



Annual Report
for the year ended 31 March 2017

Registered Number: 4916897

Yarlington Homes Limited

Registered Address: Yarlington Housing Group, Lupin Way, Yeovil, Somerset. BA22 8WN
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Registered in England, Company Number 4916897

Yarlington Homes Limited

Annual Report for the year ended 31 March 2017

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Directors and Advisors for the year ended 31 March 2017

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

Dominic Lynch (resigned 21 Sep 2016)
Michael Stancombe
Wayne Morris
Caroline Moore
Stephen Dunhill
Stephen Lodge (appointed 20 Sep 2016)

Independent Auditors

PricewaterhouseCoopers LLP
Princess Court
23 Princess Street
Plymouth PL1 2EX

Bankers

The Royal Bank of Scotland plc
2 Hendford
Yeovil
Somerset
BA20 1TN

Yarlington Homes Limited is a company limited by shares (Registered in England, Company Number 4916897).

The registered office is at Yarlington Housing Group, Lupin Way, Yeovil, Somerset, BA22 8WN.

Yarlington Homes Limited

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Report of the Board of Directors for the year ended 31 March 2017

The Board is pleased to present its report and the audited financial statements for the year ended 31 March 2017.

The directors of the company who were in office during the year and up to the date of signing of the financial statements, unless otherwise stated were

Dominic Lynch (resigned 21 Sep 2016)
Michael Stancombe
Wayne Morris
Caroline Moore
Stephen Dunhill
Stephen Lodge (appointed 20 Sep 2016)

The Company

The Company is registered at Companies House in accordance with the Companies Act and is limited by shares. It is a wholly owned subsidiary of Yarlington Housing Group.

Principal Activities

The main activity of the Company during 2016/17 was the provision of development services, predominantly to its parent entity, Yarlington Housing Group. The Company has also agreed to commence a programme of market sale properties. It plans to develop 150 properties by 2020.

Business Review

The financial position and results for the year ended 31 March 2017 are set out on pages 11 to 24 of these financial statements. For the year ended 31 March 2017, the Company made an operating profit of £139k (2016: operating loss of (£40k)). At the year end the Company had inventory of £5,392k (2016: £999k) relating to the acquisition of land for development. An intragroup loan facility of £8,000k remains in place, with £2,037k drawn as at 31 March 2017. Turnover increased to £7,917k (2016: £1,722k), this relates to an increase in Development Services provided to Yarlington Housing Group.

The Board of Directors

The Directors are responsible for strategy, policy, managing the business and monitoring the performance of the Company.

Board members have an obligation to uphold the values and objectives of the Company. They agree to contribute to and share responsibilities for the policies and decisions of the Board. They declare any conflicts of interest and must act at all times in the best interest of the Company. Board members derive no financial benefit or personal gain of any sort from being on the Board. Board members are appointed by the Board of Yarlington Housing Group, the Company's parent entity.

The Board members bring skills and experience, which include:

- General business skills
- Management of staff and of property
- Finance
- Development and building

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Report of the Board of Directors for the year ended 31 March 2017 (continued)

The Audit Committee of Yarlington Housing Group has responsibilities for Yarlington Homes Limited.

Operational matters of the Company are delegated to the Chief Executive and the Executive Team of Yarlington Housing Group.

Corporate Governance

As at 31 March 2017 the board had five members, a full list can be seen on Page 3. The Board takes an active interest in all internal control and corporate governance matters. It aims to meet the highest standards of governance and probity.

Employees

The Company has no employees (2016: nil).

Charitable donations

The Company made no charitable donations during the year (2016: £nil).

Insurance

During the year and up to the date of this report, the Company maintained liability insurance and third-party indemnification provisions for its directors, under which the Company has agreed to indemnify the directors to the extent permitted by law in respect of all liabilities to third parties arising out of, or in connection with, the execution of their powers, duties and responsibilities as directors of the Company. These indemnities are Qualifying Third Party Indemnity Provisions as defined in Section 234 of the Companies Act.

Financial Risk Management Policy

Yarlington Housing Group, the parent of Yarlington Homes Limited, engages specialist treasury advisors to advise on interest rate and liquidity risk across the Group. The Board approves a treasury management policy annually; this policy addresses cash flow risk. This policy is applied to all entities within the Group.

Going Concern

The Board, after reviewing the Company's budget for 2017/2018, the Group's medium term financial position as detailed in the 30-year business plan, is of the opinion that the Company has adequate resources to continue in business for the foreseeable future. The directors believe this, combined with a number of long term and shorter contracts either ongoing or in the pipeline, means that the Company is well placed to manage its business risks successfully despite the current uncertain economic outlook.

The directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis in preparing the annual financial statements.

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Report of the Board of Directors for the year ended 31 March 2017 (continued)

Independent Auditors

A resolution will be made at the Annual General Meeting to appoint PricewaterhouseCoopers LLP as auditors to the Company.

Disclosure of information to auditors

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditors are unaware; and that each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

Statement of directors' responsibilities

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

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, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", 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 the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- 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.

The directors 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.

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Report of the Board of Directors for the year ended 31 March 2017 (continued)

The directors of the ultimate parent entity are responsible for the maintenance and integrity of the ultimate parent entity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

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

This report was approved by the Board of Directors on 11th July 2017 and signed on its behalf by



Caroline Moore
Director

Date: **25** July 2017

Yarlington Homes Limited

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Independent auditors' report to the members of Yarlington Homes Limited

Report on the financial statements

Our opinion

In our opinion, Yarlington Homes Limited's financial statements (the "financial statements"):

- give a true and fair view of the state of the company's affairs as at 31 March 2017 and of its profit for the year then ended;
 - have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; and
 - have been prepared in accordance with the requirements of the Companies Act 2006.
-

What we have audited

The financial statements, included within the Annual Report, comprise:

- the Statement of Financial Position as at 31 March 2017;
- the Statement of Comprehensive Income for the year then ended;
- the Statement of Changes in Equity 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 the preparation of the financial statements is United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law (United Kingdom Generally Accepted Accounting Practice), applicable to Smaller Entities.

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.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Board of Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Board of Directors has been prepared in accordance with applicable legal requirements.

In addition, in light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we are required to report if we have identified any material misstatements in the Report of the Board of Directors. We have nothing to report in this respect.

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Independent auditors' report to the members of Yarlington Homes Limited (continued)

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.

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to: prepare financial statements in accordance with the small companies regime; take advantage of the small companies exemption in preparing the Report of the Board of Directors; and take advantage of the small companies exemption from preparing a strategic report. 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 pages 6 and 7, 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) ("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.

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Independent auditors' report to the members of Yarlington Homes Limited (continued)

What an audit of financial statements involves

We conducted our audit in accordance with 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.

We primarily focus our work in these areas by assessing the directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

In addition, we read all the financial and non-financial information in 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. With respect to the Report of the Board of Directors, we consider whether this report includes the disclosures required by applicable legal requirements.



Heather Ancient (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Plymouth
27 July 2017

Yarlington Homes Limited

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Statement of Comprehensive Income for the year ended 31 March 2017

	Note	2017 £'000	2016 £'000
Turnover	5	7,917	1,722
Cost of sales		(7,734)	(1,724)
Gross profit/(loss)		183	(2)
Operating expenditure		(44)	(38)
Operating profit/(loss)	6	139	(40)
Gain on disposal of investment properties		61	-
Interest receivable and similar income	8	1	-
Interest payable and similar charges	9	(56)	(21)
Revaluation of investment properties		-	60
Profit/(Loss) on ordinary activities before taxation		145	(1)
Tax on loss on ordinary activities	10	(10)	(7)
Profit/(Loss) for the financial year after taxation		135	(8)
Other comprehensive income		-	-
Total comprehensive income/(expense) for the financial year		135	(8)

All of the Company's turnover and results disclosed above are derived from continuing activities.

Yarlington Homes Limited distributes available profits to its parent, Yarlington Housing Group, under the Gift Aid Scheme. Final payment is made after the year end. Details of this commitment can be found in note 15.

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Statement of Financial Position as at 31 March 2017

	Note	2017 £'000	2016 £'000
Fixed Assets			
Investment property	11	-	652
Investments	12	5	5
Current assets			
Inventories	13	5,392	999
Debtors	14	1,003	2,231
Cash at bank and in hand		-	2
Total current assets		6,395	3,232
Creditors: amounts falling due within one year	15	(3,322)	(919)
Net current assets		3,073	2,313
Total assets less current liabilities		3,078	2,970
Capital and reserves			
Called up share capital	16	2,926	2,926
Retained earnings		152	44
Total equity		3,078	2,970

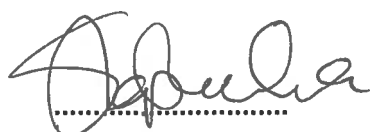
The notes on pages 14 to 24 are an integral part of these financial statements.

The financial statements on page 11 to 24 were approved by the board of directors on 11th July 2017 authorised for issue and signed on its behalf by

Board Member:

Stephen Lodge

25 July 2017




Yarlington Homes Limited

Board Member:

Caroline Moore

25 July 2017



Yarlington Homes Limited

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Statement of Changes in Equity For the year ended 31 March 2017

	Called up share capital	Retained earnings £'000	Total equity
	£'000		£'000
Balance as at 1 April 2015	-	(22)	(22)
Result and total comprehensive expense for the financial year	-	(8)	(8)
Proceeds from shares issued	3,000	-	3,000
Cancellation of shares	(74)	74	-
Total transactions with owners, recognised directly in equity	2,926	74	3,000
Balance as at 31 March 2016	2,926	44	2,970
Balance as at 1 April 2016	2,926	44	2,970
Result and total comprehensive income for the financial year	-	135	135
Gift aid payments to parent	-	(34)	(34)
Tax credit on gift aid payments to parent	-	7	7
Total transactions with owners, recognised directly in equity	-	(27)	(27)
Balance as at 31 March 2017	2,926	152	3,078

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Notes to the financial statements for the year ended 31 March 2017

1 Statement of compliance

The individual financial statements of Yarlington Homes Limited have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") and the Companies Act 2006.

2 General Information

Yarlington Homes Limited provides development services, predominantly to its parent entity, Yarlington Housing Group. The Company has also agreed to commence a programme of market sale properties. It plans to develop 150 properties by 2020.

The company is a private company limited by shares and is incorporated and domiciled in England. The address of its registered office is Lupin Way, Yeovil, Somerset, BA22 8WN.

3 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of preparation

These financial statements are prepared on a going concern basis, under the historical cost convention, as modified by the revaluation of land and buildings and certain financial assets and liabilities measured at fair value through profit or loss.

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 4.

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Notes to the financial statements for the year ended 31 March 2017 (continued)

3 Summary of significant accounting policies (continued)

Going Concern

The Board, after reviewing the Company's budget for 2017/2018, the Group's medium term financial position as detailed in the 30-year business plan, is of the opinion that the Company has adequate resources to continue in business for the foreseeable future. The directors believe this, combined with a number of long term and shorter contracts either ongoing or in the pipeline, means that the Company is well placed to manage its business risks successfully despite the current uncertain economic outlook.

The directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis in preparing the annual financial statements.

Exemptions for qualifying entities under FRS 102

FRS 102 allows a qualifying entity certain disclosure exemptions. The company has taken advantage of the exemption, under FRS102 paragraph 1.12(b), from preparing a statement of cash flows, on the basis that it is a qualifying entity and its ultimate parent, Yarlington Housing Group, includes the company's cash flows in its own consolidated financial statements.

Turnover recognition

Turnover is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the company and value added taxes.

The company recognises turnover when (a) the significant risks and rewards of ownership have been transferred to the buyer; (b) the company retains no continuing involvement or control over the goods; (c) the amount of turnover can be measured reliably; (d) it is probable that future economic benefits will flow to the entity.

The company has three main revenue streams:

(1) Design and build

The company designs and builds properties for its parent, Yarlington Housing Group. Turnover represents the invoice value (excluding VAT), and is recognised when the value of the work carried out can be reliably measured.

(2) Market sales

The company sells a small number of properties into the open market and turnover under market sales represents the invoiced value (excluding VAT) for properties sold, recognised on legal completion.

(3) Market rent

Some properties are rented as opposed to sold outright. Turnover represents to rental charges levied to tenants in line with signed rental agreements.

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Notes to the financial statements for the year ended 31 March 2017 (continued)

3 Summary of significant accounting policies (continued)

Value Added Tax (VAT)

The Company's main income stream, being the provision of development services, is zero-rated for VAT purposes, as is its build for sale income stream. The majority of its expenditure is either zero rated or subject to VAT, which the Company is able to reclaim – this expenditure is therefore shown exclusive of VAT.

Taxation

Taxation expense for the period comprises current and deferred tax recognised in the reporting period. Tax is recognised in the profit and loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case tax is also recognised in other comprehensive income or directly in equity respectively.

Current or deferred taxation assets and liabilities are not discounted.

(i) Current tax

Current tax is the amount of income tax payable in respect of the taxable profit for the year or prior years. Tax is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the period end.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

(ii) Deferred tax

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements

Deferred tax is recognised on all timing differences at the reporting date except for certain exceptions. Unrelieved tax losses and other deferred tax assets are only recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the period end and that are expected to apply to the reversal of the timing difference.

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Notes to the financial statements for the year ended 31 March 2017 (continued)

3 Summary of significant accounting policies (continued)

Borrowing costs

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Inventories and properties held for sale

Inventories are stated at the lower of cost and estimated selling price less costs to complete and sell. Inventories are recognised as an expense in the period in which the related revenue is recognised.

Land and properties under construction for outright sale, as well as completed properties developed for outright sale are included in current assets as they are intended to be sold, at the lower of cost or estimated selling price less costs to complete and sell.

At the end of each reporting period inventories are assessed for impairment. If an item of inventory is impaired, the identified inventory is reduced to its selling price less costs to complete and sell and an impairment charge is recognised in the statement of comprehensive income. Where a reversal of the impairment is recognised the impairment charge is reversed, up to the original impairment loss, and is recognised as a credit in the statement of comprehensive income.

Share Capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Related party transactions

The company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned.

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Notes to the financial statements for the year ended 31 March 2017 (continued)

4 Critical accounting judgements and estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

- (i) **Write-downs of Inventories and Work in Progress:** Inventories and Work in Progress are stated at the lower of cost and net realisable value. Write-downs on inventories are recorded where events or changes in circumstances indicate that the balances may not be realised. The identification of write-downs requires the use of estimates. Where the expectation is different from the original estimate, such difference will impact the carrying value of inventories and write-downs of inventories in the periods in which such estimate has been changed.
- (ii) **Investment Properties:** Investment properties are revalued annually and the aggregate profit or loss is transferred to the statement of comprehensive income. The investment property valuation contains a number of assumptions upon which independent, professionally qualified valuers have based their valuation of the properties. However, if any assumptions made by the property valuer prove to be inaccurate, this may mean that the value of the company's properties differs from their valuation, which could have a material effect on the financial position.

5 Turnover

The geographical range of the company is wholly within the United Kingdom and all turnover is generated from within this area. The turnover generated can be split into three distinct areas of business and is detailed below:

	2017 £'000	2016 £'000
Design and build	7,883	1,007
Market sale	-	676
Market rent	34	39
	7,917	1,722

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Notes to the financial statements for the year ended 31 March 2017 (continued)

6 Operating profit/(loss)

	2017 £'000	2016 £'000
This is stated after charging:		
Auditors' remuneration:		
- audit of these financial statements	5	5
- other services relating to taxation	5	-
Inventory to cost of sales	-	631

7 Employees and directors' emoluments

There were no employees of the company (2016: nil).

The Directors who served during the year received no emoluments through Yarlington Homes Limited (2016: £nil), their emoluments were settled by company's immediate parent, Yarlington Housing Group.

Emoluments are received by Directors for services provided to the group as a whole and not separated by individual company. Total emoluments paid to the Directors of the company for their services across the group are summarised below. Full disclosure of all emoluments can be found on page 46 of the Yarlington Housing Group consolidated financial statements.

	2017 £'000	2016 £'000
The aggregate emoluments paid or receivable by non-executive Directors & former non-executive directors (Board Member Remuneration)	17	29
The aggregate emoluments paid or receivable by Executive Directors & former Executive Directors (Exec Team Remuneration)	207	359
The emoluments paid to the highest paid Director excluding pension contributions	134	155
The aggregate amount of Directors' or past Directors' pensions, excluding amounts payable under a properly funded pension scheme	18	44

No remuneration in the emoluments above has been paid to former Directors (2016: nil).

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Notes to the financial statements for the year ended 31 March 2017 (continued)

8 Interest receivable and similar income

	2017 £'000	2016 £'000
Interest receivable	1	-
Total interest receivable and similar income	1	-

9 Interest payable and similar expenses

	2017 £'000	2016 £'000
Interest payable on other loans	(56)	(21)
Total interest payable and similar expenses	(56)	(21)

10 Taxation

	2017 £'000	2016 £'000
Current Tax		
UK corporate tax expenses	7	-
Adjustments in respect of prior years	-	-
Total Current Tax	7	-
Deferred Tax		
Net origination and reversal of timing differences	3	7
Adjustments in respect of prior years	-	-
Changes in tax rates or laws	-	-
Total deferred tax	3	7
Tax on ordinary activities	3	7

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Notes to the financial statements for the year ended 31 March 2017 (continued)

10 Taxation (continued)

Deferred taxation

	Deferred tax asset	
	2017 £'000	2016 £'000
At beginning of the year	4	11
Deferred tax charge	(3)	(7)
At the end of the year (note 14)	1	4

The tax assessed in the year is lower than the standard rate of corporation tax in the United Kingdom at 20% (2016: 20%). The differences are explained as follows.

Factors affecting the tax charge for the year

	2017 £'000	2016 £'000
Profit on ordinary activities before taxation	145	(1)
Tax on profit on ordinary activities at Standard rate of Corporation Tax of 20% (2016: 20%)	29	-
Adjustments in respect of previous periods	-	-
Effects of:		
- Unrelieved tax losses and other deductions arising in the year	-	-
- Disposal of investment properties	(20)	-
- Revaluation of investment properties	-	(4)
- Losses from LLP	1	(1)
- Group relief not paid for	-	12
Total tax charge/(credit)	10	7

Factors that may affect future tax charges

The July 2015 Budget Statement announced changes to the UK corporation tax rate which reduced the main rate of corporation tax to 19% from 1 April 2017 and to 18% from 1 April 2020. The Finance Act 2016 reduced the main rate of corporation tax to 17% from 1 April 2020. These changes were substantively enacted on 26 October 2015 and 6 September 2016 respectively, and accordingly deferred tax balances within the financial statements have been calculated using a rate of 17% (2016: 18%).

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Notes to the financial statements for the year ended 31 March 2017 (continued)

10 Taxation (continued)

In the March 2016 Budget Statement, a further reduction to the UK corporation tax rate was announced, being the fall of the rate to 17% from 1 April 2020. This change has not yet been substantively enacted.

11 Investment Property

	2017 £'000
Balance at 1 April	652
Disposals	(652)
Balance at 31 March	-

The Company sold 6 properties which were being let on assured short term tenancies to the parent entity, Yarlington Housing Group on 13th January 2017.

12 Investments

	2017 £'000	2016 £'000
Investment in Advantage Southwest LLP	5	5

The Company is one of 4 equal partners in Advantage Southwest LLP, which was set up as a consortium to obtain value for money in purchasing off site manufactured units. Advantage Southwest LLP has now broadened its procurement activity into capital works expenditure. The directors believe that the carrying value of the investments is supported by their underlying net assets. The registered office of Advantage Southwest LLP is Yarlington Housing Group, Lupin Way, Alvington, Yeovil, Somerset BA22 8WN.

13 Inventories

	2017 £'000	2016 £'000
Properties under construction	5,392	999
Properties completed and held for sale	-	-
	5,392	999

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Notes to the financial statements for the year ended 31 March 2017 (continued)

14 Debtors

	2017 £'000	2016 £'000
Amounts falling due within one year:		
Amounts owed by group undertakings	954	2,178
Other Debtors	24	24
Deferred tax asset (note 9)	1	4
Other taxation – VAT	21	11
Prepayments and Accrued Income	3	14
	1,003	2,231

Other debtors includes £12,800 (2016: £12,800) falling due after more than one year.

Within amounts owed by group undertakings is £5,000 (2016: £1,602,000) which the group company is investing on Yarlington Homes Limited's behalf. The market interest rate received is passed back to through to Yarlington Homes Limited. This amount is repayable on demand.

15 Creditors: amounts falling due within one year

	2017 £'000	2016 £'000
Loan due to holding company	2,037	-
Trade creditors	3	1
Amounts owed to group undertakings	123	71
Accruals and deferred income	1,159	847
	3,322	919

Short-term funding facilities are set at £8,000k (2016: £8,000k) with the Company's parent, Yarlington Housing Group. As at 31 March 2017, £2,037k had been drawn from these facilities (2016: £nil). These loans are secured by a floating charge against the Company's assets and are repayable one month on demand with a final repayment date of 5 years. Interest is payable at 2% above the 1 month libor rate. All other amounts are unsecured.

Included within amounts owed to group undertakings is a £35,000 obligation in relation to gift aid payments to the parent. Before the end of the financial year the company confirmed that it would distribute available profits to its parent. The final distribution was agreed prior to signing these financial statements and recorded as an adjusting post balance sheet item.

Yarlington Homes Limited

Registered Number: 4916897

Notes to the financial statements for the year ended 31 March 2017 (continued)

16 Called up Share Capital

	2017 Number	2016 Number	2017 £	2016 £
Authorised Shares of £1 each	2,925,890	2,925,890	2,925,890	2,925,890
Allotted and fully paid Shares of £1 each	2,925,791	2,925,791	2,925,791	2,925,791

17 Related party transactions

Please see note 7 for disclosure of the directors' remuneration and key management compensation.

The company is exempt from disclosing other related party transactions as they are with other companies that are wholly owned with the Group (FRS102, para 33).

18 Controlling Parties

The ultimate parent undertaking and controlling party is Yarlington Housing Group, a charitable community benefit society registered in the United Kingdom. Yarlington Homes Limited is a subsidiary undertaking of Yarlington Housing Group. The largest and smallest group in which the results of the Company are consolidated is that headed by Yarlington Housing Group. The consolidated financial statements of the Group are available to the public and can be obtained from the Company's registered office (Yarlington Housing Group, Lupin Way, Yeovil, Somerset, BA22 8WN).