

# **Emerald Shared Equity Limited**

## **Directors' Report and Financial Statements**

31 December 2012

Registered Number 07444180

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## **Directors' Report**

The directors have the pleasure presenting their report and financial statements for the year ended 31 December 2012

### **Principal activity**

The principal activity of the company is to administer shared equity transactions on behalf of a third party, under two Shared Equity Proceeds Agreements dated 18 April 2011. Under the agreements, the company bears no risk in relation to the shared equity transactions entered into on behalf of the third parties and, accordingly, such transactions are not reflected in the company's balance sheet.

### **Directors**

The directors of the company during the year and to the date of this report were as follows

Julie M Jackson  
Ian Murdoch  
Pamela Smyth (resigned 16 May 2012)

### **Disclosure of information to auditor**

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 auditor is unaware, and 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 auditor is aware of that information.

### **Auditor**

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

On behalf of the Board



**Julie Jackson**  
Director  
25 September 2013

6060 Knights Court  
Solihull Parkway  
Birmingham Business Park  
Solihull  
B37 7WY

## **Statement of directors' responsibilities in respect of the Directors' Report and the financial statements**

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 they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice)

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 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, 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities

## **Independent auditor's report to the members of Emerald Shared Equity Limited**

We have audited the financial statements of Emerald Shared Equity Limited for the year ended 31 December 2012 set out on pages 4 to 7. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK 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 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 International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

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

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's web-site at [www.frc.org.uk/apb/auditscopeukprivate](http://www.frc.org.uk/apb/auditscopeukprivate)

### **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 31 December 2012 and of its result for the year ended
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006

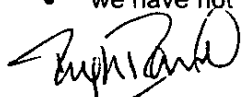
### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Director's Report for the financial period for which the financial statements are prepared is consistent with the financial statements.

### **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



**Hugh Harvie (Senior Statutory Auditor)**  
for and on behalf of KPMG LLP, Statutory Auditor  
Chartered Accountants  
Saltire Court, 20 Castle Terrace, Edinburgh, EH1 2EG

26 September 2013

## Profit and Loss Account

For the year ended 31 December 2012

	Note	2012 £	2011 £
Turnover	1	5,153	-
Cost of sales		(5,153)	-
<b>Gross profit being a result on ordinary activities before taxation</b>		<u>-</u>	<u>-</u>
Taxation on result on ordinary activities		-	-
<b>Result on ordinary activities after taxation</b>		<u>-</u>	<u>-</u>

The results for the financial year have been derived from continuing activities

The notes on pages 6-7 form part of these financial statements

## Balance Sheet

As at 31 December 2012

	<i>Note</i>	2012 £	2011 £
<b>Current assets</b>			
Cash at bank and in hand		19,659	-
Debtors	4	2	2
		<hr/>	<hr/>
		19,661	2
<b>Creditors</b> amounts falling due within one year	5	(19,659)	-
		<hr/>	<hr/>
<b>Net assets</b>		2	2
		<hr/>	<hr/>
<b>Capital and reserves</b>			
Called up share capital	6	2	2
		<hr/>	<hr/>
<b>Shareholders' funds</b>		2	2
		<hr/>	<hr/>

The notes on pages 6-7 form part of these financial statements

The financial statements were approved by the board of directors on 25 September 2013 and signed on its behalf by



**Ian Murdoch**  
Director

## NOTES

### 1 Accounting policies

#### **Basis of accounting**

The principal accounting policies, all of which have been applied consistently throughout the current period, are as follows

#### **Basis of preparation**

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.

The company is exempt from the requirement of Financial Reporting Standard 1, to prepare a cash flow statement, as it is wholly owned subsidiary of The Miller Group Limited and its cash flows are included within the consolidated cash flow statement of that company.

As the company is a wholly owned subsidiary of The Miller Group Limited, the company has taken advantage of the exemption contained in FRS8 and has therefore not disclosed transactions or balances with entities which form part of the group. The consolidated financial statements of The Miller Group Limited, within which this company is included, can be obtained from the address given in note 8.

#### **Turnover**

Turnover represents handling fees earned by the company on the recovery of shared equity loan transactions entered into with customers of McInerney Homes Limited (In Administration) and by Ludgate Hill Developments Limited.

As the company bears no risk in relation to the relevant shared equity transactions, such transactions are not reflected in the company's balance sheet.

### 2 Auditor remuneration

Auditor remuneration is borne by a fellow subsidiary undertaking.

### 3. Directors' emoluments and employees

The company has no employees (2011 nil). The directors did not receive any remuneration from the company during the year (2011 £nil).

<b>4. Debtors</b>	<b>2012</b>	<b>2011</b>
	£	£
Unpaid share capital	2	2
	<u>          </u>	<u>          </u>
<b>5. Creditors: amounts falling due within one year</b>	<b>2012</b>	<b>2011</b>
	£	£
Trade creditors	17,690	-
Amounts owed to a fellow subsidiary company	1,969	-
	<u>          </u>	<u>          </u>
	<b>19,659</b>	-
	<u>          </u>	<u>          </u>

**NOTES (continued)**

6. Share capital	2012	2011
	£	£
<i>Authorised</i>		
2 A Ordinary shares of £1 each	2	2
	<hr style="width: 100%;"/>	<hr style="width: 100%;"/>
<i>Allotted, called up but unpaid</i>		
2 A Ordinary share of £1 each	2	2
	<hr style="width: 100%;"/>	<hr style="width: 100%;"/>

**7. Contingent liability**

Pursuant to an Old Shared Equity Agreement and a New Shared Equity Agreement, both entered into by the company on 18 April 2011, the company has granted fixed and floating charges over the company's assets in favour of McInerney Homes Limited (In Administration) and Ludgate Hill Developments Limited respectively, as a continuing security for the payment or discharge of the secured liabilities as defined in the respective agreements

**8 Immediate and ultimate parent company**

The company's immediate parent company is Miller Homes Holdings Limited and its ultimate parent company is The Miller Group Limited. Both companies are registered in Scotland and incorporated in Great Britain.

The largest group in which the results of the company are consolidated is that headed by The Miler Group Limited. The smallest group in which they are consolidated is that headed by Miller Homes Holdings Limited. The consolidated financial statements of these groups are available to the public and may be obtained from the Registrar of Companies, Companies House, 4<sup>th</sup> Floor, Edinburgh Quay 2, 139 Fountainbridge, Edinburgh, EH3 9FF.

At the date of approval of these financial statements the company was controlled by GSO Capital Partners LP, a division of the Blackstone Group LP.