

Ogilvie Homes Limited

Report and Financial Statements

30 June 2014



Registered No. SC091421

Strategic report

The directors present their strategic report and group financial statements for the year ended 30 June 2014.

Results and dividends

The group profit for the year after taxation amounted to £482,000 (2013 – loss of £1,108,000). The directors do not recommend a final dividend (2013 – £nil).

Principal activity, review of the business and future developments

The group's principal activity during the year was residential property development.

Ogilvie Homes in common with most residential developers benefited from the introduction of the Scottish Government supported "Help to Buy (Scotland)" scheme which stimulated much needed impetus to mortgage availability, especially for first time buyers. Whilst disappointed at the recent funding shortfall from this source the Company is confident that when it is reintroduced in April 2015 it will reinvigorate the market. As in previous years we will continue to procure contracts with Housing Associations and Local Authorities to provide much need affordable housing. The joint venture, Freedom Homes (Stirling) Limited continues to perform well as market conditions improve post-recession.

The key performance indicator is the land bank, which is in a reasonable position at the year-end.

Principal risks and uncertainties

The group's principal financial instruments comprise cash and cash equivalents. Other financial assets and liabilities such as trade creditors and trade debtors arise directly from operating activities.

Interest rate risk

The group's interest income and expenses are affected by any movement in interest rates. Except for one of the group's joint arrangements, the group and its subsidiary undertakings do not undertake active hedging of this risk.

On behalf of the Board



J F Watson
Director

5 December 2014

Registered No. SC091421

Directors' report

The directors present their report and group financial statements for the year ended 30 June 2014.

Results and dividends

The group profit for the year after taxation amounted to £482,000 (2013 – loss of £1,108,000). The directors do not recommend a final dividend (2013 – £nil).

Future developments

The key performance indicator is the land bank, which is in a reasonable position at the year-end.

Going concern

In line with the FRC guidance on Going Concern issued in November 2009, the directors have undertaken an exercise to review the appropriateness of the continued use of the Going Concern basis.

The group's business activities, principal risks and uncertainties, and review of the business are outlined in the strategic report on page 1.

After making suitable enquiries, the directors have a reasonable expectation that the company and the group have adequate resources to meet their liabilities as they fall due for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

Directors

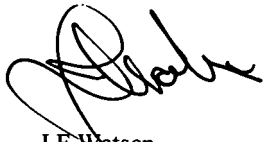
The directors who served the company during the year were as follows:

D H Ogilvie
J F Watson
A D Ogilvie
S P Lloyd
J G McDade

Disclosure of information to the auditors

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information, being information needed by the auditor in connection with preparing its report, of which the auditor is unaware. Having made enquiries of fellow directors and the company's auditor, each director has taken all the steps that he/she is obliged to take as a director in order to make himself/herself aware of any relevant audit information and to establish that the auditor is aware of that information.

On behalf of the Board



J F Watson
Director

5 December 2014

Statement of directors' responsibilities

The directors are responsible for preparing the annual 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 the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 group and the company and of the profit or loss of the group 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 group's and the company's transactions and disclose with reasonable accuracy at any time the financial position of the group and the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the group and the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent auditors' report

to the members of Ogilvie Homes Limited

We have audited the financial statements of Ogilvie Homes Limited for the year ended 30 June 2014 which comprise the Group Profit and Loss Account, the Group Statement of Total Recognised Gains and Losses, the Group and Parent Company Balance Sheets and the related notes 1 to 20. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom 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

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the group's and the parent undertaking's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report and Financial statements to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the parent undertaking's affairs as at 30 June 2014 and of the group's profit for the year then ended;
- have been properly prepared in accordance with United Kingdom 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 Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Independent auditors' report

to the members of Ogilvie Homes Limited

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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.

Ernst & Young LLP

Walter Campbell (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
Glasgow

11/12/2014

Group profit and loss account

for the year ended 30 June 2014

	Notes	2014 £000	2013 £000
Turnover			
Turnover: Group and share of joint ventures' turnover		38,705	20,058
Less: share of joint ventures' turnover		11,568	6,449
Group turnover	2	27,137	13,609
Cost of sales		24,014	12,535
Gross profit		3,123	1,074
Administration expenses		1,968	1,655
Group operating profit/(loss)	3	1,155	(581)
Share of operating profit in joint ventures		457	431
Total operating profit/(loss): group and share of joint ventures		1,612	(150)
Interest payable and similar charges	6	1,035	844
Profit/(loss) on ordinary activities before taxation		577	(994)
Tax	7	95	114
Profit/(loss) for the financial year	16	482	(1,108)

All amounts relate to continuing activities.

Group statement of total recognised gains and losses

for the year ended 30 June 2014

There are no recognised gains or losses other than the profit attributable to the shareholders of the company of £482,000 in the year ended 30 June 2014 (2013 – loss of £1,108,000).

Group balance sheet

at 30 June 2014

	Notes	2014 £000	2013 £000
Fixed assets			
Tangible assets	9	7	8
Investments	10	3,247	2,891
		<u>3,254</u>	<u>2,899</u>
Current assets			
Stocks	11	20,972	23,998
Debtors	12	12,328	11,148
		<u>33,300</u>	<u>35,146</u>
Creditors: amounts falling due within one year	13	32,736	35,709
Net current assets		<u>564</u>	<u>437</u>
Total assets less current liabilities		3,818	3,336
Creditors: amounts falling due after more than one year	14	2,500	2,500
Net assets		<u>1,318</u>	<u>836</u>
Capital and reserves			
Called up share capital	15	-	-
Revenue reserve	16	1,318	836
Equity shareholders' funds	16	<u>1,318</u>	<u>836</u>

These financial statements were approved by the directors and authorised for issue on 5 December 2014 and are signed on their behalf by:



S P Lloyd
Director

Company balance sheet

at 30 June 2014

	Notes	2014 £000	2013 £000
Fixed assets			
Tangible assets	9	7	8
Investments	10	3,247	2,891
		<u>3,254</u>	<u>2,899</u>
Current assets			
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Net assets		<u>1,318</u>	<u>836</u>
Capital and reserves			
Called up share capital	15		
Revaluation reserve	16	3,247	2,891
Revenue reserve	16	(1,929)	(2,055)
Equity shareholders' funds	16	<u>1,318</u>	<u>836</u>

These financial statements were approved by the directors and authorised for issue on 5 December 2014 and are signed on their behalf by:



S P Lloyd

Director

Notes to the financial statements

at 30 June 2014

1. Accounting policies

Basis of preparation

The financial statements are prepared under the historical cost convention and in accordance with applicable accounting standards.

Going concern

The financial statements have been prepared under the going concern concept because the parent undertaking has confirmed its intention to support the activities of the company over the next twelve months from the date of signing the balance sheet or, if shorter, for so long as the company remains a wholly owned subsidiary of the parent undertaking.

Group financial statements

The group financial statements consolidate the financial statements of Ogilvie Homes Limited and all its subsidiaries made up to 30 June 2014. No profit and loss account is presented for the company as permitted by section 408 of the Companies Act 2006.

Entities in which the group holds an interest on a long-term basis and are jointly controlled by the group and one or more other ventures under a contractual agreement are treated as joint ventures. In the group financial statements, joint ventures are accounted for using the gross equity method.

Statement of cash flows

The company is exempt from the requirements of FRS 1 (Revised) to include a statement of cash flows as part of its financial statements, as it is a wholly-owned subsidiary undertaking of Ogilvie Group Limited, which will produce a group statement of cash flows. The financial statements of this company are publicly available.

Tangible fixed assets

Depreciation is provided on all tangible fixed assets at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life as follows:

Fixtures and fittings – over 5 years

The carrying values of tangible fixed assets are reviewed for impairment when events or changes in circumstances indicate the carrying value may not be recoverable.

Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the group and the revenue can be readily measured. Revenue from house sales is recognised by reference to the date of sale which is taken as the date a house is substantially complete following signing of missives.

Stocks

The stocks are valued at the lower of cost and net realisable value.

Work-in-progress is valued at the cost of related land, direct materials and labour plus attributable production overheads less provision for foreseeable losses.

Deferred taxation

Deferred taxation is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or right to pay less or to receive more, tax, with the following exception:

- Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

Notes to the financial statements

at 30 June 2014

1. Accounting policies (continued)

Pensions

The group operates a defined contribution scheme. Contributions are charged to the profit and loss account as they become payable in accordance with the rules of the scheme.

For defined benefit schemes the amount charged to the profit and loss account in respect of pension costs is the estimated regular cost of providing the benefits accrued in the year, adjusted to reflect variations from the cost. The regular cost is calculated so that it represents a substantially level percentage of current and future payroll. Variations from regular cost are charged or credited to the profit and loss account as a constant percentage of payroll over the estimated average remaining working life of scheme members or as recommended by the actuary. Defined benefit schemes are externally funded, with the assets of the scheme held separately from those of the group in separate trustee administered funds. Differences between amounts charged to the profit and loss account and amounts funded are shown as either provisions or prepayments in the balance sheet.

2. Turnover

Turnover which is stated net of value added tax represents the invoiced amount of goods sold and services provided. The date of sale for the house building activity is taken as the date a house is substantially complete following signing of missives.

Group turnover and group operating loss were contributed wholly to the house-building activity with all sales based in the United Kingdom.

3. Group operating profit/(loss)

This is stated after charging/(crediting):

	2014 £000	2013 £000
Auditors' remuneration – audit	12	12

4. Directors' remuneration

	2014 £000	2013 £000
Remuneration excluding pension contributions	275	393
Defined pension contributions	43	65
Compensation for loss of office	-	28
Remuneration of the highest paid director, excluding pension contributions	133	139
Defined pension contributions of highest paid director	25	24

The number of directors who perform qualifying services for the company that are members of money purchase schemes is three (2013 – four).

Two other directors are also directors of the parent company, Ogilvie Group Limited, which levied charges of £120,000 (2013: £120,000) in respect of management services to the company.

Notes to the financial statements

at 30 June 2014

5. Staff costs

	2014 £000	2013 £000
Wages and salaries	1,513	1,378
Social security costs	154	142
Pension costs	114	113
	<u>1,781</u>	<u>1,633</u>

The average weekly number of employees during the year was 38 (2013 – 39).

6. Interest payable and similar charges

	2014 £000	2013 £000
Bank interest payable	<u>1,035</u>	<u>844</u>

7. Tax

(a) Tax on profit on ordinary activities

The tax charge is made up as follows:

	2014 £000	2013 £000
Current tax:		
UK corporation tax of profit for the year	6	-
Share of joint ventures' current tax	101	103
Total current tax (note 7(b))	<u>107</u>	<u>103</u>
Deferred tax:		
Origination and reversal of timing differences	(12)	11
Tax on profit on ordinary activities	<u>95</u>	<u>114</u>

Notes to the financial statements

at 30 June 2014

7. Tax (continued)

(b) Factors affecting tax charge for the year

The tax assessed for the year differs from the standard rate of corporation tax in the UK of 22.5% (2013 – 23.75%). The differences are explained below:

	2014 £000	2013 £000
Profit/(loss) on ordinary activities before tax	577	(996)
Profit/(loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 22.5% (2013 – 23.75%)	130	(236)
<i>Effects of:</i>		
Disallowable expenses and non-taxable income	-	1
Fixed asset timing differences	-	1
Group relief (received)/surrendered for nil payment	(23)	337
Current tax for the year (note 7(a))	107	103

(c) Deferred tax

The deferred tax asset, calculated at 20% (2013 – 23%), included in the balance sheet is as follows:

<i>Group and company</i>	£000
At 1 July 2013	-
Credit during year	12
At 30 June 2014	12
	2014 £000
	2013 £000
<i>The deferred tax consists of:</i>	
Accelerated capital allowances	12

8. Profit/(loss) attributable to members of the parent undertaking

The profit dealt with in the financial statements of the parent undertaking is £126,000 (2013 – loss of £1,436,000).

Notes to the financial statements

at 30 June 2014

9. Tangible fixed assets

Group and company

*Fixtures and
fittings
£000*

Cost:

At 1 July 2013 and 30 June 2014

12

Depreciation:

At 1 July 2013

4

Charged during year

1

At 30 June 2014

5

Net book value:

At 30 June 2014

7

At 1 July 2013

8

10. Investments

Group

2014

2013

£000

£000

Joint venture – Gross assets

16,123

21,015

– Gross liabilities

(12,876)

(18,124)

3,247

2,891

Joint venture:

£000

Cost at 1 July 2013

2,891

Share of joint venture's profit for the year

356

At 30 June 2014

3,247

Group

Additional disclosures are given in respect of the group's 50% share in Freedom Homes (Stirling) Limited, which exceed certain thresholds under FRS 9 'Associates and Joint Ventures' as follows:

2014

2013

£000

£000

Fixed assets

Current assets

16,123

21,015

Share of gross assets

16,123

21,015

Liabilities due within one year

(7,576)

(12,824)

Liabilities due after one year

(5,300)

(5,300)

Share of gross liabilities

(12,876)

(18,124)

Share of net assets

3,247

2,891

Notes to the financial statements

at 30 June 2014

10. Investments (continued)

	2014 £000	2013 £000
Turnover	11,568	6,449
Profit before tax	457	431
Tax	101	103
Profit after tax	356	328

A bank overdraft of £5,541,000] (2013 – £10,847,000) included within ‘liabilities due within one year’ above is secured by standard securities over all of the assets owned by Freedom Homes (Stirling) Limited and floating charges over all the assets of Freedom Homes (Stirling) Limited.

The group holds more than 20% of the allotted and issued ordinary share capital of the following subsidiary undertakings and joint ventures all of which are registered in Scotland.

<i>Name of company</i>	<i>Percentage held</i>	<i>Nature of business</i>
Ogilvie Abbotsford Limited	100	Dormant
Torbrex Development Company Limited	100	Dormant
Joint Ventures		
Freedom Homes (Stirling) Limited	50	Residential property development

Company

Investment in subsidiary undertakings and joint venture:

	£000
Cost or valuation:	
At 1 July 2013	2,891
Revaluation during year	356
At 30 June 2014	3,247

Investments in subsidiary undertakings and joint venture were re-valued by the directors to their underlying net asset values at 30 June 2014 and at 1 July 2013.

11. Stocks

	2014 £000	2013 £000
<i>Group and company</i>		
Work in progress	12,154	14,208
Land held for development purposes	8,051	9,193
Assets for resale	767	597
	20,972	23,998

Notes to the financial statements

at 30 June 2014

12. Debtors

	2014	2013
<i>Group and company</i>	<i>£000</i>	<i>£000</i>
Trade debtors	5,417	4,613
Amount owed by joint ventures	6,139	6,066
Prepayments	103	73
Other taxes and social security costs	431	296
Corporation tax recoverable	75	-
Deferred tax asset (note 7(c))	12	-
Amounts owed by group undertakings	151	100
	<u>12,328</u>	<u>11,148</u>

Included within amount owed by joint venture is an amount of £5,300,000 (2013 – £5,300,000) due out with one year.

Included within trade debtors is an amount of £2,675,009 (2013 – £2,714,000) due out with one year.

13. Creditors: amounts falling due within one year

	2014	2013
<i>Group and company</i>	<i>£000</i>	<i>£000</i>
Bank overdraft	10,648	9,719
Trade creditors	4,099	2,314
Amounts owed to group undertakings	17,625	22,525
Other taxes and social security costs	98	53
Accruals and receipts in advance	216	41
Other creditors	50	57
	<u>32,736</u>	<u>34,709</u>

The bank overdraft is secured by a floating charge granted in favour of Barclays Bank plc.

14. Creditors: amounts falling due after more than one year

<i>Group and company</i>	2014	2013
	<i>£000</i>	<i>£000</i>
Amounts owed to group undertakings	<u>2,500</u>	<u>2,500</u>

15. Issued share capital

<i>Group and company</i>	2014		2013	
<i>Allotted, called up and fully paid</i>	<i>No.</i>	<i>£</i>	<i>No.</i>	<i>£</i>
Ordinary shares of £1 each	100	<u>100</u>	100	<u>100</u>

Notes to the financial statements

at 30 June 2014

16. Reconciliation of shareholders' funds and movements on reserves

<i>Group</i>	<i>Share capital</i> £000	<i>Profit and loss account</i> £000	<i>Total share- holders' funds</i> £000
At 1 July 2012	-	1,944	1,944
Loss for the year	-	(1,108)	(1,108)
At 1 July 2013	-	836	836
Profit for the year	-	482	482
At 30 June 2014	-	1,318	1,318

<i>Company</i>	<i>Share capital</i> £000	<i>Revaluation reserve</i> £000	<i>Profit and loss account</i> £000	<i>Total share- holders' funds</i> £000
At 1 July 2012	-	2,563	(619)	1,944
Loss for the year	-	-	(1,436)	(1,436)
Revaluation during year	-	328	-	328
At 1 July 2013	-	2,891	(2,055)	836
Profit for the year	-	-	126	126
Revaluation during year	-	356	-	356
At 30 June 2014	-	3,247	(1,929)	1,318

17. Pensions

The group operates a defined contribution pension scheme, the assets of which are held separately from those of the group in an independently administered fund. Details of the scheme are contained in the financial statements of Ogilvie Group Limited.

18. Contingent liabilities

The company has a contingent liability for the overdrafts of other group undertakings which it has guaranteed without limit.

The company and certain subsidiaries had other contingent liabilities in the normal course of business, including counter indemnities for performance and tendering bonds.

19. Related party transactions

During the year, the company sold development works in the normal course of business to a joint venture company Freedom Homes (Stirling) Limited for £4,987,000 (2013 – £3,908,000).

The company has relied on the exemptions conferred under FRS 8 in respect of intra-group transactions.

Notes to the financial statements

at 30 June 2014

20. Ultimate parent undertaking and controlling party

The parent undertaking of the group of undertakings for which group financial statements are drawn up and of which the company is a member is Ogilvie Group Limited registered in Scotland. Copies of Ogilvie Group Limited's financial statements can be obtained from the Registrar of Companies, Companies House, Edinburgh Quay 2, 139 Fountainbridge, Edinburgh, EH3 9FF.

The directors consider that Duncan H Ogilvie is the group's controlling party by virtue of his office and his shareholding.