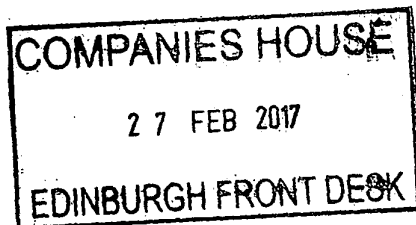


Ogilvie Homes Limited

Report and Financial Statements

30 June 2016



Registered No. SC091421

Strategic report

The directors present their strategic report and group financial statements for the year ended 30 June 2016.

Results and dividends

The directors consider the results for the year to be satisfactory. Unlike previous years there was no profit contribution from our joint venture but despite this the group profit for the year before taxation was up to £747,000 (2015 – profit of £575,000) which is an increase of 30% on the previous year. The directors do not recommend a final dividend (2015 – £nil).

Principal activity, review of the business and future developments

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

Ogilvie Homes have built on the stability of last year and have seen steady and sustainable growth over the period with completions up with the percentage of private homes for sale increasing as Social Housing contracts near completion.

Sales prices are showing slight improvement although the market is still reliant on Help to Buy but the more traditional incentives of part exchange and shared equity are less prevalent. We have also been successful in securing planning status for a number of our option sites which will enhance our land bank for the future.

Our joint venture **Freedom Homes (Stirling)** is now clear of all bank debt with two sites now completed and the remaining two sites expected to finish during the next financial year.

The key performance indicator is the land bank, which is in a satisfactory position at the year-end. The group has continuing interest in the acquisition of a number of sites.

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. The group and its subsidiary undertakings do not undertake active hedging of this risk.

On behalf of the Board



J.F. Watson
Director

1 February 2017

Registered No. SC091421

Directors' report

The directors present their report and group financial statements for the year ended 30 June 2016.

Results and dividends

The group profit for the year after taxation amounted to £747,000 (2015 – profit of £575,000). The directors do not recommend a final dividend (2015 – £nil).

Future developments

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

Going concern

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 and up to the date of this report 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
1 February 2017

Statement of directors' responsibilities

The directors are responsible for preparing the Strategic Report, 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 the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), 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 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 judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements;
- notify its shareholders in writing about the use of disclosure exemptions, if any, of FRS 102 used in the preparation of 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 are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Independent auditors' report to the members of Ogilvie Homes Limited

Report on the financial statements

Our opinion

In our opinion, Ogilvie Homes Limited's group financial statements and company financial statements (the "financial statements"):

- give a true and fair view of the state of the group's and of the company's affairs as at 30 June 2016 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.

What we have audited

The financial statements, included within the Report and Financial Statements (the "Annual Report"), comprise:

- the group and company balance sheets as at 30 June 2016;
- the group profit and loss account for the year then ended;
- the group and company statement of changes in equity for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice), and applicable law.

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

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.

Other matters on which we are required to report by exception

Adequacy of accounting records and information and explanations received

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- the company financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Directors' remuneration

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of directors' remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

Responsibilities for the financial statements and the audit

Our responsibilities and those of the directors

As explained more fully in the Statement of directors' 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) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the parent company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

What an audit of financial statements involves

We conducted our audit in accordance with ISAs (UK & Ireland). 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 to the company'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.

We primarily focus our work in these areas by assessing the directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

In addition, we read all the financial and non-financial information in the Annual Report 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.


Martin Cowie (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Glasgow.
1 February 2017

Group profit and loss account

for the year ended 30 June 2016

	Notes	2016 £000	2015 £000
Turnover			
Turnover: Group and share of joint ventures' turnover		36,860	37,615
Less: share of joint ventures' turnover		(8,384)	(12,053)
Group turnover	4	28,476	25,562
Cost of sales		(24,324)	(22,513)
Gross profit		4,152	3,049
Administration expenses		(2,509)	(2,418)
Group operating profit	5	1,643	631
Share of operating profit in joint ventures		(15)	(844)
Total operating profit: group and share of joint ventures		1,628	1,475
Interest payable and similar charges	8	(881)	(900)
Profit on ordinary activities before taxation		747	575
Tax	9	(28)	(175)
Profit for the financial year		719	400

All amounts relate to continuing activities.

There are no recognised gains or losses other than the profit attributable to the shareholders of the company of £719,000 in the year ended 30 June 2016 (2015 – profit of £400,000).

Group balance sheet

at 30 June 2016

	Notes	2016 £000	2015 £000
Fixed assets			
Tangible assets	11	4	5
Investments	12	3,899	3,915
		<u>3,903</u>	<u>3,920</u>
Current assets			
Stocks	13	20,841	20,722
Debtors	14	14,247	14,101
		<u>35,088</u>	<u>34,823</u>
Creditors: amounts falling due within one year	15	(36,561)	(34,532)
Net current liabilities		<u>(1,473)</u>	<u>291</u>
Total assets less current liabilities		<u>2,430</u>	<u>4,211</u>
Creditors: amounts falling due after more than one year	16	-	(2,500)
Net assets		<u>2,430</u>	<u>1,711</u>
Capital and reserves			
Called up share capital	17	-	-
Revenue reserve		2,430	1,711
Equity shareholders' funds		<u>2,430</u>	<u>1,711</u>

The notes on pages 10 to 19 form an integral part of the financial statements.

These financial statements were approved by the directors and authorised for issue on 1 February 2017 and are signed on their behalf by:



S P Lloyd

Director

Company balance sheet

at 30 June 2016

	Notes	2016 £000	2015 £000
Fixed assets			
Tangible assets	11	4	5
Investments	12	3,899	3,915
		<u>3,903</u>	<u>3,920</u>
Current assets			
Stocks	13	20,841	20,722
Debtors	14	14,247	14,101
		<u>35,088</u>	<u>34,823</u>
Creditors: amounts falling due within one year	15	(36,561)	(34,532)
Net current liabilities		<u>(1,473)</u>	<u>291</u>
Total assets less current liabilities		2,430	4,211
Creditors: amounts falling due after more than one year	16	-	(2,500)
Net assets		<u>2,430</u>	<u>1,711</u>
Capital and reserves			
Called up share capital	17	-	-
Revaluation reserve		3,899	3,915
Revenue reserve		(1,469)	(2,204)
Equity shareholders' funds		<u>2,430</u>	<u>1,711</u>

The notes on pages 10 to 19 form an integral part of the financial statements.

These financial statements were approved by the directors and authorised for issue on 1 February 2017 and are signed on their behalf by:



S P Lloyd

Director

Group Statement of changes in equity

at 30 June 2016

	<i>Share capital</i> £000	<i>Profit and loss account</i> £000	<i>Total share- holders' funds</i> £000
At 1 July 2014	-	1,311	1,311
Profit for the year	-	400	400
At 1 July 2015	-	1,711	1,711
Profit for the year	-	719	719
At 30 June 2016	-	2,430	2,430

Company Statement of changes in equity

at 30 June 2016

	<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 2014	-	3,245	(1,934)	1,311
Profit for the year	-	-	(270)	(270)
Revaluation during year	-	670	-	670
At 1 July 2015	-	3,915	(2,204)	1,711
Profit for the year	-	-	735	735
Revaluation during year	-	(16)	-	(16)
At 30 June 2016	-	3,899	(1,469)	2,430

Notes to the financial statements

at 30 June 2016

1. Company Information

Ogilvie Homes Limited is a private limited company limited by shares and it is incorporated in United Kingdom. The address of its registered office is 200 Glasgow Road, Stirling, FK7 8ES.

2. Statement of compliance

The Group and Company financial statements of Ogilvie Homes Limited have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland' ('FRS 102') and the Companies Act 2006.

3. Summary of Significant Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Group and Company's financial statements

Basis of preparation

The financial statements are prepared under the historical cost convention, as modified by the recognition of certain financial assets and liabilities measured at fair value, and applicable accounting standards in the United Kingdom. This is the first year in which the financial statements have been prepared under FRS 102. The date of transition to FRS 102 was 1 July 2014. Details of the transition to FRS 102 are disclosed in Note 22.

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group and Company's accounting policies. The areas involving a higher degree of judgements or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in 'Critical accounting judgements and key source of estimation uncertainty' section of later in this note.

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.

Exemptions for qualifying entities under FRS 102

FRS 102 allows a qualifying entity certain disclosure exemptions, if certain conditions, have been complied with, including notification of and no objection to, the use of exemptions by the Company's shareholders. A qualifying entity is defined as a member of a group that prepares publicly available financial statements, which give a true and fair view, in which that member is consolidated. Ogilvie Homes Limited is a qualifying entity as its results are consolidated into the consolidated financial statements of Ogilvie Group Limited which are publicly available.

As qualifying entities, the Group and Company have taken advantage of the following exemptions:

- i) from the requirement to prepare a statement of cash flows as required by paragraph 3.17(d) of FRS 102;
- ii) from the requirement to present certain financial instrument disclosures, as required by sections 11 and 12 of FRS 102;
- iii) from the requirement to present a reconciliation of the number of shares outstanding at the beginning and end of the period as required by paragraph 4.12(a)(iv) of FRS 102; and
- iv) from the requirement to disclose the key management personnel compensation in total as required by paragraph 33.7 of FRS 102.

Notes to the financial statements

at 30 June 2016

3. Summary of Significant Accounting policies (Continued)

Group financial statements

The group financial statements consolidate the financial statements of Ogilvie Homes Limited and all its subsidiaries made up to 30 June 2016. 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 equity method.

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.

Financial instruments

The Group has chosen to adopt the Sections 11 and 12 of FRS 102 in respect of financial instruments.

i) Financial assets

Basic financial assets, including trade and other receivables and cash, are initially recognised at transaction price, 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.

Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. 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 the income statement.

If there is 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 income statement.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

Notes to the financial statements

at 30 June 2016

3. Summary of Significant Accounting policies (Continued)

Financial instruments (Continued)

ii) Financial liabilities

Basic financial liabilities, including trade and other payables, bank loans and loans from fellow group companies, 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.

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

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts 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 payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

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.

Employee benefits

The Company provides a range of benefits to employees, including annual bonus arrangements defined benefit pension plans.

i) Short term benefits

Short term benefits, including bonus and other similar non – monetary benefits, are recognised as an expense in the period in which the service is received.

ii) Pensions scheme

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 payrolls. 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.

Notes to the financial statements

at 30 June 2016

3. Summary of Significant Accounting policies (Continued)

Investments

- i) Investment in subsidiary companies

Investment in a subsidiary company is held at cost less accumulated impairment.

- ii) Investment in a Joint Ventures

Investments in joint ventures are accounted for under the equity method with the Group recognising its share of the assets and liabilities of the Joint Venture

Critical accounting judgements and key source of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the application of the accounting policies and the reported amounts of assets and liabilities, revenue and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are reasonable under the circumstances. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

4. 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 profit were contributed wholly to the house-building activity with all sales based in the United Kingdom.

5. Group operating profit

This is stated after charging:

		2016 £000	2015 £000
Auditors' remuneration	– audit	13	12
	– tax compliance services	3	3

6. Directors' remuneration

	2016 £000	2015 £000
Remuneration excluding pension contributions	336	290
Defined pension contributions	39	45
Remuneration of the highest paid director, excluding pension contributions	157	133
Defined pension contributions of highest paid director	25	25

The number of directors who perform qualifying services for the company that are members of money purchase schemes is three (2015 – three).

Notes to the financial statements

at 30 June 2016

Two other directors are also directors of the parent company, Ogilvie Group Limited, which levied charges of £120,000 (2015: £120,000) in respect of management services to the company.

7. Staff costs

	2016 £000	2015 £000
Wages and salaries	2,002	1,873
Social security costs	208	190
Pension costs	140	144
	<u>2,344</u>	<u>2,207</u>

The average number of employees during the year was 55 (2015 – 56).

8. Interest payable and similar charges

	2016 £000	2015 £000
Bank interest payable	<u>881</u>	<u>900</u>

9. Tax

(a) Tax on profit on ordinary activities

The tax charge is made up as follows:

	2016 £000	2015 £000
Current tax:		
UK corporation tax of profit for the year	25	(1)
Share of joint ventures' current tax	1	174
Total current tax (note 7(b))	<u>26</u>	<u>173</u>
Deferred tax:		
Origination and reversal of timing differences	1	2
Effect of changes in tax rates	1	-
Tax on profit on ordinary activities	<u>28</u>	<u>175</u>

Notes to the financial statements

at 30 June 2016

9. 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 20% (2015 – 20.75%). The differences are explained below:

	2016 £000	2015 £000
Profit on ordinary activities before tax	757	575
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 20% (2015 – 20.75%)	151	119
<i>Effects of</i>		
Disallowable expenses and non-taxable income	3	1
Fixed asset timing differences	-	-
Group relief surrendered for nil payment	(126)	55
Tax on profit of ordinary activities for the year	28	175

(c) Deferred tax

The deferred tax asset, calculated at 20% (2015 – 20.75%), included in the balance sheet is as follows:

<i>Group and company</i>		<i>£000</i>
At 1 July 2014		(10)
Charge during year		2
At 30 June 2015		8
	<i>2016</i>	<i>2015</i>
	<i>£000</i>	<i>£000</i>
<i>The deferred tax consists of:</i>		
Accelerated capital allowances	8	10

10. Profit/Loss attributable to members of the parent undertaking

The profit dealt with in the financial statements of the parent undertaking is £735,000 (2015: loss £270,000).

Notes to the financial statements

at 30 June 2016

11. Tangible fixed assets

<i>Group and company</i>	<i>Fixtures and fittings £000</i>
Cost:	
At 1 July 2015 and 30 June 2016	12
Depreciation:	
At 1 July 2015	7
Charged during year	1
At 30 June 2016	8
Net book value:	
At 30 June 2016	4
At 1 July 2015	5

12. Investments

	<i>2016 £000</i>	<i>2015 £000</i>
<i>Group</i>		
Joint venture – Gross assets	6,649	11,904
– Gross liabilities	(2,750)	(7,989)
	<u>3,899</u>	<u>3,915</u>

Joint venture:

	<i>£000</i>
Cost at 1 July 2015	3,915
Share of joint venture's profit for the year	(16)
At 30 June 2016	<u>3,899</u>

Group

Additional disclosures are given in respect of the group's 50% share in Freedom Homes (Stirling) Limited, as follows:

	<i>2016 £000</i>	<i>2015 £000</i>
Fixed assets		
Current assets	6,649	11,904
Share of gross assets	6,649	11,904
Liabilities due within one year	(480)	(5,339)
Liabilities due after one year	(2,270)	(2,650)
Share of gross liabilities	(2,750)	(7,989)
Share of net assets	<u>3,899</u>	<u>3,917</u>

Notes to the financial statements

at 30 June 2016

12. Investments (continued)

	2016 £000	2015 £000
Turnover	8,384	12,053
Profit before tax	(15)	844
Tax	1	174
Profit/(loss) after tax	(16)	670

A bank overdraft of £0 (2015 – £322,000) 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 2015	3,915
Revaluation during year	(16)
At 30 June 2016	3,899

Investments in subsidiary undertakings and joint venture were re-valued by the directors to their underlying net asset values at 30 June 2016 and at 1 July 2015.

13. Stocks

	2016 £000	2015 £000
<i>Group and company</i>		
Work in progress	13,859	13,977
Land held for development purposes	6,608	6,538
Assets for resale	374	207
	20,841	20,722

Notes to the financial statements

at 30 June 2016

14. Debtors

	2016	2015
<i>Group and company</i>	<i>£000</i>	<i>£000</i>
Trade debtors	10,970	7,290
Amount owed by joint ventures	2,843	6,388
Prepayments	163	137
Other taxes and social security costs	263	273
Corporation tax recoverable	-	3
Deferred tax asset (note 7(c))	8	10
	<u>14,247</u>	<u>14,101</u>

Included within amount owed by joint venture is an amount of £2,270,000 (2015- £2,650,000) due out with one year.

Included within trade debtors is an amount of £2,411,556 (2015 – £2,522,284) due out with one year.

15. Creditors: amounts falling due within one year

	2016	2015
<i>Group and company</i>	<i>£000</i>	<i>£000</i>
Bank overdraft	12,041	12,517
Trade creditors	3,692	3,550
Amounts owed to group undertakings	20,178	17,753
Corporation Tax	22	1
Other taxes and social security costs	81	76
Accruals and receipts in advance	443	553
Other creditors	104	82
	<u>36,561</u>	<u>34,532</u>

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

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

<i>Group and company</i>	2016	2015
	<i>£000</i>	<i>£000</i>
Amounts owed to group undertakings	-	2,500

17. Issued share capital

<i>Group and company</i>	2016		2015	
<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 2016

18. 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.

19. 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.

20. 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 £4,963,000 (2015 – £4,987,000).

The company does not disclose transactions with members of the same group that are wholly owned and has taken the exemption provided by paragraph 33.1A of FRS 102.

21. 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.

22. Transition to FRS 102

This is the first year that the Company has presented its results under FRS 102. FRS 102 has been adopted by the Company for year ended 30 June 2016. The last financial statements under the UK GAAP were for the year ended 30 June 2015. The date of transition to FRS 102 was 1 July 2014.

There were no changes in accounting policies which resulted in a change to the profit for the financial year ended 30 June 2015 or the total equity as at 1 July 2014 and 30 June 2015 between UK GAAP as previously reported and FRS 102.