Company Registration No. SC190838 (Scotland)

LOCH NESS HOMES LTD.

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2019

PAGES FOR FILING WITH REGISTRAR

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	Oldtown of Leys House 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.

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LOCH NESS HOMES LTD.

BALANCE SHEET

AS AT 31 DECEMBER 2019

	Notes	2019 £	£	2018 £	£
Current assets					
Stocks		1,310,702		1,396,506	
Debtors	3	1,809		31,233	
Cash at bank and in hand		89,968		326,304	
		1,402,479		1,754,043	
Creditors: amounts falling due within one year	4	(1,305,507)		(1,436,940)	
Net current assets			96,972		317,103
Creditors: amounts falling due after more than one year	5		(432,624)		(413,684)
Net liabilities			(335,652)		(96,581)
Capital and reserves					
Called up share capital	6		2		2
Profit and loss reserves			(335,654)		(96,583)
Total equity			(335,652)		(96,581)

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 2019 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 Companies Act 2006 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 18 December 2020 and are signed on its behalf by:

D F Sutherland CBE CA
Director

Company Registration No. SC190838

1 Accounting policies

Company information

Loch Ness Homes Ltd. (SC190838) is a private company limited by shares incorporated in Scotland. The registered office is Oldtown of Leys House, 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 a mounts 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.

1.2 Going concern

The company has recorded a loss in the financial period and has net liabilities of £335,652 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 directors. The directors are 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 directors and entities controlled by the directors of £1,300,113 at 31 December 2019, will not be recalled within 12 months from the date of approval of these financial statements. For this reason, the directors continue to adopt the going concern basis in preparing the financial statements and have 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 probably 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 reliably measured.

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.

1.5 Cash and cash equivalents

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

1 Accounting policies **(Continued)**

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. Financial assets classified as receivable within one year are not amortised.

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.

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 Employees

The average monthly number of persons (including directors) employed by the company during the year was 2 (2018 - 2).

3 Debtors

	2019	2018
Amounts falling due within one year:	**£**	**£**
Trade debtors	750	30,939
Other debtors	1,059	294
	1,809	31,233

4 Creditors: amounts falling due within one year

	2019	2018
	£	£
Trade creditors	877	17,057
Taxation and social security	-	185,103
Other creditors	1,304,630	1,234,780
	1,305,507	1,436,940

5 Creditors: amounts falling due after more than one year

	2019	2018
	£	£
Other creditors	432,624	413,684

The above loans are secured over the assets which the agreements relate to.

6 Called up share capital

	2019	2018
	£	£
Ordinary share capital		
Issued and fully paid		
2 ordinary shares of £1 each	2	2

7 Related party transactions

The following amounts were outstanding at the reporting end date:

	2019	2018
Amounts owed to related parties	£	£
Entities with control, joint control or significant influence over the company	680,258	611,373
Key management personnel	619,855	619,855
	1,300,113	1,231,228

The above loans are unsecured, interest free and have no fixed terms of repayment.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.