

Orbit Homes (2020) Limited

Financial Statements

For the Year Ended 31 March 2013

Company Registration Number 06950748

Orbit Homes (2020) Limited

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Orbit Homes (2020) Limited

Executive Officers and Auditors

DIRECTORS

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

Name		Appointed	Resigned
Christopher Crook	Non Executive Director/Chair	06/12/2011	
Michael Marron	Non Executive Director/Deputy Chair	05/08/2009	31/01/2013
Anthony Crook	Non Executive Director	06/04/2011	
Devendra Ghandi	Non Executive Director	14/10/2009	
Trevor Sawyer	Non Executive Director	14/10/2009	31/10/2012
Neil Topping	Non Executive Director	14/10/2009	
Helen Devy	Non-Executive Director	01/02/2013	
Richard Wright	Company Secretary	02/07/2009	

Executive Officers

The company had no employees during the year other than directors (2012: Nil). The Executive Officers and staff of the parent association provide services to Orbit Homes (2020) Limited through a Service Agreement. The Executive Officers of Orbit Group Limited, the parent association, are listed in their financial statements. The Directors benefit from a qualifying third party indemnity provision indemnifying them against legal claims from third parties that has been in place throughout the financial year and up to and including the date that the financial statements are signed.

Independent Auditors

PricewaterhouseCoopers LLP
Cornwall Court
19 Cornwall Street
Birmingham
B3 2DT

Principal solicitors

Trowers and Hamblins
Sceptre Court
40 Tower Hill
London
EC3N 4DX

Registered office

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

Orbit Homes (2020) Limited

Directors' Report

The Directors present their annual report on the affairs of the Company, and the audited financial statements for the year to 31 March 2013.

Principal Activities

The principal activities of the Company comprise the provision of a design and build service to Orbit Group Limited and its subsidiary companies ("Orbit") and development of homes for sale within the UK.

Performance in the Year

The company operates as the housebuilding company of Orbit, building a range of tenures for different markets.

From 1 April 2010, the company took over the development of all homes within Orbit. Staff providing these services are employed by Orbit Group Limited, and services are supplied under a service level agreement. During 2011/12 our offer was accepted for the Homes and Communities Agency (HCA) 2011/15 development programme. We monitor our performance against our contract with the HCA closely, and at the end of the year we had completed 865 affordable homes during the year for other members of Orbit, and had exceeded all of our targets for our HCA programme for 2012/13.

During the year the company has also started to build homes for sale. A total of 39 market sales were completed during the year with three new sites opening in the second half of the year to complement our flagship site at Aspire in Bedford.

We have continued to develop our people, attaining Gold Investors in People (IIP) accreditation during the year. We are also investing in Apprenticeships, both within our own company and in partnership with our contractors, to help to build brighter futures for young people. To affirm our commitment in this area, we have sponsored the 2012 and 2013 Young Builder awards – Youthbuild UK.

At the end of the year, the company had capital and reserves of £1.1m and long term liabilities of £34.2m, represented by fixed assets of £0.1m and net current assets of £35.3m.

Future Prospects

Our ambitions for 2013/14 will be to help Orbit Group to achieve its 2020 Vision through our Housing, Customer and Community Offers, providing a wide range of homes to meet need and aspiration. We will grow our turnover from market sales and seek new business in other related fields.

Treasury Policy

The Board recognises that its high degree of debt makes it important to consider its treasury policy. The treasury function operates within a framework of clearly defined Orbit Board approved policies, procedures and delegated authorities. The fundamental principle underlying the Company's approach is to treat treasury activities as a means of controlling risk rather than for profit generation. For Orbit Homes (2020) Limited this involves minimising loans drawn, cash held at bank and investing surplus cash in short-term cash deposits.

Orbit Homes (2020) Limited

Directors' Report

Risks and Uncertainties

As a housebuilding company selling homes outright in the open market and on a shared ownership basis, we are exposed to the market conditions that prevail in the wider housing market. The Board meet monthly to review progress in respect of sales and to agree future build releases in order to manage that risk effectively. We are also using several different mortgage products and funding arrangements, and are actively exploring new products for the future.

Funding for the company is currently provided by means of a combination of investment and two loan facilities from Orbit Group Limited, the parent company, with additional Kickstart and Get Britain Building funding provided by the HCA. Our ambitions to expand our turnover will require additional funding in order to achieve that level of growth in the short to medium term, and we are currently exploring different options that will enable us to achieve this.

Charitable Donations

The financial statements include a provision for Gift Aid donations totalling £723k (2012: £832k) payable to the parent company, Orbit Group Limited. In addition, the company made charitable donations totalling £4k (2012: £6k) to support charitable organisations outside of the Orbit Group, of which £3k was donated to Action with Communities in Rural Kent.

Results and Dividends

The profit for the financial year was £686k (2012: £660k). The Directors recommend payment of a dividend of £201k (2012: £Nil) on the redeemable preference share capital. They do not recommend payment of a dividend on the ordinary share capital (2012: £Nil).

Financial Risk Management

The company's operations expose it to a variety of financial risks that include the effects of liquidity risk and interest rate risk. The company has in place a risk management programme that seeks to limit the adverse effects on the financial performance of the company by monitoring levels of required finance and the related finance costs.

- **Liquidity Risk**
The company closely monitors its future requirements for loan funding to ensure that sufficient funds will be available to cover the development of new homes for sale and the commitment to purchase of land to facilitate future development programmes.
- **Interest Rate Risk**
The funding provided by the parent company, Orbit Group Limited, bears interest at rates linked to LIBOR. Exposure to the effects of movements in interest rates are regularly monitored, and future interest rate assumptions are reflected in the appraisal of future development schemes.

Directors

The Directors who served during the year are shown on page 1 . The Company is a wholly owned subsidiary of Orbit Group Limited.

Orbit Homes (2020) Limited

Directors' Report

Statement of Directors' responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business;

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.

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

Disclosure of information to auditors

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

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

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

Independent Auditors

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

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

Richard Wright
Company Secretary
11 September 2013

Orbit Homes (2020) Limited

Independent Auditors' Report to the members of Orbit Homes (2020) Limited

We have audited the financial statements of Orbit Homes (2020) Limited for the year ended 31 March 2013 which comprise the Profit and Loss Account, the Balance Sheet, the Cash Flow Statement, 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).

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities, 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.

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.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Directors' Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

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 March 2013 and of its profit and cash flows for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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.

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.

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

Date:

Orbit Homes (2020) Limited

Independent Auditors' Report to the members of Orbit Homes (2020) Limited

Notes:

- The financial statements for Orbit Homes (2020) Limited are published on the Orbit Group Limited website www.orbit.org.uk. The maintenance and integrity of the website is the responsibility of the directors; the work carried out by the auditors does not involve consideration of these matters and, accordingly, the auditors accept no responsibility for any changes that may have occurred to the financial statements since they were initially presented on the website.
- Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Orbit Homes (2020) Limited
Profit and Loss Account
For the Year Ended 31 March 2013

	Note	2013 £000	2012 £000
Turnover	3	74,534	90,735
Cost of sales		<u>(72,053)</u>	(88,360)
Gross profit		2,481	2,375
Administrative expenses		<u>(710)</u>	(557)
Operating Profit	4	1,771	1,818
Interest receivable and similar income		8	14
Interest payable and similar charges	5	(131)	(159)
Gift Aid Donation		<u>(723)</u>	(832)
Profit on Ordinary Activities before taxation		925	841
Tax on Profit on Ordinary Activities	6	<u>(239)</u>	(181)
Profit for the Financial year		686	660
Dividends Paid	7	<u>(201)</u>	-
Profit for the year		485	660
Revenue Reserves at 1 April		<u>661</u>	1
Revenue Reserves at 31 March		<u><u>1,146</u></u>	<u>661</u>

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

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

Orbit Homes (2020) Limited

Balance Sheet

As at 31 March 2013

	Note	2013 £000	2012 £000
FIXED ASSETS			
Tangible assets	8	60	70
CURRENT ASSETS			
Stocks	9	36,323	24,879
Debtors	10	14,492	10,749
Cash at bank and in hand		1,683	567
		52,498	36,195
CREDITORS: amounts falling due within one year	11	(17,167)	(13,573)
NET CURRENT ASSETS		35,331	22,622
TOTAL ASSETS LESS CURRENT LIABILITIES		35,391	22,692
CREDITORS: amounts falling due after more than one year	12	(34,245)	(22,031)
NET ASSETS		1,146	661
CAPITAL AND RESERVES			
Called up share capital	14	-	-
Profit and Loss Account		1,146	661
TOTAL SHAREHOLDERS' FUNDS	19	1,146	661

The financial statements on pages 7 to 18 were approved by the Board of Directors on 11 September 2013 and signed on its behalf by:

.....
Christopher Crook
CHAIR

Orbit Homes (2020) Limited

Cash Flow Statement

For the Year Ended 31 March 2013

	Note	2013 £000	2012 £000
NET CASH OUTFLOW FROM OPERATING ACTIVITIES	16	(12,890)	(1,522)
Returns on Investments and Servicing of Finance			
Interest Received		8	14
Interest Paid		(1,527)	(1,201)
Dividend Paid		(201)	-
NET CASH OUTFLOW FROM RETURNS ON INVESTMENTS AND SERVICING OF FINANCE		(1,720)	(1,187)
Taxation		(196)	(5)
Capital Expenditure and Financial Investment			
Purchase of Other Fixed Assets		(10)	(65)
Share capital issued in the year		10,000	-
NET CASH OUTFLOW BEFORE MANAGEMENT OF LIQUID RESOURCES AND FINANCING		(4,816)	(2,779)
Management of Liquid Resources and Financing			
Loans Received		5,932	3,175
NET CASH INFLOW FROM MANAGEMENT OF LIQUID RESOURCES AND FINANCING		5,932	3,175
INCREASE IN CASH	17	1,116	396

Orbit Homes (2020) Limited

Notes to the Financial Statements

For the Year Ended 31 March 2013

1. Accounting policies

Basis of accounting

These financial statements are prepared on the going concern basis, under the historical cost convention, and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. The principal accounting policies, which have been applied consistently throughout the year are set out below.

Tangible Fixed Assets

Tangible fixed assets are stated at historic purchase cost less accumulated depreciation. Cost includes land, build costs, applicable overheads and interest. Depreciation is charged to write off the cost of the tangible fixed assets, less their residual values, over their expected useful lives using the straight line basis.

Furniture, Fixtures and Equipment	15% - 25%
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Stocks and work in progress

Stocks and work in progress are stated at the lower of cost and net realisable value. Cost includes land, build costs, applicable overheads and interest. Net realisable value is based on estimated selling price, less further costs expected to be incurred to completion and disposal. Provision is made for obsolete, slow-moving or defective items where appropriate. Interest on borrowings incurred during the development period is capitalised.

Redeemable Preference Shares

Preference shares, which are redeemable on a specific date or at the option of the shareholder or which carry non-discretionary dividend obligations, are classified as borrowings.

Turnover

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

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable for the services provided net of Value Added Tax and customer discounts and incentives.

Orbit Homes (2020) Limited
Notes to the Financial Statements
For the Year Ended 31 March 2013

1. Accounting policies (continued)

Taxation

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

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

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

Liquid resources

Liquid Resources comprise loans from Group Undertakings and from the Homes and Communities Agency.

Going concern

The financial statements are prepared on a going concern basis. Accordingly, after considering the forecast, appropriate sensitivities, current trading and available facilities, the Directors have a reasonable expectation that Orbit Homes (2020) Limited has adequate resources to continue in operational existence for the foreseeable future and have concluded that the going concern basis of preparation is appropriate to enable the company to continue trading for at least one year from the date of signing these financial statements.

2. Directors' and Executive Officers' Emoluments

	2013	2012
	£000	£000
Aggregate emoluments paid to or received by Directors who are not executive staff members including salaries, honoraria and other benefits	11	18
Aggregate emoluments paid to or received by Directors who are executive staff members including salaries, honoraria and other benefits***	32	34

*** The Executive Directors are employed and paid by the parent company, Orbit Group Limited.

Orbit Homes (2020) Limited
Notes to the Financial Statements
For the Year Ended 31 March 2013

3. Analysis of Turnover

	2013	2012
	£000	£000
Sale of new homes	7,231	3,069
Design & Build Fees	67,072	87,556
Other	231	110
Total	74,534	90,735

4. Operating Profit

	2013	2012
	£000	£000
Operating Profit is stated after charging		
Fixed Assets:		
- Depreciation - Owned Assets	20	12
- Loss on Disposal	-	1
Auditor's Remuneration:		
- In their Capacity as Auditors	12	12
- In Respect of Other Services	2	-
Other Auditor's Remuneration:		
- In their Capacity as Auditors	10	5

5. Interest payable and similar charges

	2013	2012
	£000	£000
On Bank Loans, Overdrafts and Other Loans		
Repayable, other than by instalments, within 5 years	108	99
On Loans from Group Undertakings		
Repayable, other than by instalments, within 5 years	1,235	1,234
	1,343	1,333
Interest charged to Work in Progress	(1,212)	(1,174)
	131	159

The average interest rate for the year (adjusted for margins) of 3.40% (2012: 3.25%) was used for the purpose of calculating interest charged to work in progress.

Orbit Homes (2020) Limited
Notes to the Financial Statements
For the Year Ended 31 March 2013

6. Tax on profit on ordinary activities

	2013	2012
	£000	£000
(a) Analysis of charge in year:		
Current tax:		
UK corporation tax on profits of the year	223	180
Adjustment to tax charge in respect of previous year	16	1
	239	181

There is no deferred tax for the year, either recognised or unrecognised (2012: £Nil).

The current tax charge for the year is higher (2012: lower) than the standard rate of Corporation Tax in the UK of 24% (2012: 24%). The differences are explained below:

	2013	2012
	£000	£000
(b) Factors affecting tax charge for current year		
Profit on ordinary activities before tax	925	841
Tax due at 24% thereon (2012: 24%)	222	202
Accelerated capital allowances and other differences	1	(14)
Losses brought forward	-	(8)
Adjustment to tax charge in respect of previous year	16	1
Current tax charge for the year	239	181

(c) Factors that may affect future tax charges:

During the year, the relevant deferred tax balances have been re-measured as a result of the change in the UK main corporation tax rate to 25%, which was substantively enacted on 5 July 2011, effective from 1 April 2012.

Further reductions to the UK corporation tax rate were announced in the March 2012 Budget. The changes propose to reduce the rate by 1% per annum to 24% from 1 April 2012 and by a further 1% to 23% from 1 April 2013. The changes had not been substantively enacted at the balance sheet date and therefore are not recognised in these financial statements.

Based on current capital investment plans, the company expects to continue to be able to claim capital allowances in excess of depreciation in future years at a similar level to the current year.

Orbit Homes (2020) Limited
Notes to the Financial Statements
For the Year Ended 31 March 2013

7. Dividends Paid

	<u>2013</u>	<u>2012</u>
	<u>£000</u>	<u>£000</u>
Ordinary Shares		
£Nil (2012: £Nil) per £1 share	-	-
Redeemable Preference Shares		
2.01p (2012: £Nil) per £1 share	<u>201</u>	-
Total	<u><u>201</u></u>	<u>-</u>

8. Tangible Assets

	<u>Furniture, Fix</u>
	<u>£000</u>
Cost	
At 1 April 2012	86
Additions	<u>10</u>
At 31 March 2013	<u>96</u>
Less: Accumulated Depreciation	
At 1 April 2012	16
Charge for Year	<u>20</u>
At 31 March 2013	<u>36</u>
NET BOOK AMOUNT	
At 31 March 2013	<u><u>60</u></u>
At 31 March 2012	<u><u>70</u></u>

9. Stocks

	<u>2013</u>	<u>2012</u>
	<u>£000</u>	<u>£000</u>
Work in Progress	<u>36,323</u>	<u>24,879</u>

Included within work in progress is capitalised interest of £1,941k(2012: £1,362k).

Orbit Homes (2020) Limited
Notes to the Financial Statements
For the Year Ended 31 March 2013

10. Debtors

	2013	2012
	£000	£000
Amounts owed by Group Undertakings	12,317	9,371
Other Debtors	2,175	1,378
	14,492	10,749

11. Creditors: Amounts falling due within one year

	2013	2012
	£000	£000
Other Loans (Homes & Communities Agency)	3,625	-
Trade Creditors	11,463	11,553
Amounts owed to Group Undertakings	1,772	1,583
Other Creditors including Taxation and Social Security	223	179
Accruals and Deferred income	84	258
	17,167	13,573

Trade creditors totalling £7k (2012: £121k) are secured by guarantees given by the parent company, Orbit Group Limited, and £340k by means of a bond given by Orbit Homes (2020) Limited. In addition, Orbit Group Limited guarantees the weekly BACS payment to a maximum of £8m.

12. Creditors: Amounts falling due after more than one year

	2013	2012
	£000	£000
Other Loans (Homes & Communities Agency)	7,132	3,425
Accruals and Deferred Income	13	106
Loans from group companies	17,100	18,500
Redeemable Preference Shares	10,000	-
	34,245	22,031

Orbit Homes (2020) Limited
Notes to the Financial Statements
For the Year Ended 31 March 2013

13. Loans and Other Borrowings

	2013	2012
	£000	£000
Loans from Group Undertakings	17,100	18,500
Other Loans (Homes & Communities Agency)	10,757	3,425
Redeemable Preference Shares	10,000	-
	37,857	21,925

Maturity of Financial Liabilities

	2013	2012
	£000	£000
In one year or less, or on demand	3,625	-
In more than one year, but not more than two years	27,100	18,500
In more than two years, but not more than five years	7,132	3,425
	37,857	21,925

During the year, the loan facilities from the parent company, Orbit Group Limited, were extended. There is no fixed repayment date, but the agreement includes an option for a 12-month notice period that has not been called at the date of signature of the financial statements. The loans from Orbit Group Limited are secured by a floating charge over the assets of the company.

During the year Orbit Homes issued 10m redeemable preference shares at £1 each. Orbit Group Limited are the holder of these fully paid shares. The redeemable preference shareholders are entitled to a fixed dividend of 5% per annum (or pro rata for a period of less than a year). The shareholders have the right by giving not less than 12 months written notice to Orbit Homes to redeem for cash at par.

14. Called Up Share Capital

	No.	2013	No.	2012
		£		£
Authorised ordinary shares of £1 each	100	100	100	100
Issued and fully paid ordinary shares of £1 each	1	1	1	1

15. Capital commitments

	2013	2012
	£000	£000
Capital Expenditure which has been contracted for but has not been provided for in the financial statements	128,409	134,759
Capital Expenditure which has been authorised under authority from the Board of Directors but has yet to be contracted for	160,751	154,552

Capital commitments comprise contracts for the purchase of land and buildings and under design and build contracts with third party suppliers.

Orbit Homes (2020) Limited
Notes to the Financial Statements
For the Year Ended 31 March 2013

16. Reconciliation of operating profit to net cash outflow from operating activities

	2013	2012
	£000	£000
Operating Profit	1,771	1,818
Depreciation charge	20	12
Loss on disposal of fixed assets	-	1
Increase in stock	(10,232)	(4,158)
Increase in Debtors	(3,743)	(3,474)
(Decrease)/ Increase in Creditors	(706)	4,279
Net cash outflow from operating activities	(12,890)	(1,522)

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

	2013	2012
	£000	£000
Increase in cash in the year	1,116	396
Cash inflow from increase in debt	(5,932)	(3,175)
Movement in net funds in the year	(4,816)	(2,779)
Net Debt at 1 April	(21,358)	(18,579)
Net Debt at 31 March	(26,174)	(21,358)

18. Analysis of changes in net debt

	01 April 2012	Cash Flows	31 March 2013
	£000	£000	£000
Cash at bank and in hand	567	1,116	1,683
Loans due within one year	-	(3,625)	(3,625)
Loans due in greater than one year	(21,925)	(2,307)	(24,232)
	(21,358)	(4,816)	(26,174)

19. Reconciliation of Movements in Shareholders' Funds

	2013	2012
	£000	£000
Profit for the financial year	686	660
Dividends paid	(201)	-
Opening Shareholders' Funds	661	1
Closing Shareholders' Funds	1,146	661

Orbit Homes (2020) Limited
Notes to the Financial Statements
For the Year Ended 31 March 2013

20. Ultimate Parent Company and Ultimate Controlling Party

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

Orbit Group Limited is the parent undertaking of the only group of undertakings to consolidate these financial statements at 31 March 2013. The consolidated financial statements of Orbit Group Limited are published on the Orbit website www.orbit.org.uk and are also available from Garden Court, Harry Weston Road, Binley Business Park, Coventry, CV3 2SU.

21. Related Party Transactions

Orbit Homes (2020) Limited is a wholly owned subsidiary of Orbit Group Limited. As permitted by paragraph 3(c) FRS8 (Related Party Disclosures), the company has taken advantage of the exemption for wholly owned subsidiaries not to disclose related party transactions with group entities. There were no other related party transactions disclosable under FRS8.