

**BASTION PRODUCTS LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE**  
**YEAR ENDED 31 MARCH 2010**

**COMPANY REGISTRATION NUMBER 470283**

**WEDNESDAY**



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22/12/2010

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COMPANIES HOUSE

**COHEN ARNOLD**  
Chartered Accountants & Statutory Auditor  
New Burlington House  
1075 Finchley Road  
London  
NW11 0PU

**BASTION PRODUCTS LIMITED**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2010**

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**BASTION PRODUCTS LIMITED**  
**OFFICERS AND PROFESSIONAL ADVISERS**

<b>The board of directors</b>	Mr B S E Freshwater Mr D Davis
<b>Company secretary</b>	Mr M R M Jenner F C I S
<b>Registered office</b>	Freshwater House 158-162 Shaftesbury Avenue London WC2H 8HR
<b>Auditor</b>	Cohen Arnold Chartered Accountants & Statutory Auditor New Burlington House 1075 Finchley Road London NW11 0PU

## **BASTION PRODUCTS LIMITED**

### **THE DIRECTORS' REPORT**

#### **YEAR ENDED 31 MARCH 2010**

The directors present their report and the financial statements of the company for the year ended 31 March 2010

#### **PRINCIPAL ACTIVITIES AND BUSINESS REVIEW**

The principal activity of the company is property trading which has remained unchanged during the year and no change is anticipated in the immediate future

The financial results of the company's activities for the year ended 31st March 2010 are fully reflected in the attached financial statements together with the notes thereon

#### **PROPERTIES**

The company's trading portfolio was professionally valued by the company's valuers, Colliers CRE, at 31 March 2007 on the basis of open market value and at that time, it had a surplus over book value of £1,646,945 (relating to properties still held at 31 March 2010) which has not been incorporated into the financial statements. Had this surplus been incorporated into the financial statements the company would have had a net asset position of approximately £1,478,000. Despite the economic downturn, the directors are satisfied that at 31 March 2010 properties held for trading still have a value considerably in excess of their book value.

#### **DIRECTORS**

The directors who served the company during the year were as follows

Mr B S E Freshwater  
Mr D Davis

The Articles of Association do not require the directors to retire by rotation

The directors do not have service contracts nor do they receive any emoluments from the company

#### **DIRECTORS' INTERESTS**

The whole of the issued share capital of the company is owned by The Raphael Freshwater Memorial Association Limited, a company registered in Great Britain and incorporated in England for charitable purposes. Mr B S E Freshwater and Mr D Davis are governors of the parent undertaking but do not have any interest in the share capital of the company, the parent undertaking, subsidiaries or any subsidiary of the parent undertaking.

Day to day management of the company is carried out by Highdorn Co Limited and Freshwater Property Management Limited. Mr B S E Freshwater is a director of both companies and also has a non-beneficial interest in the share capital of Highdorn Co Limited. Mr B S E Freshwater and Mr D Davis are also governors of the parent undertaking of Freshwater Property Management Limited but have no beneficial interest in either company.

**BASTION PRODUCTS LIMITED**  
**THE DIRECTORS' REPORT** *(continued)*  
**YEAR ENDED 31 MARCH 2010**

**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 elected to prepare 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 those 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,
- 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

In so far as the directors are aware

- there is no relevant audit information of which the company's auditor is unaware, and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information

**AUDITOR**

Cohen Arnold are deemed to be re-appointed under section 487(2) of the Companies Act 2006

**BASTION PRODUCTS LIMITED**  
**THE DIRECTORS' REPORT** *(continued)*  
**YEAR ENDED 31 MARCH 2010**

**SMALL COMPANY PROVISIONS**

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006

Registered office  
Freshwater House  
158-162 Shaftesbury Avenue  
London  
WC2H 8HR

Signed by order of the directors

A handwritten signature in black ink, appearing to read 'Mr Jenner', with a long horizontal line extending to the right.

MR M R M JENNER F.C.I.S.  
Company Secretary

Approved by the directors on 2 Dec. 2010

**BASTION PRODUCTS LIMITED**  
**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF**  
**BASTION PRODUCTS LIMITED**  
**YEAR ENDED 31 MARCH 2010**

We have audited the financial statements of Bastion Products Limited for the year ended 31 March 2010 which comprise the Profit and Loss Account, Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's shareholders, as a body, in accordance with Sections 495 and 496 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's shareholders 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 shareholders 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 3, 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 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 (APB's) Ethical Standards for Auditors.

**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 directors, and the overall presentation of the financial statements.

**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 2010 and of its loss for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**OPINION ON OTHER MATTERS 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.

**BASTION PRODUCTS LIMITED**  
**INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF**  
**BASTION PRODUCTS LIMITED** *(continued)*

**YEAR ENDED 31 MARCH 2010**

**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, or
- the directors were not entitled to prepare the financial statements and the directors' report in accordance with the small companies regime



JOSHUA NEUMANN (Senior  
Statutory Auditor)  
For and on behalf of  
COHEN ARNOLD  
Chartered Accountants  
& Statutory Auditor

New Burlington House  
1075 Finchley Road  
London  
NW11 0PU

2 Dec 2010



**BASTION PRODUCTS LIMITED**  
**PROFIT AND LOSS ACCOUNT**  
**YEAR ENDED 31 MARCH 2010**

	Note	2010 £	2009 £
Net Rental Income	2	38,394	84,935
Administrative Expenses		(9,241)	(8,237)
<b>OPERATING PROFIT</b>	3	<b>29,153</b>	<b>76,698</b>
Interest Receivable		229	657
Interest Payable and Similar Charges	4	(38,864)	(49,787)
<b>(LOSS)/PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		<b>(9,482)</b>	<b>27,568</b>
Tax on (Loss)/Profit on Ordinary Activities	5	3,000	(8,000)
<b>(LOSS)/PROFIT FOR THE FINANCIAL YEAR</b>		<b>(6,482)</b>	<b>19,568</b>
Balance Brought Forward		(162,738)	(182,306)
Balance Carried Forward		<u>(169,220)</u>	<u>(162,738)</u>

The notes on pages 9 to 12 form part of these financial statements

# BASTION PRODUCTS LIMITED

## BALANCE SHEET

31 MARCH 2010

	Note	2010 £	2009 £
<b>FIXED ASSETS</b>			
Investments	6	200	200
<b>CURRENT ASSETS</b>			
Stocks		41,855	41,855
Debtors	7	1,426,113	1,400,116
		<u>1,467,968</u>	<u>1,441,971</u>
<b>CREDITORS: Amounts falling due within one year</b>	8	<u>1,637,288</u>	<u>1,604,809</u>
<b>NET CURRENT LIABILITIES</b>		<u>(169,320)</u>	<u>(162,838)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>(169,120)</u>	<u>(162,638)</u>
<b>CAPITAL AND RESERVES</b>			
Called-Up Equity Share Capital	10	100	100
Profit and Loss Account		<u>(169,220)</u>	<u>(162,738)</u>
<b>DEFICIT</b>		<u>(169,120)</u>	<u>(162,638)</u>

These financial statements have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

These financial statements were approved by the directors and authorised for issue on 2 Dec 2010, and are signed on their behalf by

  
**MR B S E FRESHWATER**  
 Director

Company Registration Number 470283

The notes on pages 9 to 12 form part of these financial statements

**BASTION PRODUCTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2010**

**1. ACCOUNTING POLICIES**

**Basis of accounting**

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

**Acquisitions and disposals of properties**

Acquisitions and disposals are considered to have taken place at the date of legal completion and are included in the financial statements accordingly

**Stocks**

Stocks comprise leasehold and freehold properties held for trading and are valued at lower of cost and net realisable value

**Financial instruments**

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

**Current tax**

Provision is made for consideration payable to or receivable from other group undertakings for the surrender of losses under group relief provisions.

**2. TURNOVER**

The turnover of the company is derived from its properties held for trading purposes. The net rental income is comprised as follows:

	2010 £	2009 £
Rents and charges receivable	98,473	285,866
Property outgoings	<u>(60,079)</u>	<u>(200,931)</u>
	<u>38,394</u>	<u>84,935</u>

**3. OPERATING PROFIT**

Operating profit is stated after charging:

	2010 £	2009 £
Auditor's fees	<u>9,221</u>	<u>8,232</u>

**BASTION PRODUCTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2010**

**4. INTEREST PAYABLE AND SIMILAR CHARGES**

	2010 £	2009 £
Other interest and similar charges	<u>38,864</u>	<u>49,787</u>
Interest paid to group undertakings amounted to £49,000 (2009 - £49,000)		

**5. TAXATION ON ORDINARY ACTIVITIES**

**(a) Analysis of charge in the year**

	2010 £	2009 £
Current tax		
Consideration payable/(receivable) for group relief - current year	<u>(3,000)</u>	<u>8,000</u>
Total current tax	<u>(3,000)</u>	<u>8,000</u>

**(b) Factors affecting current tax charge**

The tax assessed on the (loss)/profit on ordinary activities for the year is lower than the standard rate of corporation tax in the UK of 28% (2009 - 28%)

	2010 £	2009 £
(Loss)/profit on ordinary activities before taxation	<u>(9,482)</u>	<u>27,568</u>
(Loss)/profit on ordinary activities by rate of tax	(2,655)	7,719
Other differences	<u>(345)</u>	<u>281</u>
Total current tax (note 5(a))	<u>(3,000)</u>	<u>8,000</u>

**6. INVESTMENTS**

**SHARES IN SUBSIDIARY UNDERTAKINGS**

	£
<b>COST</b>	
At 1 April 2009 and 31 March 2010	<u>4,802</u>
<b>AMOUNTS WRITTEN OFF</b>	
At 1 April 2009 and 31 March 2010	<u>4,602</u>
<b>NET BOOK VALUE</b>	
At 31 March 2010 and 31 March 2009	<u>200</u>

**BASTION PRODUCTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2010**

**6. INVESTMENTS** *(continued)*

The company holds the whole of the issued share capital in the undermentioned companies, all of which are incorporated in England unless otherwise stated

**Property Trading Companies**

Brigade Properties Limited

Kayville Properties Limited

**Dormant Company**

Delbast Corporation (incorporated in  
the United States of America)

The company is exempt by virtue of section 398 of the Companies Act 2006 from the requirement to prepare group financial statements as it is a wholly owned subsidiary of The Raphael Freshwater Memorial Association Limited, a company incorporated in the United Kingdom and registered in England and Wales, which prepares group financial statements

**7. DEBTORS**

	2010 £	2009 £
Trade debtors	37,124	49,341
Amounts owed by group undertakings	307,600	307,600
Other debtors	1,078,389	1,043,175
Consideration receivable for group relief	3,000	—
	<u>1,426,113</u>	<u>1,400,116</u>

Other debtors include £699,863 (2009 - £652,723) due from Freshwater Property Management Limited (note 12), and £320,077 (2009 - £320,077) due from the estates of a former director and his wife. All amounts are interest free and effectively repayable on demand

**8. CREDITORS: Amounts falling due within one year**

	2010 £	2009 £
Overdrafts	58,826	50,379
Trade creditors	14,575	6,318
Amounts owed to group undertakings	1,486,109	1,428,109
Other creditors	—	8,000
Consideration payable for group relief	—	—
Other creditors and accruals	<u>77,778</u>	<u>112,003</u>
	<u>77,778</u>	<u>120,003</u>
	<u>1,637,288</u>	<u>1,604,809</u>

Other creditors and accruals include £Nil (2009 - £10,970) due to Freshwater Property Management Limited and £10,049 (2009 - £25,015) due to Highdorn Co Limited (note 12)

**BASTION PRODUCTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2010**

**9. RELATED PARTY TRANSACTIONS**

No transactions with related parties other than those detailed above were undertaken such as are required to be disclosed under the Financial Reporting Standard for Smaller Entities (effective April 2008)

**10. SHARE CAPITAL**

**Authorised share capital:**

	2010	2009
	£	£
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

**Allotted, called up and fully paid:**

	2010	£	2009	£
	No	£	No	£
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

**11. DEFICIENCY IN NET ASSETS**

Although there is a deficiency of net assets in the company's financial statements as at 31st March 2010, the directors consider the underlying value of properties held for trading, included in the balance sheet at cost, would in the event of disposal result in a surplus in excess of the deficit as at the balance sheet date

**12. DIRECTORS' INTEREST IN CONTRACTS**

Day-to-day management of the company is carried out by Highdorn Co Limited and Freshwater Property Management Limited, both of which are members of the Freshwater Group of Companies with which this company is closely associated Mr B S E Freshwater is a director of both companies and has a non-beneficial interest in the share capital of Highdorn Co Limited.

The amounts payable for the provision of a full range of management services charged at normal commercial rates were -

	2010	2009
	£	£
Freshwater Property Management Limited	<u>3,245</u>	<u>3,245</u>

**13. PARENT UNDERTAKING AND CONTROLLING PARTY**

The company is controlled by its parent undertaking, The Raphael Freshwater Memorial Association Limited, a company incorporated in England for charitable purposes The Raphael Freshwater Memorial Association Limited does not have a controlling party

**BASTION PRODUCTS LIMITED**  
**MANAGEMENT INFORMATION**  
**YEAR ENDED 31 MARCH 2010**

**The following pages do not form part of the statutory financial statements  
which are the subject of the independent auditor's report on pages 5 to 6**