

**STRADA DEVELOPMENTS LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2018**

**Company number: SC235707**



# STRADA DEVELOPMENTS LIMITED

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## **STRADA DEVELOPMENTS LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2018**

The Directors present their annual report and the audited financial statements of Strada Developments Limited ("the Company") for the year ended 31 December 2018.

#### **Principal activities and future developments**

Strada Developments Limited is a joint venture between Taylor Wimpey UK Limited and Avant Homes (Scotland) Limited (formerly Bett Homes Limited). The purpose of the joint venture was the development of a 646 homes project. The sale of all the homes has now been legally completed. Current and future activities are in respect of meeting obligations arising from the project and collecting amounts due in relation to shared equity on homes legally completed.

The nature of the Company's activities are not expected to change in 2019.

#### **Dividend**

The Company paid a dividend of £500,000 (2017: £1,500,000) to its shareholders. The dividend per share was £500 (2017: £1,500).

#### **Directors**

The following Directors held office during the year and subsequently:

K J Armstrong	(Resigned 18 December 2018)
K R Douglas	(Resigned 18 December 2018)
C E Lewis	
G Smith	(Resigned 18 December 2018)
Catrina Douglas	(Appointed 18 December 2018)
Ian Drummond	(Appointed 18 December 2018)
Giles Sharp	(Appointed 18 December 2018)

No Director was materially interested during the year in any contract which was significant in relation to the business of the Company.

#### **Going concern**

The Directors of the Company have made the necessary enquiries, including reviewing forecasts of the business and available resources for a period of at least 12 months from the date of signing these financial statements. Following their review, the Directors are of the view that there is reasonable expectation the Company will be able to remain in existence for a period of at least 12 months from the date of signing these financial statements. Accordingly, the financial statements have been prepared on a going concern basis.

#### **Qualifying third party indemnity provisions**

Taylor Wimpey plc has executed a deed poll of indemnity in favour of, among others, the directors and officers appointed to act on its behalf pursuant to a contractual right of Taylor Wimpey plc or any of its Group undertakings to nominate or appoint one or more of the officers of an associated Company or a company in which Taylor Wimpey plc holds, directly or indirectly, a minority shareholding.

This indemnity covers the Taylor Wimpey plc nominated directors and officers of this company, and such beneficiaries are indemnified against certain financial exposure that they may incur during the discharge of their professional duties as director or officer of the Company. The indemnity is granted in accordance with section 234 of the Companies Act 2006 and Taylor Wimpey plc's articles of association.

The qualifying third party indemnity was in force during the financial year and also at the date of the financial statements.

## **STRADA DEVELOPMENTS LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2018 (continued)**

#### **Directors' responsibilities statement**

The Directors are responsible for preparing the Annual 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), including FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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; 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. 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.

#### **Auditor**

Each person who is a Director at the date of approval of this report confirms that:

- so far as that Director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- the Director has taken all the steps that ought to have been taken as a Director in order to be aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

#### **Re-appointment of Auditor**

Deloitte LLP has indicated its willingness to be re-appointed as auditor for another term. Appropriate arrangements have been put in place for them to be deemed re-appointed as auditor in the absence of an annual general meeting.

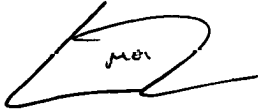
#### **Small company provisions**

This report has been prepared in accordance with the special provisions relating to small Companies within section 415a of the Companies Act 2006 and FRS 102 section 1A.

**STRADA DEVELOPMENTS LIMITED**

**DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2018 (continued)**

This Directors' report was approved by the Board of Directors on \_\_\_\_\_ and is signed on its behalf  
by:

A handwritten signature in black ink, appearing to read 'CD' with a flourish underneath.

Catriona Douglas

Director

Registered office:

Unit C, Ground Floor, Cirrus, Glasgow Airport Business Park, Marchburn Drive, Abbotsinch, Paisley,  
PA3 2SJ, Scotland, United Kingdom.

Date: 20<sup>th</sup> September 2019

## **STRADA DEVELOPMENTS LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF STRADA DEVELOPMENTS LIMITED**

#### **Report on the audit of the financial statements**

##### **Opinion**

In our opinion the financial statements of Strada Developments Limited (the 'Company'):

- give a true and fair view of the state of the Company's affairs as at 31 December 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of the company which comprise:

- the statement of comprehensive income;
- the statement of financial position;
- the statement of changes in equity; and
- the related notes 1 to 13..

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

##### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### **Conclusions relating to going concern**

We are required by ISAs (UK) to report in respect of the following matters where:

- the Directors' use of the going concern basis of accounting in preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

We have nothing to report in respect of these matters.

## **STRADA DEVELOPMENTS LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF STRADA DEVELOPMENTS LIMITED (continued)**

#### **Other information**

The Directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in respect of these matters.

#### **Responsibilities of Directors**

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, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### **Report on other legal and regulatory requirements**

##### **Opinions on other matters 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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' report has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Directors' Report.

## STRADA DEVELOPMENTS LIMITED

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF STRADA DEVELOPMENTS LIMITED (continued)

#### Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters 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
- 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 Directors' report and from the requirement to prepare a strategic report; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in respect of these matters.

#### Use of our report

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.

*Edward Hanson*

Edward Hanson (Senior statutory auditor)  
For and on behalf of Deloitte LLP  
Statutory Auditors  
London, United Kingdom

Date: *26 September 2019.*



**STRADA DEVELOPMENTS LIMITED****STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Notes	2018 £	2017 £
Other income		326,335	287,924
Administrative expenses		(72,856)	(204,288)
<b>Operating profit</b>	3	<u>253,479</u>	<u>83,636</u>
Finance income	5	—	118,190
<b>Profit before taxation</b>		<u>253,479</u>	<u>201,826</u>
Tax	7	(48,156)	(38,908)
<b>Profit the financial year</b>		<u>205,323</u>	<u>162,918</u>
<b>Other comprehensive result</b>		—	—
<b>Total comprehensive income for the year</b>		<u><u>205,323</u></u>	<u><u>162,918</u></u>

All results in both years are attributable to one continuing activity, being the development and sale of houses and all trading was in the United Kingdom.

# STRADA DEVELOPMENTS LIMITED

## STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2018

	Note	2018 £	2017 £
<b>Non-current assets</b>			
Trade and other receivables	9	<u>1,395,413</u>	<u>2,078,299</u>
		<b>1,395,413</b>	<b>2,078,299</b>
<b>Current assets</b>			
Trade and other receivables	9	182,731	46,503
Cash at bank and in hand		<u>1,092,075</u>	<u>1,010,952</u>
		<b>1,274,806</b>	<b>1,057,455</b>
<b>Current liabilities</b>			
Trade and other payables	10	<u>(283,531)</u>	<u>(451,462)</u>
		<b>991,275</b>	<b>605,993</b>
<b>Net current assets</b>			
		<u>2,386,688</u>	<u>2,684,292</u>
<b>Total assets less current liabilities</b>			
		<b>2,386,688</b>	<b>2,684,292</b>
<b>Non-current liabilities</b>			
Deferred tax liability	8	<u>(16,068)</u>	<u>(18,895)</u>
		<b>2,370,620</b>	<b>2,665,397</b>
<b>Capital and reserves</b>			
Share capital		1,000	1,000
Retained earnings		<u>2,369,620</u>	<u>2,664,397</u>
		<b>2,370,620</b>	<b>2,665,397</b>
<b>Shareholders' funds</b>			

The Directors acknowledge their responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The accounts have been prepared in accordance with the provisions of section 1A of FRS 102.

The financial statements of Strada Developments Limited (registered number: SC235707) were approved by the Board of Directors and authorised for issue on

They were signed on its behalf by:



Catriona Douglas  
Director

Date: 26<sup>th</sup> September 2019

**STRADA DEVELOPMENTS LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Note	Share capital	Retained earnings	Total
		£	£	£
<b>Balance at 1 January 2018</b>		<b>1,000</b>	<b>2,664,297</b>	<b>2,665,297</b>
Profit for the year		—	205,323	205,323
Other comprehensive income/(expense) for the year		—	—	—
<b>Total comprehensive income for the year</b>		<b>—</b>	<b>205,323</b>	<b>205,323</b>
Dividends paid	6	—	(500,000)	(500,000)
<b>Total contributions by/ (distributions to) owners</b>		<b>—</b>	<b>(500,000)</b>	<b>(500,000)</b>
<b>Balance at 31 December 2018</b>		<b>1,000</b>	<b>2,369,620</b>	<b>2,370,620</b>
<b>Balance at 1 January 2017</b>		<b>1,000</b>	<b>4,001,479</b>	<b>4,002,479</b>
Profit for the year		—	162,918	162,918
Other comprehensive income/(expense) for the year		—	—	—
<b>Total comprehensive income for the year</b>		<b>—</b>	<b>162,918</b>	<b>162,918</b>
Dividends paid	6	—	(1,500,000)	(1,500,000)
<b>Total contributions by/ (distributions to) owners</b>		<b>—</b>	<b>(1,500,000)</b>	<b>(1,500,000)</b>
<b>Balance at 31 December 2017</b>		<b>1,000</b>	<b>2,664,397</b>	<b>2,665,397</b>

## **STRADA DEVELOPMENTS LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018**

#### **1. Accounting policies**

The following accounting policies have been used consistently throughout the current and prior year.

##### **General information and basis of preparation**

Strada Developments Limited is a private company incorporated and domiciled in the United Kingdom. The Company is limited by shares. The Company is registered in Scotland and its registered office is noted on page 4 and its principle activities are noted on page 2.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value, and in accordance with the Companies Act 2006 and section 1A of Financial Reporting Standard 102 (FRS 102) 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' issued by the Financial Reporting Council.

The financial statements are prepared in sterling, which is the functional currency of the Company and rounded to the nearest pound.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in 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 2.

##### **Going concern**

The Directors of the Company have made the necessary enquiries, including reviewing forecasts of the business and available resources for a period of at least 12 months from the date of signing these financial statements. Following their review, the Directors are of the view that there is reasonable expectation the Company will be able to remain in existence for a period of at least 12 months from the date of signing these financial statements. Accordingly, the financial statements have been prepared on a going concern basis.

##### **Finance income**

Finance income represents the discount to the nominal value on mortgage receivables which is amortised over the period of the credit term.

##### **Financial instruments**

Financial assets and liabilities are recognised in the Company's Statement of Financial Position when the Company becomes a party to the contractual provisions of the instrument. The below financial instruments are measured at amortised cost.

##### ***Trade and other receivables***

Trade receivables on normal terms do not carry interest and are stated at their nominal value as reduced by appropriate allowances for estimated unrecoverable amounts.

Trade and other receivables include mortgage receivables relating to sales incentives including shared equity loans. The receivable is recorded at amortised cost.

Shared equity loans are separated into a loan receivable and a non-closely related embedded derivative asset for accounting purposes as allowed under IAS 39 'Financial Instruments'. The loan is measured at amortised cost and the embedded derivative is measured at fair value through profit or loss with any subsequent impairment charged through profit or loss. The fair value of the derivative is based on the movement in a national house price index relating to the geographical region in which the properties sold are based.

## STRADA DEVELOPMENTS LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018 (continued)

#### 1. Accounting policies (continued)

##### *Trade and other payables*

Trade payables on normal terms are not interest bearing and are stated at their nominal value.

##### **Taxation**

The tax charge represents the sum of the tax currently payable and deferred tax.

##### *Current tax*

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the Statement of Comprehensive Income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Company's liability for current tax is calculated using corporation tax rates that have been enacted or substantively enacted by the Statement of Financial Position date.

##### *Deferred tax*

Deferred tax is the tax expected to be payable or recoverable on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which deductible temporary differences can be utilised.

Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

Deferred tax liabilities are also recognised for taxable temporary differences arising on investments in subsidiaries and interests in joint ventures, except where the Company is able to control the reversal of the temporary difference and it is probable that it will not reverse in the foreseeable future.

Deferred tax is calculated, on a non-discounted basis, at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised based on tax laws and rates that have been enacted or substantively enacted by the Statement of Financial Position date.

##### *Deferred tax (continued)*

The carrying amount of deferred tax assets is reviewed at each Statement of Financial Position date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is charged or credited in the Income Statement, except when it relates to items charged or credited directly to other comprehensive income or equity, in which case the deferred tax is also dealt with in other comprehensive income or equity.

#### 2. Key sources of estimation uncertainty and critical accounting judgements

Preparation of the financial statements requires management to make judgements that have a significant impact on the amounts recognised and to make estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods. The Directors have considered whether there are any

## STRADA DEVELOPMENTS LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018 (continued)

#### 2. Key sources of estimation uncertainty and critical accounting judgements (continued)

such sources of estimation or critical accounting judgements in forming the financial statements and do not determine there to be any for the purposes of disclosure.

#### 3. Operating profit

	2018	2017
	£	£
<b>Operating profit is stated after (crediting)/charging:</b>		
Change in fair value of embedded derivative asset	—	(4,803)
Fee payable to the Company's auditor for the audit of the Company's annual financial statements	<b>11,350</b>	11,350

Fees paid to the Company's auditor for other, non-audit, services were £nil in both years.

#### 4. Employees and Directors

The Company did not employ any persons during the year (2017: none).

Directors' remuneration and benefits paid by the Company in the year amounted to £nil (2017: £nil). Directors are not remunerated for qualifying services provided to the Company.

#### 5. Finance income

	2018	2017
	£	£
Interest unwind on shared equity receivables	—	118,190
	<u>—</u>	<u>118,190</u>

Due to a change in accounting treatment for the fair value assessment of the mortgage receivables, the interest unwind is £nil (2017: £118,190).

#### 6. Dividends

	2018	2017
	£	£
Dividends paid to shareholders	<b>500,000</b>	1,500,000
Total	<b><u>500,000</u></b>	<u>1,500,000</u>

The Company paid a dividend of £500,000 (2017: £1,500,000) to its shareholders. The dividend per share was £500 (2017: £1,500).

**STRADA DEVELOPMENTS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER  
2018 (continued)**

**7. Tax**

	2018	2017
	£	£
<b>Current tax charge</b>		
UK corporation tax on profits of the year	50,989	41,716
Adjustments in respect of prior periods	(6)	19
Exceptional tax charge	—	—
<b>Deferred tax charge</b>		
Ordinary deferred tax	(2,827)	(2,827)
Adjustments in respect of prior periods	—	—
Exceptional deferred tax (note 4)	—	—
<b>Tax on profit</b>	<u>48,156</u>	<u>38,908</u>

The standard rate of current tax for the year, based on the weighted average of the UK standard rate of corporation tax is 19.00% (2017: 19.25%).

The total tax charge for the year can be reconciled as follows:

	2018	2017
	£	£
Profit before tax	<u>253,478</u>	<u>201,826</u>
Standard rate of corporation tax of 19% (2017: 19.25%)	48,162	38,852
Effects of:		
Prior year adjustment	(6)	19
Other rate impacting adjustments	—	37
Total tax charge	<u>48,156</u>	<u>38,908</u>

Finance Act 2016 introduced legislation to reduce the main rate of corporation tax to 17% from 1 April 2020 and these rates have therefore been used to measure deferred tax assets and liabilities where applicable.

**8. Deferred tax**

	2018	2017
	£	£
Asset at 1 January	18,895	21,722
Income Statement charge	(2,827)	(2,827)
Asset at 31 December	<u>16,068</u>	<u>18,895</u>

Closing deferred tax on UK temporary differences has been calculated at the tax rates that are expected to apply for the period when the asset is realised or the liability is settled. Accordingly, the temporary differences have been calculated at rates between 19% and 17% (2017: 19% and 17%).

**STRADA DEVELOPMENTS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER  
2018 (continued)**

**9. Trade and other receivables**

	Current		Non-current	
	2018	2017	2018	2017
	£	£	£	£
Trade receivables	1,318	46,503	—	—
Mortgage receivables	181,413	—	1,395,413	2,078,299
	<u>182,731</u>	<u>46,503</u>	<u>1,395,413</u>	<u>2,078,299</u>

**10. Trade and other payables**

	Current	
	2018	2017
	£	£
Trade payables	22,169	150
Corporation tax	71,837	41,716
Accruals	189,525	409,596
	<u>283,531</u>	<u>451,462</u>

**11. Share capital**

	2018	2017
	£	£
<b>Authorised:</b>		
500 (2017: 500) 'A' ordinary shares of 100p each	500	500
500 (2017: 500) 'B' ordinary shares of 100p each	500	500
	<u>1,000</u>	<u>1,000</u>
<b>Allotted, called-up and fully paid:</b>		
500 (2017: 500) 'A' ordinary shares of 100p each	500	500
500 (2017: 500) 'B' ordinary shares of 100p each	500	500
	<u>1,000</u>	<u>1,000</u>

As at 31 December 2018, the ordinary 'A' shares of the Company are owned by Avant Homes (Scotland) Ltd and the ordinary 'B' shares of the company owned by Taylor Wimpey UK Limited. Both of the above classes of share confer the right to appoint three Directors, equal rights with respect to dividends and rank equally in the event of winding-up.

**12. Related party transactions**

During the year, the Company incurred expenditure for professional fees by its shareholders and their fellow Group companies as follows:

	2,018	2,017
	£	£
Taylor Wimpey UK Limited: Management fee	60,000	60,000
	<u>60,000</u>	<u>60,000</u>



## **STRADA DEVELOPMENTS LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018 (continued)**

#### **13. Controlling parties**

The Company is a joint venture, equally owned and controlled by Taylor Wimpey UK Limited and Avant Homes (Scotland) Limited. There is therefore no ultimate parent or controlling party.

The registered office of Taylor Wimpey UK Limited is Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR, United Kingdom.

The registered office of Avant Homes (Scotland) Limited is Argyll Court, The Castle Business Park, Stirling, Scotland, FK9 4TT, United Kingdom.

A copy of the financial statements of both entities may be obtained from Companies House, Crown Way, Cardiff, CF14 3UZ.