

LOCH NESS HOMES LTD.
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016
PAGES FOR FILING WITH REGISTRAR

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LOCH NESS HOMES LTD.

COMPANY INFORMATION

Directors	D F Sutherland CBE CA C A Clayton LLB (Hons) Dip. LP
Secretary	C A Clayton LLB (Hons) Dip. LP
Company number	SC190838
Registered office	Old Town of Leys Farm Culduthel INVERNESS IV2 6AE
Accountants	Johnston Carmichael LLP Clava House Cradlehall Business Park INVERNESS IV2 5GH
Solicitors	Harper Macleod LLP The Ca'd'oro 45 Gordon Street GLASGOW G1 3PE

LOCH NESS HOMES LTD.

CONTENTS

	Page
Balance sheet	1
Notes to the financial statements	2 - 5

LOCH NESS HOMES LTD.

BALANCE SHEET

AS AT 31 DECEMBER 2016

	Notes	2016 £	£	2015 £	£
Current assets					
Stocks		973,833		971,170	
Debtors	2	63,402		1,099	
Cash at bank and in hand		2,677		2,461	
		<u>1,039,912</u>		<u>974,730</u>	
Creditors: amounts falling due within one year	3	<u>(1,064,094)</u>		<u>(995,582)</u>	
Net current liabilities			<u>(24,182)</u>		<u>(20,852)</u>
Capital and reserves					
Called up share capital	4		2		2
Profit and loss reserves			<u>(24,184)</u>		<u>(20,854)</u>
Total equity			<u>(24,182)</u>		<u>(20,852)</u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 December 2016 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 and delivered 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 27/9/17 and are signed on its behalf by:


D F Sutherland CBE CA
Director

Company Registration No. SC190838

LOCH NESS HOMES LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

Company information

Loch Ness Homes Ltd. is a private company limited by shares incorporated in Scotland. The registered office is Old Town of Leys Farm, Culduthel, Inverness, IV2 6AE.

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 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

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 under the historical cost convention. The principal accounting policies adopted are set out below.

These financial statements for the year ended 31 December 2016 are the first financial statements of Loch Ness Homes Ltd. prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 January 2015. Other than loans of £988,932 due to the director and entities controlled by the director being reclassified from creditors due in more than one year to creditors due within one year at the date of transition, the reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

1.2 Going concern

The company has recorded a loss in the financial period and has net current liabilities of £24,182 at the year end. It is recognised that the ability of the company to continue as a going concern is dependent on the on-going financial support of the director. The director is confident that funds will be made available to allow the company to meet its liabilities as they fall due and that amounts due to the director and entities controlled by the director of £1,053,452 at 31 December 2016, will not be recalled within 12 months from the date of approval of these financial statements. For this reason, the director continues to adopt the going concern basis in preparing the financial statements and has considered a period of twelve months from the date of approval of these financial statements.

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for land provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Revenue from the sale of land is recognised when the significant risks and rewards of ownership of the land have passed to the buyer, 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.

1.4 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present condition.

At each reporting date, an assessment is made for impairment.

LOCH NESS HOMES LTD.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

(Continued)

1.5 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include deposits held at call with banks.

1.6 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 balance sheet when the company becomes party to the contractual provisions of the instrument.

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 which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Impairment of financial assets

Financial assets are assessed for indicators of impairment at each reporting end date.

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.

Basic financial liabilities

Basic financial liabilities, including creditors 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 payments 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.

Other financial liabilities

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Debt instruments that do not meet the conditions in FRS 102 paragraph 11.9 are subsequently measured at fair value through profit or loss. Debt instruments may be designated as being measured at fair value through profit or loss to eliminate or reduce an accounting mismatch or if the instruments are measured and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

LOCH NESS HOMES LTD.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies (Continued)

Derecognition of financial liabilities

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

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs.

2 Debtors

	2016 £	2015 £
Amounts falling due within one year:		
Amounts due from group undertakings	60,000	-
Other debtors	3,402	1,099
	<u>63,402</u>	<u>1,099</u>

3 Creditors: amounts falling due within one year

	2016 £	2015 £
Trade creditors	9,492	5,500
Other creditors	1,054,602	990,082
	<u>1,064,094</u>	<u>995,582</u>

4 Called up share capital

	2016 £	2015 £
Ordinary share capital		
Issued and fully paid		
2 ordinary shares of £1 each	2	2
	<u>2</u>	<u>2</u>

5 Related party transactions

The following amounts were outstanding at the reporting end date:

	2016 £	2015 £
Amounts owed to related parties		
Entities with control, joint control or significant influence over the company	661,634	616,114
Key management personnel	441,818	372,818
	<u>1,103,452</u>	<u>988,932</u>

All loans due by the company are unsecured, interest free and have no fixed term of repayment.

LOCH NESS HOMES LTD.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

5 Related party transactions

(Continued)

The following amounts were outstanding at the reporting end date:

	2016 Balance £
Amounts owed by related parties	
Other related parties	60,000

There were no amounts owed in the previous period.

All loans due by the company are unsecured, interest free and have no fixed term of repayment.

No guarantees have been given or received.