SC413403

ABI GROUND RENTS LIMITED

REPORT OF THE DIRECTORS AND

FINANCIAL STATEMENTS

FOR THE PERIOD

19TH DECEMBER 2011 TO 31ST DECEMBER 2012

WEDNESDAY

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SCT 18/09/2013 #379

COMPANIES HOUSE

ABI GROUND RENTS LIMITED

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ABI GROUND RENTS LIMITED

COMPANY INFORMATION
FOR THE PERIOD 19TH DECEMBER 2011 TO 31ST DECEMBER 2012

DIRECTORS:	D W Needham D D Stevenson J N Stevenson
SECRETARY:	J Hilditch
REGISTERED OFFICE:	Ashley Bank House Langholm Dumfriesshire DG13 0AN
REGISTERED NUMBER:	SC413403 (Scotland)
AUDITORS:	JRW Chartered Accountants & Statutory Auditor 19 Buccleuch Street Hawick Roxburghshire TD9 0HL

REPORT OF THE DIRECTORS
FOR THE PERIOD 19TH DECEMBER 2011 TO 31ST DECEMBER 2012

The directors present their report with the financial statements of the company for the period 19th December 2011 to 31st December 2012.

INCORPORATION
The company was incorporated on 19th December 2011 and commenced trading on the same date.

PRINCIPAL ACTIVITY
The principal activity of the company in the period under review was that of property rental.

FIXED ASSETS
The changes in the Company's fixed assets are summarised in note 4 to the financial statements. The Directors consider that the open market value of the Company's property is not less than the value shown in the financial statements. The open market value of the Company's property has not been ascertained and the disclosure requirements of SSAP 19 have not been met as, in the opinion of the Directors, this information is not of sufficient value to the shareholders to warrant the expense of valuation.

DIRECTORS
The directors who have held office during the period from 19th December 2011 to the date of this report are as follows:

D W Needham - appointed 20th December 2011
D D Stevenson - appointed 20th December 2011
J N Stevenson - appointed 20th December 2011
I M C Meiklejohn - appointed 19th December 2011 - resigned 20th December 2011

All the directors who are eligible offer themselves for election at the forthcoming first Annual General Meeting.

STATEMENT OF DIRECTORS' RESPONSIBILITIES
The directors are responsible for preparing the Report of the Directors 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 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;
- 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.

ABI GROUND RENTS LIMITED

REPORT OF THE DIRECTORS
FOR THE PERIOD 19TH DECEMBER 2011 TO 31ST DECEMBER 2012

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

AUDITORS

The auditors, JRW, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:

.....

J Hilditch - Secretary

Date: 28th August 2013

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ABI GROUND RENTS LIMITED

We have audited the financial statements of ABI Ground Rents Limited for the period ended 31st December 2012 which comprise the Profit and Loss Account, the Balance Sheet and the related notes. 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 a Report of the Auditors 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 auditors
As explained more fully in the Statement of Directors' Responsibilities, 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 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. In addition, we read all the financial and non-financial information in the Report of the Directors to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Qualified opinion arising from non-compliance with accounting standards
The Investment Property is accounted for at cost less depreciation. Statement of Standard Accounting Practice 19 requires Investment Property to be accounted for at Open Market Value. The Directors report explains that this requirement has not been met as, in the opinion of the Directors, this information is not of sufficient value to the shareholders to warrant the expense of valuation.

Except for the fact, as detailed above, that Investment Property is not accounted for as required by SSAP 19, in our opinion:

- the financial statements give a true and fair view of the state of the Company's affairs at 31st December 2012 and of its loss for the year ended;

- the financial statements have been properly prepared in accordance with the Companies Act 2006; and

- the information given in the Report of the Directors is consistent with the financial statements.

Opinion on other matter prescribed by the Companies Act 2006
In our opinion the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF ABI GROUND RENTS 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, or returns adequate for our audit have not been received from branches not visited by us; or
- the 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Report of the Directors.

Alister J. Biggar

Alister J Biggar (Senior Statutory Auditor)
for and on behalf of JRW
Chartered Accountants &
Statutory Auditor
19 Buccleuch Street
Hawick
Roxburghshire
TD9 0HL

Date: 13th September 2013

ABI GROUND RENTS LIMITED

PROFIT AND LOSS ACCOUNT
FOR THE PERIOD 19TH DECEMBER 2011 TO 31ST DECEMBER 2012

	Notes	£
TURNOVER		10,500
Administrative expenses		1,904
OPERATING PROFIT and PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	2	8,596
Tax on profit on ordinary activities	3	2,000
PROFIT FOR THE FINANCIAL PERIOD		6,596

CONTINUING OPERATIONS
None of the company's activities were acquired or discontinued during the current period.

TOTAL RECOGNISED GAINS AND LOSSES
The company has no recognised gains or losses other than the profit for the current period.

The notes form part of these financial statements

BALANCE SHEET
31ST DECEMBER 2012

	Notes	£	£
FIXED ASSETS			
Tangible assets	4		152,885
CURRENT ASSETS			
Debtors	5	452	
Cash at bank and in hand		9,244	
		9,696	
CREDITORS			
Amounts falling due within one year	6	155,885	
NET CURRENT LIABILITIES			(146,189)
TOTAL ASSETS LESS CURRENT LIABILITIES			6,696
CAPITAL AND RESERVES			
Called up share capital	7		100
Profit and loss account	8		6,596
SHAREHOLDERS' FUNDS	10		6,696

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 28th August 2013 and were signed on its behalf by:

.....

D D Stevenson - Director

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD 19TH DECEMBER 2011 TO 31ST DECEMBER 2012

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention and in accordance with applicable Accounting Standards (other than SSAP 19) and the Companies Act 2006.

Turnover
Turnover represents net invoiced sales of services, excluding value added tax.

Tangible fixed assets
The investment property owned by the company consists of a head lease property. The directors do not consider provision for depreciation to be necessary where leases have more than 50 years to run. The head lease expires in 2254.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

2. OPERATING PROFIT

The operating profit is stated after charging:

	£
Auditors' remuneration	1,000
Directors' remuneration and other benefits etc	-

3. TAXATION

Analysis of the tax charge
The tax charge on the profit on ordinary activities for the period was as follows:

	£
Current tax:	
UK corporation tax	2,000
Tax on profit on ordinary activities	2,000

continued...

3. **TAXATION - continued**

Factors affecting the tax charge
The tax assessed for the period is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	£
Profit on ordinary activities before tax	8,596
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 20%	1,719
Effects of:	
Rounding in provision	281
Current tax charge	2,000

4. **TANGIBLE FIXED ASSETS**

	Investment property £
COST	
Additions	152,885
At 31st December 2012	152,885
NET BOOK VALUE	
At 31st December 2012	152,885

5. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	£
Sundry debtors	452

6. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	£
Amounts owed to group undertakings	152,885
Corporation tax	2,000
Accrued expenses	1,000
	155,885

7. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	£
100	Ordinary	£1	100

continued...

8. RESERVES

	Profit and loss account £
Profit for the period	6,596
At 31st December 2012	6,596

9. ULTIMATE CONTROLLING PARTY

The immediate parent company is Eskvale Properties Limited. The parent company of the largest group to include the company in its consolidated accounts is Ashleybank Investments Limited.The registered office for both companies is Ashley Bank House, Langholm, Dumfriesshire, DG13 0AN.

10. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	£
Profit for the financial period	6,596
New share capital subscribed	100
Net addition to shareholders' funds	6,696
Opening shareholders' funds	-
Closing shareholders' funds	6,696
Equity interests	6,696