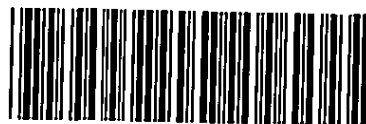


# Financial Statements Davenport Developments Limited

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For the year ended 30 November 2012

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Registered number: 01115340

## Company Information

<b>Company number</b>	01115340
<b>Registered office</b>	1 Westmoreland Avenue Thurmaston Leicester LE4 8PH
<b>Directors</b>	Mr H P Murphy Mrs M A Murphy Mr P H Murphy Mr J J Murphy Mrs M A Middleton Mrs W M Linnett
<b>Company secretary</b>	Mr R H Smith FCA
<b>Solicitors</b>	Crane & Walton 113, 115 & 117 London Road Leicester LE2 0RG
<b>Auditor</b>	Grant Thornton UK LLP Chartered Accountants & Statutory Auditor Regent House 80 Regent Road Leicester LE1 7NH

## Contents

	Page
<b>Directors' report</b>	1 - 2
<b>Independent auditor's report</b>	3 - 4
<b>Profit and loss account</b>	5
<b>Balance sheet</b>	6
<b>Notes to the financial statements</b>	7 - 12

## Directors' report

For the year ended 30 November 2012

The directors present their report and the financial statements for the year ended 30 November 2012

### **Principal activities**

The principal activity of the company during the year was the holding of freehold properties for investment purposes and its income is principally derived from rents

### **Directors**

The directors who served during the year were

Mr H P Murphy  
Mrs M A Murphy  
Mr P H Murphy  
Mr J J Murphy  
Mrs M A Middleton  
Mrs W M Linnett

### **Directors' responsibilities statement**

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 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.

## **Directors' report**

For the year ended 30 November 2012

### **Provision of information to auditor**

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that

- so far as that director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the company's auditor in connection with preparing its report and to establish that the company's auditor is aware of that information

### **Auditor**

Under section 487(2) of the Companies Act 2006, Grant Thornton UK LLP will be deemed to have been reappointed as auditor 28 days after these financial statements were sent to members or 28 days after the latest date prescribed for filing the accounts with the registrar, whichever is earlier

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006

This report was approved by the board on 20 March 2013 and signed on its behalf



**Mr R H Smith FCA**  
Secretary



## Independent auditor's report to the members of Davenport Developments Limited

We have audited the financial statements of Davenport Developments Limited for the year ended 30 November 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 an Auditor's report 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 auditor**

As explained more fully in the Directors' responsibilities statement, 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 (APB's) Ethical Standards for Auditors.

### **Scope of the audit of the financial statements**

A description of the scope of an audit of financial statements is provided on the Auditing Practices Board's website at [www.frc.org.uk/apb/scope/private.cfm](http://www.frc.org.uk/apb/scope/private.cfm).

### **Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 30 November 2012 and of its 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.

### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.



## Independent auditor's report to the members of Davenport Developments 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 take advantage of the small companies' exemption in preparing the Directors' report

A handwritten signature in black ink, appearing to read "John Bowler".

JOHN BOWLER (Senior statutory auditor)  
for and on behalf of  
Grant Thornton UK LLP  
Chartered Accountants  
Statutory Auditor  
EAST MIDLANDS

20 March 2013

## Profit and loss account

For the year ended 30 November 2012

	Note	2012 £	2011 £
<b>Rental income</b>	2	122,500	122,500
Administrative expenses		<u>(1,670)</u>	<u>(1,671)</u>
<b>Operating profit</b>	3	120,830	120,829
Net profit on sale of tangible fixed assets		<u>27,490</u>	<u>-</u>
<b>Profit on ordinary activities before taxation</b>		148,320	120,829
Tax on profit on ordinary activities	5	<u>(23,471)</u>	<u>(26,012)</u>
<b>Profit for the financial year</b>	12	<u><u>124,849</u></u>	<u><u>94,817</u></u>

All amounts relate to continuing operations

There were no recognised gains and losses for 2012 or 2011 other than those included in the Profit and loss account

The notes on pages 7 to 12 form part of these financial statements

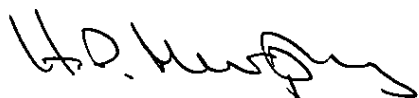


## Balance sheet

As at 30 November 2012

	Note	£	2012 £	£	2011 £
<b>Fixed assets</b>					
Investment property	6		1,650,000		1,650,000
Investments	7		-		300,000
			<u>1,650,000</u>		<u>1,950,000</u>
<b>Current assets</b>					
Debtors	8	2,226,511		1,806,975	
<b>Creditors:</b> amounts falling due within one year	9	<u>(30,973)</u>		<u>(31,461)</u>	
<b>Net current assets</b>			<u>2,195,538</u>		<u>1,775,514</u>
<b>Total assets less current liabilities</b>			<u>3,845,538</u>		<u>3,725,514</u>
<b>Provisions for liabilities</b>					
Deferred tax	10		<u>(73,076)</u>		<u>(77,901)</u>
<b>Net assets</b>			<u><u>3,772,462</u></u>		<u><u>3,647,613</u></u>
<b>Capital and reserves</b>					
Called up share capital	11		2,000,000		2,000,000
Revaluation reserve	12		(168,552)		(168,552)
Profit and loss account	12		<u>1,941,014</u>		<u>1,816,165</u>
<b>Shareholders' funds</b>	13		<u><u>3,772,462</u></u>		<u><u>3,647,613</u></u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 20 March 2013



**Mr H P Murphy**  
Director

The notes on pages 7 to 12 form part of these financial statements

# Notes to the financial statements

For the year ended 30 November 2012

## 1. Accounting policies

### 1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets and in accordance with applicable accounting standards

The principal accounting policies of the company have remained unchanged from the previous year

### 1.2 Cash flow

The company, being a subsidiary undertaking where 90% or more of the voting rights are controlled within the group whose consolidated financial statements are publicly available, is exempt from the requirement to draw up a cash flow statement in accordance with FRS 1

### 1.3 Rental income

Rental income comprises rent receivable from freehold investment property

### 1.4 Investments

Investments held as fixed assets are shown at cost less provision for impairment

### 1.5 Investment property

Investment property is included in the Balance sheet at its open market value in accordance with Statement of Standard Accounting Practice No 19 and is not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the directors, necessary in order to give a true and fair view of the financial position of the company

Investment property is held for its investment potential and not for use by the company and so its current value is of prime importance

The surplus or deficit arising from the annual revaluation is transferred to the revaluation reserve

Diminutions in value of investment property below historical cost are treated as follows

- if the fall in value is expected to be permanent then the amount is dealt with through the profit and loss account
- if the fall in the value is expected to be temporary then the amount is dealt with through the revaluation reserve

# Notes to the financial statements

For the year ended 30 November 2012

## 1. Accounting policies (continued)

### 1.6 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation

Deferred tax is not provided on timing differences arising from the revaluation of fixed assets in the financial statements

A net deferred tax asset is recognised only if it can be regarded as 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 assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse

Deferred tax assets and liabilities are not discounted

## 2. Rental income

Rental income and profit before tax are attributable to the one principal activity of the company. Rental income arises wholly in the United Kingdom

## 3. Operating profit

The operating profit is stated after charging

	2012	2011
	£	£
Auditor's remuneration	400	400

## 4. Staff costs

The average monthly number of employees, including the directors, during the year was as follows

2012	2011
No.	No.
6	6

No salaries or wages have been paid to employees, including the directors, during the year

# Notes to the financial statements

For the year ended 30 November 2012

## 5. Taxation

	2012 £	2011 £
<b>Analysis of tax charge in the year</b>		
<b>Current tax</b>		
UK corporation tax charge on profit for the year	28,296	30,032
<b>Deferred tax</b>		
Origination and reversal of timing differences	1,407	2,048
Effect of decreased tax rate on opening liability	(6,232)	(6,068)
<b>Total deferred tax</b> (see note 10)	<u>(4,825)</u>	<u>(4,020)</u>
<b>Tax on profit on ordinary activities</b>	<u>23,471</u>	<u>26,012</u>

### Factors affecting tax charge for the year

The tax assessed for the year is lower than (2011 - lower than) the standard rate of corporation tax in the UK of 24.67% (2011 - 26.67%). The differences are explained below:

	2012 £	2011 £
Profit on ordinary activities before tax	<u>148,320</u>	<u>120,829</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 24.67% (2011 - 26.67%)	36,586	32,217
<b>Effects of:</b>		
Capital allowances for year in excess of depreciation	(1,468)	(2,048)
Difference in corporation and deferred tax rates	(41)	(137)
Items not taxable	(6,781)	-
<b>Current tax charge for the year</b>	<u>28,296</u>	<u>30,032</u>

# Notes to the financial statements

For the year ended 30 November 2012

## 6. Investment property

	Freehold investment property £
<b>Valuation</b>	
At 1 December 2011 and 30 November 2012	1,650,000
In accordance with the provisions of Statement of Standard Accounting Practice No 19 Accounting for Investment Properties, investment property has been included in the balance sheet at open market value	
Investment property is stated at directors' valuation, on an open market value for existing use basis, having regard to a formal professional valuation, undertaken by independent professional Chartered Surveyors as at 30 November 2008 and subsequent advice received in respect of the property in question	
If the above assets had not been revalued, they would have been included on the historical cost basis at cost and net book value at 30 November 2012 of £1,818,552 (2011 £1,818,552)	

## 7. Fixed asset investments

	Unlisted investments £
<b>Cost or valuation</b>	
At 1 December 2011	300,000
Disposals	(300,000)
At 30 November 2012	-
<b>Net book value</b>	
At 30 November 2012	-
At 30 November 2011	300,000

## 8. Debtors

	2012 £	2011 £
Amounts owed by group undertakings	2,226,511	1,806,975

The amounts owed by group undertakings comprise an amount owed by the parent undertaking of £2,226,511 (2011 £1,806,975), being the company's memorandum balance included in the Charles Street Buildings (Leicester) Limited Group Account maintained with Barclays Bank Plc at Leicester. The memorandum account balance does not constitute a balance in account between the company and the bank.

# Notes to the financial statements

For the year ended 30 November 2012

## 9. Creditors: Amounts falling due within one year

	2012	2011
	£	£
Corporation tax	14,046	14,532
Social security and other taxes	6,125	6,125
Accruals and deferred income	10,802	10,804
	<u>30,973</u>	<u>31,461</u>

## 10. Deferred taxation

	2012	2011
	£	£
At beginning of year	77,901	81,921
Released during the year	(4,825)	(4,020)
	<u>73,076</u>	<u>77,901</u>
At end of year		

The provision for deferred taxation is made up as follows

	2012	2011
	£	£
Accelerated capital allowances	<u>73,076</u>	<u>77,901</u>

The company has unrelieved capital losses not adjusted through the deferred tax account of £97,779 (2011 £97,779)

## 11. Share capital

	2012	2011
	£	£
Authorised, allotted, called up and fully paid		
2,000,000 Ordinary shares of £1 each	<u>2,000,000</u>	<u>2,000,000</u>

# Notes to the financial statements

For the year ended 30 November 2012

## 12. Reserves

	Revaluation reserve £	Profit and loss account £
At 1 December 2011	(168,552)	1,816,165
Profit for the year	-	124,849
At 30 November 2012	<u>(168,552)</u>	<u>1,941,014</u>

## 13. Reconciliation of movement in shareholders' funds

	2012 £	2011 £
Opening shareholders' funds	3,647,613	3,552,796
Profit for the year	<u>124,849</u>	<u>94,817</u>
Closing shareholders' funds	<u><u>3,772,462</u></u>	<u><u>3,647,613</u></u>

## 14. Contingent liabilities

Group bank account

The company has, together with other group undertakings, given an unlimited guarantee in respect of the Charles Street Buildings (Leicester) Limited Group Account maintained with Barclays Bank Plc at Leicester. The balance of this account as per the bank statement at 30 November 2012 was £549,951 in hand (2011 £918,526 in hand).

## 15. Related party transactions

As a wholly owned subsidiary of Charles Street Buildings (Leicester) Limited, the company is exempt from the requirements of FRS 8 to disclose transactions with other members of the group headed by Charles Street Buildings (Leicester) Limited.

## 16. Ultimate parent undertaking and controlling party

The ultimate parent undertaking of this company is Charles Street Buildings (Leicester) Limited, which leads the largest group of undertakings for which group accounts have been drawn up.

The smallest group of undertakings including the company is that headed by Charles Street Buildings (UK) Limited.

Charles Street Buildings (UK) Limited is the company's controlling related party under the definitions set out in FRS 8, by virtue of its shareholding in the company. The ultimate controlling related party of the company under the definitions set out in FRS 8 is Charles Street Buildings (Leicester) Limited.