPANIES HOUSE

WEYLAND FARMS LIMITED

COMPANY INFORMATION

Directors	R Crichton	(Appointed 3 October 2017)
	J Johnston	
	S Sankey	(Appointed 3 October 2017)
	G Sinclair	
	M Thomson	(Appointed 3 October 2017)
Secretary	G Waterson	
Company number	SC081663	
Registered office	Council Offices Kirkwall Orkney KW15 1NY	
Accountants	A J B Scholes Ltd 8 Albert Street Kirkwall Orkney KW15 1HP	

WEYLAND FARMS LIMITED

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WEYLAND FARMS LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2017

The directors present their annual report and financial statements for the year ended 31 March 2017.

Principal activities
The principal activity of the company continued to be farming.

Directors
The directors who held office during the year and up to the date of signature of the financial statements were as follows:

R Crichton	(Appointed 3 October 2017)
A Drever	(Resigned 3 October 2017)
J Foubister	(Retired 25 May 2017)
J Johnston	
J Moar	(Retired 17 May 2017)
S Sankey	(Appointed 3 October 2017)
G Sinclair	
M Thomson	(Appointed 3 October 2017)

Results and dividends
The results for the year are set out on page 3.

No ordinary dividends were paid. The directors do not recommend payment of a final dividend.

On behalf of the board

J Johnston
Director
3 October 2017

WEYLAND FARMS LIMITED

REPORT TO THE DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY ACCOUNTS OF WEYLAND FARMS LIMITED

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Weyland Farms Limited for the year ended 31 March 2017 set out on pages 3 to 17 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants of Scotland, we are subject to its ethical and other professional requirements which are detailed at http://www.icas.org.uk/accountspreparationguidance.

This report is made solely to the Board of Directors of Weyland Farms Limited, as a body, in accordance with the terms of our engagement letter dated 8 April 2010. Our work has been undertaken solely to prepare for your approval the financial statements of Weyland Farms Limited and state those matters that we have agreed to state to the Board of Directors of Weyland Farms Limited, as a body, in this report in accordance with the requirements of the Institute of Chartered Accountants of Scotland as detailed at http://www.icas.org.uk/accountspreparationguidance. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Weyland Farms Limited and its Board of Directors as a body, for our work or for this report.

It is your duty to ensure that Weyland Farms 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 profit of Weyland Farms Limited. You consider that Weyland Farms 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 Weyland Farms 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.

A J B Scholes Ltd

Chartered Accountants

3 October 2017

8 Albert Street
Kirkwall
Orkney
KW15 1HP

WEYLAND FARMS LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2017

	Notes	2017 £	2016 £
Turnover	3	10,577	7,045
Administrative expenses		(8,265)	(7,304)
Operating profit/(loss)	4	2,312	(259)
Interest receivable and similar income	5	444	723
Interest payable and similar expenses	6	(5)	(1,006)
Amounts written back/ (written off) investments	7	-	(142)
Profit/(loss) before taxation		2,751	(684)
Taxation	8	(2,203)	(1,552)
Profit/(loss) for the financial year		548	(2,236)

The profit and loss account has been prepared on the basis that all operations are continuing operations.

WEYLAND FARMS LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2017

	2017 £	2016 £
Profit/(loss) for the year	548	(2,236)
Other comprehensive income		
Actuarial (loss)/gain on defined benefit pension schemes	(16,000)	11,000
Total comprehensive income for the year	(15,452)	8,764

WEYLAND FARMS LIMITED

BALANCE SHEET

AS AT 31 MARCH 2017

	Notes	2017 £	2017 £	2016 £	2016 £
Fixed assets					
Investments	9		805		805
Current assets					
Debtors	10	1,690		22,045	
Cash at bank and in hand		236,483		240,829	
		238,173		262,874	
Creditors: amounts falling due within one year	11	(6,403)		(5,652)	
Net current assets			231,770		257,222
Total assets less current liabilities			232,575		258,027
Provisions for liabilities	12		-		(10,000)
Net assets			232,575		248,027
Capital and reserves					
Called up share capital	14		510,000		510,000
Other reserves			(20,000)		(20,000)
Profit and loss reserves			(257,425)		(241,973)
Total equity			232,575		248,027

For the financial year ended 31 March 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors and authorised for issue on 3 October 2017 and are signed on its behalf by:

J Johnston
Director

Company Registration No. SC081663

WEYLAND FARMS LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 MARCH 2017

	Notes	Share capital	Other reserves	Profit and loss reserves	Total
		£	£	£	£
Balance at 1 April 2015		510,000	(20,000)	(250,737)	239,263
Year ended 31 March 2016:					
Loss for the year		-	-	(2,236)	(2,236)
Other comprehensive income:					
Actuarial gains on defined benefit plans		-	-	11,000	11,000
Total comprehensive income for the year		-	-	8,764	8,764
Balance at 31 March 2016		510,000	(20,000)	(241,973)	248,027
Year ended 31 March 2017:					
Profit for the year		-	-	548	548
Other comprehensive income:					
Actuarial gains on defined benefit plans		-	-	(16,000)	(16,000)
Total comprehensive income for the year		-	-	(15,452)	(15,452)
Balance at 31 March 2017		510,000	(20,000)	(257,425)	232,575

WEYLAND FARMS LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2017

	Notes	2017 £	2017 £	2016 £	2016 £
Cash flows from operating activities					
Cash absorbed by operations	16		(3,233)		(22,204)
Interest paid			(5)		(6)
Income taxes paid			(1,552)		(6,435)
Net cash outflow from operating activities			(4,790)		(28,645)
Investing activities					
Interest received		444		723	
Net cash generated from investing activities			444		723
Net cash used in financing activities			-		-
Net decrease in cash and cash equivalents			(4,346)		(27,922)
Cash and cash equivalents at beginning of year			240,829		268,751
Cash and cash equivalents at end of year			236,483		240,829

1 Accounting policies

Company information

Weyland Farms Limited is a private company limited by shares incorporated in Scotland. The registered office is Council Offices, Kirkwall, Orkney, KW15 1NY.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared on the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes, where applicable.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

1.3 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

1.4 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1 **Accounting policies** **(Continued)**

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Other financial assets

Other financial assets, including investments in equity instruments that are not publically traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Trade debtors, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are measured at amortised cost using the effective interest method, less any impairment.

Interest is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

1 **Accounting policies** **(Continued)**

Basic financial liabilities
Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Derecognition of financial liabilities
Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

1.5 Equity instruments
Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.6 Taxation
The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax
The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax
Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1 Accounting policies **(Continued)**

1.7 Retirement benefits

Former company employees were eligible to join a defined benefit local government pension scheme. Contributions payable to this scheme are charged to the profit and loss account over the working lives of the members of the scheme. The contributions are determined by a qualified actuary on the basis of triennial valuations. These contributions are invested separately from the company's assets.

The net interest element is determined by multiplying the net defined benefit liability by the discount rate, taking into account any changes in the net defined benefit liability during the period as a result of contribution and benefit payments. The net interest is recognised in profit or loss as other finance revenue or cost.

Remeasurement changes comprise actuarial gains and losses, the effect of the asset ceiling and the return on the net defined benefit liability excluding amounts included in net interest. These are recognised immediately in other comprehensive income in the period in which they occur and are not reclassified to profit and loss in subsequent periods.

The defined net benefit pension asset or liability in the balance sheet comprises the total for each plan of the present value of the defined benefit obligation (using a discount rate based on high quality corporate bonds), less the fair value of plan assets out of which the obligations are to be settled directly. Fair value is based on market price information, and in the case of quoted securities is the published bid price. The value of a net pension benefit asset is limited to the amount that may be recovered either through reduced contributions or agreed refunds from the scheme.

1.8 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Turnover and other revenue

An analysis of the company's turnover is as follows:

	2017	2016
	£	£
Turnover		
Agricultural subsidies	10,577	7,045
Other significant revenue		
Interest income	444	723

3 Turnover and other revenue (Continued)

Turnover analysed by geographical market

	2017	2016
	£	£
United Kingdom	10,577	7,045

4 Operating profit/(loss)

Operating profit/(loss) for the year is stated after charging/(crediting):	2017 £	2016 £
Operating lease charges	2,500	2,500

5 Interest receivable and similar income

	2017	2016
	£	£
Interest income		
Interest on bank deposits	444	713
Other interest income	-	10
Total income	444	723

6 Interest payable and similar expenses

	2017	2016
	£	£
Interest on the net defined benefit liability	-	1,000
Other interest	5	6
	5	1,006

7 Amounts written off investments

	2017	2016
	£	£
Amounts written back to/(written off) financial assets held at cost	-	(142)

8 Taxation

	2017	2016
	£	£
Current tax		
UK corporation tax on profits for the current period	2,203	1,552

8 Taxation **(Continued)**

The actual charge for the year can be reconciled to the expected charge/(credit) for the year based on the profit or loss and the standard rate of tax as follows:

	2017	2016
	£	£
Profit/(loss) before taxation	2,751	(684)
Expected tax charge/(credit) based on the standard rate of corporation tax in the UK of 20.00% (2016: 20.00%)	550	(137)
Tax effect of expenses that are not deductible in determining taxable profit	1,653	1,661
Effect of revaluations of investments	-	28
Taxation for the year	2,203	1,552

9 Fixed asset investments

	2017	2016
	£	£
Unlisted investments	805	805

Fixed asset investments revalued
Investments are stated at historic cost.

Movements in fixed asset investments

	Investments other than loans
	£
Cost or valuation	
At 1 April 2016 & 31 March 2017	805
Carrying amount	
At 31 March 2017	805
At 31 March 2016	805

10 Debtors

	2017	2016
Amounts falling due within one year:	£	£
Other debtors	1,690	22,045

11 Creditors: amounts falling due within one year

	2017	2016
	£	£
Corporation tax	2,203	1,552
Accruals and deferred income	4,200	4,100
	6,403	5,652

12 Provisions for liabilities

	Notes	2017	2016
		£	£
Retirement benefit obligations	13	-	10,000
		-	10,000

13 Retirement benefit schemes

Defined benefit schemes

The company's employees were eligible to join a Local Government pension scheme, which is a defined benefit statutory scheme. The most recent full actuarial valuation was on 31 March 2014 and was carried out by a qualified independent actuary. An updated valuation has been prepared on cessation of the scheme for the purposes of disclosure in these accounts. Contributions to the scheme were determined by the actuary on the basis of triennial valuations using the projected unit method.

Key assumptions	2017 %	2016 %
Discount rate	-	3.4
Expected rate of increase of pensions in payment	-	2.1
Expected rate of salary increases	-	4.1

Mortality assumptions	2017	2016
Assumed life expectations on retirement at age 65:	Years	Years
Retiring today		
- Males	-	22.4
- Females	-	23.8
Retiring in 20 years		
- Males	-	25.0
- Females	-	27.0

13 Retirement benefit schemes **(Continued)**

Amounts recognised in the profit and loss account	2017 £	2016 £
Net interest on defined benefit liability/(asset)	-	1,000

Amounts taken to other comprehensive income	2017 £	2016 £
Actual return on scheme assets	4,000	(2,000)
Less: calculated interest element	-	5,000
Return on scheme assets excluding interest income	4,000	3,000
Actuarial changes related to obligations	12,000	(14,000)
Total costs/(income)	16,000	(11,000)

The amounts included in the balance sheet arising from the company's obligations in respect of defined benefit plans are as follows:

	2017 £	2016 £
Present value of defined benefit obligations	-	180,000
Fair value of plan assets	-	(170,000)
Deficit in scheme	-	10,000

Movements in the present value of defined benefit obligations	2017 £
Liabilities at 1 April 2016	180,000
Plan introductions, changes, curtailments and settlements	(192,000)
Actuarial gains and losses	12,000
At 31 March 2017	-

The defined benefit obligations arise from plans which are wholly or partly funded.

13 Retirement benefit schemes **(Continued)**

Movements in the fair value of plan assets	2017 £
Fair value of assets at 1 April 2016	170,000
Return on plan assets (excluding amounts included in net interest)	(4,000)
Plan introductions, changes, curtailments and settlements	(166,000)
At 31 March 2017	-

The actual return on plan assets was £4,000 (2016 - £2,000).

Fair value of plan assets at the reporting period end	2017 £	2016 £
Equity instruments	-	139,000
Debt instruments	-	26,000
Other assets	-	5,000
	-	170,000

14 Share capital

	2017 £	2016 £
Ordinary share capital		
Authorised		
510,000 Ordinary shares of £1 each	510,000	510,000
Issued and fully paid		
510,000 Ordinary shares of £1 each	510,000	510,000

15 Operating lease commitments

Lessee
The company leases land under annual grazing agreements.

16 Cash generated from operations

	2017 £	2016 £
Profit/(loss) for the year after tax	548	(2,236)
Adjustments for:		
Taxation charged	2,203	1,552
Finance costs	5	1,006
Investment income	(444)	(723)
Amounts written off investments	-	142
Pension scheme non-cash movement	(26,000)	-
Movements in working capital:		
Decrease/(increase) in debtors	20,355	(22,045)
Increase in creditors	100	100
Cash absorbed by operations	(3,233)	(22,204)