

Orbit New Homes Limited

Financial Statements

For the Year Ended 31 March 2014

Company Registration Number 2875508

Orbit New Homes Limited

CONTENTS

	<u>Page</u>
Executive Officers and Auditors	1
Directors' Report	2
Independent Auditors' Report	4
Profit and Loss Account	6
Balance Sheet	7
Cash Flow Statement	8
Notes to the Financial Statements	9

Orbit New Homes Limited

Executive Officers and Auditors

DIRECTORS

The directors of the company who were in office during the year and up to the date of signing the financial statements were:

Name

Paul Tennant	Executive Director/Chair
Anne Turner	Executive Director/Secretary
Paul High	Executive Director

Executive Officers

The company had no employees during the year other than directors (2013: Nil). The Executive Officers and staff of the parent association provide services to Orbit New Homes Limited through a Service Agreement. The Executive Officers of Orbit Group Limited, the parent association, are listed in their financial statements. The Directors benefit from a qualifying third party indemnity provision indemnifying them against legal claims from third parties that has been in place throughout the financial year and up to and including the date that the financial statements are signed.

Independent Auditors

PricewaterhouseCoopers LLP
Cornwall Court
19 Cornwall Street
Birmingham
B3 2DT

Principal solicitors

Trowers and Hamblins
3 Bunhill Row
London
EC1Y 8YZ

Registered office

Garden Court
Harry Weston Road
Binley Business Park
Binley
Coventry
West Midlands
CV3 2SU

Orbit New Homes Limited

Directors' Report

The Directors present their annual report on the affairs of the Company, and the audited financial statements for the year to 31 March 2014.

Principal Activities

The principal activities of the Company comprise the development of homes for sale within the UK.

Performance in the Year

Business Review

The Company previously worked in partnership with English Partnerships and another private developer, Leach Homes Limited, to create a mixture of private and affordable homes in the Westcroft area of Milton Keynes. The Company acted as the lead developer on three mixed tenure sites creating a total of 172 homes. All homes were completed and the last home was sold in the year ended 31 March 2007.

In the year to 31 March 2014, the Company made a result before tax of £Nil (2013: £Nil), after provision of a £Nil Gift Aid donation to the parent company Orbit Group Limited (2013: £Nil). There are currently no future plans for this company to resume trading, and apart from the payment of existing creditors the company has been dormant since 1 April 2012.

Treasury Policy

The Board recognises that its high degree of debt makes it important to consider its treasury policy. The treasury function operates within a framework of clearly defined Orbit Board approved policies, procedures and delegated authorities. The fundamental principle underlying the Company's approach is to treat treasury activities as a means of controlling risk rather than for profit generation. For Orbit New Homes Limited this involves minimising loans drawn, cash held at bank and investing surplus cash in short-term cash deposits.

Results and Dividends

The result for the financial year was £Nil (2013: £Nil). The Directors do not recommend payment of a Dividend (2013: £Nil).

Directors

The Directors who served during the year and up to the date of signing the financial statements are shown on page 1. The Company is a wholly owned subsidiary of Orbit Group Limited.

Statement of Directors' responsibilities

The directors are responsible for preparing the 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 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 have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business;

Orbit New Homes Limited

Directors' Report

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.

Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of information to auditors

Each of the persons who is a director at the date of approval of this report confirms that:

- (1) so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware; and
- (2) each director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Independent Auditors

A resolution to re-appoint PricewaterhouseCoopers LLP as the Company's auditor for external audit services will be proposed at the Annual General Meeting.

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

Approved by the Board of Directors and signed behalf of the Board:



Anne Turner
Company Secretary

Date: 31 July 2014

Orbit New Homes Limited

Independent Auditors' Report to the members of Orbit New Homes Limited

Report on the financial statements

Our opinion

In our opinion the financial statements, defined below:

- give a true and fair view of the state of the company's affairs as at 31 March 2014 and of its result and cash flows 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.

This opinion is to be read in the context of what we say in the remainder of this report.

What we have audited

The financial statements, which are prepared by Orbit New Homes Limited, comprise:

- the balance sheet as at 31 March 2014;
- the profit and loss account for the year then ended;
- the cash flow statement 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 their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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.

What an audit of financial statements involves

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) ("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 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 Financial Statements (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.

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.

Orbit New Homes Limited

Independent Auditors' Report to the members of Orbit New Homes Limited

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, 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.

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' Responsibilities set out on page 2, 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 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 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.



Richard Bacon (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Birmingham

Date: 14 August 2014

- (a) The maintenance and integrity of the Orbit Group Limited website on which Orbit New Homes Limited's financial statements may be disclosed is the responsibility of the directors; the work carried out by the auditors does not involve consideration of these matters and, accordingly, the auditors accept no responsibility for any changes that may have occurred to the financial statements since they were initially presented on the website.
- (b) Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions

Orbit New Homes Limited
Profit and Loss Account
For the Year Ended 31 March 2014

	Note	2014 £000	2013 £000
Turnover		-	-
Tax on Result on Ordinary Activities		-	-
Result for the Financial year		-	-
Profit and loss account at 1 April		-	-
Profit and loss account at 31 March		-	-

All activities derive from discontinued operations. The company has no recognised gains and losses other than those included in the results above, and therefore no separate statement of total recognised gains and losses has been presented.

There is no material difference between the result on ordinary activities before taxation and the result for the financial years stated above and their historical costs equivalents.

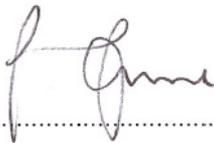
Orbit New Homes Limited

Balance Sheet

As at 31 March 2014

	Note	2014 £000	2013 £000
NET CURRENT ASSETS		-	-
NET ASSETS		-	-
CAPITAL AND RESERVES			
Called up share capital	4	-	-
Profit and Loss Account		-	-
TOTAL SHAREHOLDERS' FUNDS		-	-

The financial statements on pages 6 to 11 were approved by the Board of Directors and signed on its behalf by:



Paul Tennant
CHAIR

Date: 31 July 2014

Orbit New Homes Limited

Cash Flow Statement

For the Year Ended 31 March 2014

		2014	2013
	Note	£000	£000
Net cash inflow from operating activities	5	-	(4)
Decrease in cash	6	-	(4)

Orbit New Homes Limited

Notes to the Financial Statements

For the Year Ended 31 March 2014

1. Accounting policies

Basis of accounting

These financial statements are prepared under the historical cost convention, and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. As the company has ceased trading, the financial statements have been prepared on a break-up basis. The principal accounting policies, which have been applied consistently throughout the year are set out below.

Turnover

Turnover represents amounts receivable for the sale of land and properties, net of VAT and other sales related taxes. All turnover arises in the UK only.

Taxation

Current tax, including UK Corporation Tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted by the balance sheet date.

Deferred tax is provided in full, at the tax rates that are expected to apply to the year when the asset is realised or the liability is settled, on timing differences that result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date at rates expected to apply when they crystallise based on current taxes and law. Timing differences arise from inclusion of items of income and expenditure in tax computations different from those in which they are included in the financial statements.

Deferred tax assets are recognised to the extent that it is regarded as more likely than not they will be recovered. Deferred tax assets and liabilities are not discounted.

2. Directors' and Executive Officers' Emoluments

The Executive Directors and Non-Executive Directors are employed by the parent company, Orbit Group Limited. The remuneration paid by the parent company in respect of the directors' services to Orbit New Homes Limited for the year was £Nil (2013: £Nil).

3. Auditors' Remuneration

Auditors' remuneration in their capacity as Auditors of £2k for the year ended 31 March 2014 was paid the parent company, Orbit Group Limited.

Orbit New Homes Limited
Notes to the Financial Statements
For the Year Ended 31 March 2014

4. Called Up Share Capital

	No.	2014 £	No.	2013 £
Authorised ordinary shares of £1 each	2	2	2	2
Issued and fully paid ordinary shares of £1 each	2	2	2	2

5. Reconciliation of Operating Profit to Net Cash Outflow from Operating Activities

	2014 £000	2013 £000
Decrease in Creditors	-	(4)
Net cash outflow from operating activities	-	(4)

6. Reconciliation of net cash flow to movement in net debt

	2014 £000	2013 £000
Decrease in cash in the year	-	(4)
Net Debt at 1 April	-	4
Net Debt at 31 March	-	-

Orbit New Homes Limited
Notes to the Financial Statements
For the Year Ended 31 March 2014

7. Ultimate Parent Company and Ultimate Controlling Party

The immediate parent undertaking and the ultimate parent undertaking and controlling party is Orbit Group Limited, an Industrial and Provident Society registered in England and Wales.

Orbit Group Limited is the parent undertaking of the only group of undertakings to consolidate these financial statements at 31 March 2014. The consolidated financial statements of Orbit Group Limited are published on the Orbit website www.orbit.org.uk and are also available from Garden Court, Harry Weston Road, Binley Business Park, Coventry, CV3 2SU.

8. Related Party Transactions

Orbit New Homes Limited is a wholly owned subsidiary of Orbit Group Limited. As permitted by paragraph 3(c) FRS8 (Related Party Disclosures), the company has taken advantage of the exemption for wholly owned subsidiaries not to disclose related party transactions with group entities. There were no other related party transactions disclosable under FRS8.