

Registered number: 00067086

SOUTHEND ESTATES GROUP LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2019



SOUTHEND ESTATES GROUP LIMITED

COMPANY INFORMATION

Directors	G L Rabbetts Misereavere Limited
Company secretary	Misereavere Limited
Registered number	00067086
Registered office	3rd Floor 1 Ashley Road Altrincham Cheshire WA14 2DT
Independent auditor	Crowe U.K. LLP St Bride's House 10 Salisbury Square London EC4Y 8EH

SOUTHEND ESTATES GROUP LIMITED

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SOUTHEND ESTATES GROUP LIMITED

**STRATEGIC REPORT
FOR THE YEAR ENDED 31 DECEMBER 2019**

Introduction

The directors present their report and the financial statements for the year ended 31 December 2019.

Business review

The company is now a holding company and only has sundry income during the year.

Financial key performance indicators

The directors consider the current financial position of the company as its key performance indicator. The financial position of the company, as found on page 8 is £654k (2018: £649k). The directors monitor the financial position on a monthly basis to ensure the company's strategy is achieved.

This report was approved by the board on 23 September 2020 and signed on its behalf.



Misereavere Limited
Director

SOUTHEND ESTATES GROUP LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2019

The directors present their report and the financial statements for the year ended 31 December 2019.

Directors' responsibilities statement

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 'Reduced Disclosure Framework'. 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 judgments 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 to 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.

Results and dividends

The profit for the year ended 31 December 2019, after taxation, amounted to £5,210 (2018 - £330,383).

A dividend of £NIL (2018 - £1,480,591) was paid during the year.

Directors

The directors who served during the year ended 31 December 2019 were:

G L Rabbetts
Misereavere Limited

SOUTHEND ESTATES GROUP LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2019**

Disclosure of information to auditor

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

- so far as the 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.

Auditor

The auditor, Crowe U.K. LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board on 23 September 2020 and signed on its behalf.



Misereavere Limited
Director

SOUTHEND ESTATES GROUP LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SOUTHEND ESTATES GROUP LIMITED

Opinion

We have audited the financial statements of Southend Estates Group Limited (the 'company') for the year ended 31 December 2019, which comprise the Statement of comprehensive income, the Statement of financial position, the Statement of changes in equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 'Reduced Disclosure Framework'.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 United Kingdom, including the Financial Reporting Council'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 have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the 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.

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

SOUTHEND ESTATES GROUP LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SOUTHEND ESTATES GROUP LIMITED (CONTINUED)

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 this regard.

Opinion 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 Strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic report and the Directors' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

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 material misstatements in the Strategic report or the Directors' report.

We have nothing to report in respect of the following matters in relation to which 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.

Responsibilities of directors

As explained more fully in the Directors' responsibilities statement 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, 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.

SOUTHEND ESTATES GROUP LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SOUTHEND ESTATES GROUP LIMITED
(CONTINUED)**

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 Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditor's report.

Use of our report

This report is made solely to the company's members 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 for our audit work, for this report, or for the opinions we have formed.



Stacy Eden (Senior statutory auditor)

for and on behalf of
Crowe U.K. LLP

Statutory Auditor

St Bride's House
10 Salisbury Square
London
EC4Y 8EH

23 September 2020

SOUTHEND ESTATES GROUP LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2019**

	Note	2019 £	2018 £
Administrative expenses		-	(35)
Other operating income	4	5,500	3,950
Operating profit		5,500	3,915
Income from fixed assets investments	7	-	327,205
Interest receivable and similar income		12	8
Profit before tax		5,512	331,128
Tax on profit	8	(302)	(745)
Profit for the financial year		5,210	330,383

There were no recognised gains and losses for 2019 or 2018 other than those included in the statement of comprehensive income.


The notes on pages 10 to 17 form part of these financial statements.

SOUTHEND ESTATES GROUP LIMITED
REGISTERED NUMBER: 00067086

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2019

	Note	2019 £	2018 £
Fixed assets			
Investments	10	169,182	169,182
		<u>169,182</u>	<u>169,182</u>
Current assets			
Debtors: amounts falling due within one year	11	651,406	651,403
Cash at bank and in hand		5,512	3
		<u>656,918</u>	<u>651,406</u>
Creditors: amounts falling due within one year	12	(172,561)	(172,259)
Net current assets		<u>484,357</u>	<u>479,147</u>
Total assets less current liabilities		<u>653,539</u>	<u>648,329</u>
Net assets		<u>653,539</u>	<u>648,329</u>
Capital and reserves			
Called up share capital	13	447,446	447,446
Share premium account	14	198,425	198,425
Profit and loss account	14	7,668	2,458
		<u>653,539</u>	<u>648,329</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 23 September 2020.



Misereavere Limited
Director

The notes on pages 10 to 17 form part of these financial statements.

SOUTHEND ESTATES GROUP LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2019**

	Called up share capital	Share premium account	Retained earnings	Total equity
	£	£	£	£
At 1 January 2019	447,446	198,425	2,458	648,329
Comprehensive income for the year				
Profit for the year	-	-	5,210	5,210
Total comprehensive income for the year	-	-	5,210	5,210
As at 31 December 2019	447,446	198,425	7,668	653,539

The notes on pages 10 to 17 form part of these financial statements.

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

	Called up share capital	Share premium account	Retained earnings	Total equity
	£	£	£	£
At 1 January 2018	447,446	198,425	1,152,666	1,798,537
Comprehensive income for the year				
Profit for the year	-	-	330,383	330,383
Total comprehensive income for the year	-	-	330,383	330,383
Dividends paid	-	-	(1,480,591)	(1,480,591)
At 31 December 2019	447,446	198,425	2,458	648,329

The notes on pages 10 to 17 form part of these financial statements.

SOUTHEND ESTATES GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

1. Company information

Southend Estates Group Limited is incorporated in and domiciled in the UK. Its registered office is 3rd Floor, 1 Ashley Road, Altrincham, Cheshire WA14 2DT.

2. Accounting policies

2.1 Basis of preparation of financial statements.

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company's accounting policies (see note 3).

The company is itself a subsidiary company and is exempt from the requirement to prepare group accounts by virtue of section 400 of the Companies Act 2006. These financial statements therefore present information about the company as an individual undertaking and not about its group.

The following principal accounting policies have been applied:

2.2 Financial reporting standard 101 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of IFRS 7 Financial Instruments: Disclosures
- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
 - paragraph 79(a)(iv) of IAS 1;
- the requirements of paragraphs 10(d), 10(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D, 111 and 134-136 of IAS 1 Presentation of Financial Statements
- the requirements of IAS 7 Statement of Cash Flows
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors
- the requirements of paragraph 17 and 18A of IAS 24 Related Party Disclosures
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member

2.3 Going concern

The company has sufficient financial resources and the directors believe that the company is well placed to manage its business risks successfully despite the current uncertain economic outlook. Therefore, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and financial statements.

SOUTHEND ESTATES GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

2. Accounting policies (continued)

2.4 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Proceeds on sale of land

Revenue is recognised on the date of legal completion.

Option fees

Revenue is recognised on a straight line basis over the period of the option unless there is a compelling evidence that benefits do not accrue evenly over the period.

2.5 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment. Where merger relief is applicable, the cost of the investment in a subsidiary undertaking is measured at the nominal value of the shares issued together with the fair value of any additional consideration paid.

2.6 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.7 Financial instruments

The company recognises financial instruments when it becomes a party to the contractual arrangements of the instrument. Financial instruments are de-recognised when they are discharged or when the contractual terms expire. The company's accounting policies in respect of financial instruments transactions are explained below:

Financial assets

The company classifies all of its financial assets as loans and receivables.

These are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise principally through the provision of goods and services to customers (e.g. trade receivables), but also incorporate other types of contractual monetary asset.

They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

SOUTHEND ESTATES GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

2. Accounting policies (continued)

Financial liabilities

The company classifies all of its financial liabilities as liabilities at amortised cost.

Liabilities measured at amortised cost are initially recognised at fair value net of any transaction costs directly attributable to the issue of the instrument. Such interest bearing liabilities are subsequently measured at amortised cost using the effective interest rate method, which ensures that any interest expense over the period to repayment is at a constant rate on the balance of the liability carried into the Statement of financial position.

2.8 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.9 Creditors

Creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers.

Creditors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

2.10 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

2.11 Interest income

Interest income is recognised in profit or loss using the effective interest method.

2.12 Taxation

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates income.

SOUTHEND ESTATES GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

3. Judgements in applying accounting policies and key sources of estimation uncertainty

Estimates and judgements are 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 items in the financial statements where these estimates and judgements have been made include:

3.1 Impairment of investments

The company makes an estimate of the recoverable value of investments. When assessing impairment of investments, management considers factors including the financial results, future outlook and net asset value of investment.

3.2 Impairment of debtors

The company makes an estimate of the recoverable value of debtors. When assessing the requirement of a provision, management considers factors including the current credit rating of the debtor, ageing profile of amounts and historical experience. Where it believes a provision is necessary, an expense is recognised within cost of sales and the provision is netted off against the gross debtor within the Statement of financial position.

4. Other operating income

	2019 £	2018 £
Sundry income	5,500	3,950

5. Auditor's remuneration

Auditor's Remuneration is borne by Raven Mount Limited, a fellow group company and is disclosed within that company's financial statements.

6. Employees

The company has no employees other than the directors, who did not receive any remuneration (2018: £NIL).

7. Income from investments

	2019 £	2018 £
Dividends received from unlisted investments	-	327,205
	-	327,205

SOUTHEND ESTATES GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019

8. Taxation

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2018 - lower than) the standard rate of corporation tax in the UK of 19% (2018 - 19%). The differences are explained below:

	2019 £	2018 £
Profit on ordinary activities before tax	5,512	331,128
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2018 - 19%)	1,047	62,914
Effects of:		
Adjustments to tax charge in respect of prior periods	(745)	-
Non-taxable income less expenses not deductible for tax purposes, other than goodwill and impairment	-	(62,169)
Total tax charge for the year	302	745

9. Dividends

	2019 £	2018 £
Dividends paid	-	1,480,591
	-	1,480,591

SOUTHEND ESTATES GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

10. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
At 1 January 2019	169,182
At 31 December 2019	<u>169,182</u>

Subsidiary undertakings

The following were subsidiary undertakings of the company:

Name	Principal activity	Class of shares	Holding
The Southend-on-sea Estates Company Limited	Dormant	Ordinary	99.96%
Kimere Building Company Limited	Dormant	Ordinary	99.75%
S.E.G Investments Limited	Dormant	Ordinary	99.99%
S.E.G. Developments Limited	Dormant	Ordinary	100%
S.E.G Homes and Construction Limited	Dormant	Ordinary	99.99%

The aggregate of the share capital and reserves as at 31 December 2019 and the profit or loss for the year ended on that date for the subsidiary undertakings were as follows:

Name	Aggregate of share capital and reserves £	Profit/(Loss) £
The Southend-on-sea Estates Company Limited	2,001	-
Kimere Building Company Limited	404	-
S.E.G Investments Limited	50,000	-
S.E.G. Developments Limited	107,050	-
S.E.G Homes and Construction Limited	10,000	-

SOUTHEND ESTATES GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

11. Debtors

	2019 £	2018 £
Amounts owed by group undertakings	651,406	651,403
	<u>651,406</u>	<u>651,403</u>

12. Creditors: Amounts falling due within one year

	2019 £	2018 £
Amounts owed to group undertakings	171,514	171,514
Corporation tax	1,047	745
	<u>172,561</u>	<u>172,259</u>

13. Share capital

	2019 £	2018 £
Authorised		
600,000 (2018 - 600,000) Ordinary shares of £1.00 each	<u>600,000</u>	<u>600,000</u>
Allotted, called up and fully paid		
447,446 (2018 - 447,446) Ordinary shares of £1.00 each	<u>447,446</u>	<u>447,446</u>

14. Reserves

Share premium account

Includes any premiums received on issue of share capital. Any transaction costs associated with the issuing of shares are deducted from share premium.

Profit & loss account

Includes all current and prior period retained profits and losses.

SOUTHEND ESTATES GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

15. Ultimate parent undertaking and controlling party

The company's immediate parent undertaking is Raven Mount Services Company Limited, a company registered in England and Wales. Its registered office is 3rd Floor, 1 Ashley Road, Altrincham, Cheshire WA14 2DT.

The smallest and largest group of undertakings of which the company is a member and for which group financial statements are prepared is Raven Property Group Limited, the ultimate parent undertaking and controlling party, a company incorporated in Guernsey. A copy of Raven Property Group Limited's group financial statements can be obtained from the Raven Property Group Limited website www.theravenpropertygroup.com.