

Company Registration No. 00580947 (England and Wales)

LOUDWATER (TROUTSTREAM) ESTATE LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

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LOUDWATER (TROUTSTREAM) ESTATE LIMITED

COMPANY INFORMATION

Directors	S Murphy M Levy M Fabio R Kenison A Khan E Bailey A Patel	(Appointed 10 September 2018) (Appointed 17 June 2019)
Secretary	M Levy A Patel	(Appointed 17 June 2019)
Company number	00580947	
Registered office	The Garage Troutstream Way Loudwater Rickmansworth Hertfordshire WD3 4LA	
Auditor	Myers Clark Egale 1 St Albans Road Watford Herts WD17 1DL	

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

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LOUDWATER (TROUTSTREAM) ESTATE LIMITED

CHAIRMAN'S REPORT

FOR THE YEAR ENDED 31 MARCH 2019

Loudwater (Troutstream) Estate Limited ("LTEL") was established for "the preservation of the amenities of the Estate and enforcing the performance and observation of the covenants" which are vested in the Company.

The Company is a commercial enterprise. It manages its land and properties including the roads, verges and woodlands for the benefit of all of the Estate's residents. The Company is registered at Companies House as are its Directors, who all are unpaid.

The Board

The Directors who held office during year were:

Robert Kenison (Chairman)

Elaine Bailey

Adnan Khan

Melissa Fabio

Michael Levy

Stephen Murphy

Michael Scorer (resigned November 2018)

Michael Levy requested to step down from the Board as Finance Director due to ill health. Michael has served on the Board for 7 years.

The Board are delighted to welcome Alay Patel as the new Finance Director.

Estate Maintenance

The road drains (soakaways) in Troutstream Way, Kingfisher Lure, Overstream and Trout Rise have been regularly cleaned. All roads were swept and cleared of leaves twice through the winter. Road soakaways were regularly cleared of leaves and debris. General litter clearance was carried out several times along Kingfisher Lure and in Barnes Wood. During last winter, only two salt spreadings were required. Please note that parking on the verges, which are owned by LTEL, is not permitted. In winter, the verges are easily damaged. Residents are requested to remind their contractors and gardeners not to park on the verges.

In 2019 major resurfacing was completed on many of the Estate roads.

Barrier and Gates

Several repairs to the barrier and gate mechanisms were necessary during the year.

The barrier was replaced twice after damage by vehicles. In both instances CCTV imaging was used to identify the vehicles concerned and successful claims were made.

The installation of the ANPR system is behind schedule. Initially, the installation of telephone lines and the broadband connection at each gate was delayed by British Telecom. Subsequently, there were delays in the supply of technical equipment caused by ADT and its subcontractors.

Several residents objected to removal of the fobs on the basis that they perceived an infringement of their right of access. The Estate Company obtained legal advice on the issue. The advice received was that there was no certainty one way or the other as to whether the removal of fobs caused a "substantial" interference of residents' legal right of way.

An Extraordinary General Meeting was called at the request of some shareholders of Loudwater (Troutstream) Estate Ltd, under the regulations of the Companies Act. The purpose of the meeting was to discuss the introduction of the ANPR, removal of fobs and associated legal issues regarding rights of way. The Board proposed the following resolution:

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

CHAIRMAN'S REPORT

FOR THE YEAR ENDED 31 MARCH 2019

To decommission the key fobs in association with the ANPR system.

The proxy votes received prior to the meeting and paper votes at the meeting from shareholders were 26 in favour and 8 against.

The Board has reviewed the matters raised at the meeting and the associated legal advice. The Board has decided that the installation of the ANPR will proceed and that the existing fob system will operate in parallel.

Over the next 12 months the movement of vans, lorries and taxis will be recorded through each gate to allow an assessment of road/gate usage.

Work on completing the ANPR system, ensuring that the appropriate documentation and security, at time of preparing this statement, is still ongoing. The contractor ADT has had significant problems with its main equipment supplier. The equipment supplier has had to be replaced. The partially installed system is being completely replaced, at no additional expense to the Estate Company.

A note will be issued to all property owners informing them when the ANPR will be fully operational. Owners of properties can provide car registration numbers of the residents. This will allow the rear gates to open without the fob. Residents can opt to continue using the fobs as well.

Any owner who does not wish to retain use of the fob, please return it to the Estate office.

GDPR

Loudwater (Troutstream) Estate Ltd is registered with the Information Commissioner's Office, registration number Z7100378. The Data Controller is Loudwater (Troutstream) Estate Ltd. We process personal data in compliance with the requirements of the the General Data Protection Regulation 2018 (GDPR), Data Protection Act 2018 (DPA) and all other relevant legislation and regulations.

The Company sought professional advice to ensure that the new ANPR system (equipment and documentation) complies with current legislation.

A new privacy policy has been prepared and will be issued to all residents. The new policy will also be available on the Company web site.

Verges and Estate Trees

There are approximately 500 trees on Estate-owned land and their ongoing care and maintenance has remained a priority to ensure the health of the trees and the safety of residents. During the year, a risk analysis report was once again commissioned. Many trees were listed as needing some degree of work. Work deemed urgent in the report has subsequently been completed and lower priority work and general maintenance is ongoing.

Thus far, two new birch trees have been planted in Troutstream Way, with plans for further replacements across the Estate during the coming winter.

Most residents continue to look after the Estate owned verges in front of their properties and by so doing significantly reduce the costs of maintenance that would otherwise be necessary.

Recently, several residents have attempted either to incorporate Estate-owned land within their boundaries, or to plant on Estate-owned land. The Board takes this very seriously and resolving such infringements incurs significant time and expense for the Estate Company. Before any work is carried out on Estate land, which includes verges, residents are urged to contact the Estate Company.

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

CHAIRMAN'S REPORT

FOR THE YEAR ENDED 31 MARCH 2019

Barrier Entrance

Hidden Eye Security Services (Khurram) has continued to provide excellent service and support to residents. In July, the contract was renewed for a further year. Some minor amendments to terms and conditions were made. The main responsibilities are ensuring that no overweight vehicles enter the estate and that delivery vehicles that do enter know where they are going.

Trout Rise Farm

Trout Rise Farm continues to be maintained to an excellent standard by Steve Pope and his staff.

Residents are reminded to keep to the footpaths. Dogs should be kept under control when walking across the footpaths.

Unfortunately, Steve Pope reported an incident of significant damage to hay bales caused by people jumping on them and tearing the plastic covering. Residents are reminded not to touch the hay bales in the fields.

Rose Garden Mews

The Estate Company owns Flat 1 Rose Garden Mews, which continued to be let out for most of the year. There was a short gap caused by a change in tenant.

Some refurbishments were necessary following damage caused by a tenant. All costs were recovered from the tenant's deposit.

Planning

There were 7 planning applications during the year. These were reviewed and all except one were approved by the Board.

The owners of two properties on the Estate have significantly extended the boundaries of their own plots onto Estate verges. The Board have been obliged to contest these actions in order to protect land owned by the Estate. To this end, land surveys and legal support were commissioned. Discussions with these residents are ongoing.

Finance

The consolidated accounts incorporate the results of Loudwater (Troutstream) Estate Limited and its subsidiaries, Loudwater Freehold Estates Limited (which owns Flat 1, Rose Garden Mews) and Loudwater (Trout Rise Farm) Limited (which owns Trout Rise farm).

Since 2010, we have endeavoured to maintain the Estate Charge at the same level. However, inevitably there has been an increase in costs over that period. In addition, following a risk assessment survey earlier this year of all of the trees owned by the Estate, a significant amount of work was identified, including felling of trees (now carried out) as well as regular ongoing maintenance. For these reasons, this year the Board considered it necessary to increase the Estate Charge by £100, keeping the regular prompt settlement discount as previously.

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

CHAIRMAN'S REPORT

FOR THE YEAR ENDED 31 MARCH 2019

Unfortunately, two households have decided to withhold payments of the Estate Charge.

Both of these cases have required significant external legal support (as the Estate Company does not have its own legal adviser on the Board), to recover the amounts being withheld. Clarification has been issued and payment of fees is awaited. Unfortunately, the cost of taking legal advice substantially exceeds the outstanding amounts.

Thanks, as always, go to Lucy Allen for her persistence in collection of the Estate Charge and general day to day administration.

Website

The website address is www.loudwater-estate.co.uk. The new GDPR documents have been uploaded to the web site.

General

As Chairman, I would like to thank my fellow Directors for their continued support during the year.

I would especially like to thank Michael Levy, who is retiring from the Board, for his sterling efforts over many years.

The Board has again taken legal advice as and when necessary to carry out its business and, whilst we aim to minimise our costs wherever possible, we do not have a qualified legal adviser. As such, outsourcing is unfortunately unavoidable.

Secretarial and support services have continued via the employment of Lucy Allen. She works from the Estate office and is based there 5 days a week. If residents have any queries, they should call or email her.

I also have decided to step down as Chairman and resign from the Board immediately after the Annual General Meeting.

The AGM this year will be held on Monday 4th November 2019 at The Junction, Christ Church, Chorleywood, commencing at 8pm. LTEL shareholders will be able to vote on formal resolutions. After the formal AGM residents are welcome to discuss any issues with the Board members.

The evening will close by 10pm.

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2019

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

Principal activities

The principal activity of the company continued to be that of the preservation of the amenities of the Loudwater Estate in general, and ensuring that the Restrictive Covenants are properly adhered to by the resident freeholders.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

S Murphy

M Scorer

(Resigned 19 November 2018)

M Levy

M Fabio

R Kenison

A Khan

E Bailey

(Appointed 10 September 2018)

A Patel

(Appointed 17 June 2019)

Results

The results for the year are set out on page 10.

Auditor

In accordance with the company's articles, a resolution proposing that Myers Clark be reappointed as auditor of the group will be put at a General Meeting.

Statement of directors' responsibilities

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). 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 group and company, and of the profit or loss of the group 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 group and company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the group's and company's transactions and disclose with reasonable accuracy at any time the financial position of the group and 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 group and company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure to auditor

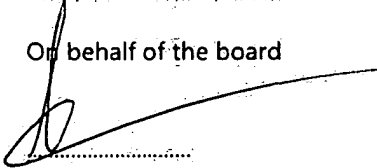
So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the auditor of the company is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the auditor of the company is aware of that information.

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

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

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board



M Levy

Director

Date: 30/9/19.

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF LOUDWATER (TROUTSTREAM) ESTATE LIMITED

Opinion

We have audited the financial statements of 0 (the 'parent company') and its subsidiaries (the 'group') for the year ended 31 March 2019 which comprise the group profit and loss account, the group balance sheet, the company balance sheet and notes to the financial statements, 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 FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent company's affairs as at 31 March 2019 and of the group's 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 UK, including 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 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 group's or the parent 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 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our 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.

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF LOUDWATER (TROUTSTREAM) ESTATE LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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 in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

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 group's and the parent 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 group or the parent 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 Financial Reporting Council's website at: <http://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, 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.

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF LOUDWATER (TROUTSTREAM) ESTATE LIMITED

Jonathan Crook (Senior Statutory Auditor)
for and on behalf of Myers Clark

1 October 2019

Chartered Accountants
Statutory Auditor

Egale 1
80 St Albans Road
Watford
Hertfordshire
WD17 1DL

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

GROUP PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2019

		2019	2018
	Notes	£	£
Turnover	2	27,267	29,845
Administrative expenses		(24,101)	(20,580)
Operating profit		<u>3,166</u>	<u>9,265</u>
Interest receivable and similar income	4	668	241
Fair value gains and losses on investment properties		100,000	-
Profit before taxation		<u>103,834</u>	<u>9,506</u>
Tax on profit		(11,750)	-
Profit for the financial year		<u><u>92,084</u></u>	<u><u>9,506</u></u>

Profit for the financial year is all attributable to the owners of the parent company.

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

GROUP BALANCE SHEET

AS AT 31 MARCH 2019

	Notes	2019 £	£	2018 £	£
Fixed assets					
Tangible assets	5		85,000		85,000
Investment properties	6		850,000		750,000
			<u>935,000</u>		<u>835,000</u>
Current assets					
Debtors	9	1,643		8,508	
Cash at bank and in hand		260,900		251,361	
		<u>262,543</u>		<u>259,869</u>	
Creditors: amounts falling due within one year	11	(231,521)		(232,641)	
Net current assets			<u>31,022</u>		<u>27,228</u>
Total assets less current liabilities			<u>966,022</u>		<u>862,228</u>
Provisions for liabilities			<u>(11,750)</u>		<u>-</u>
Net assets			<u><u>954,272</u></u>		<u><u>862,228</u></u>
Capital and reserves					
Called up share capital	12		585		625
Revaluation reserve			69,289		69,289
Non-distributable profits reserve	14		114,710		26,460
Distributable profit and loss reserves			769,688		765,854
Total equity			<u><u>954,272</u></u>		<u><u>862,228</u></u>

These financial statements have been prepared in accordance with the provisions applicable to groups and companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 30/3/19 and are signed on its behalf by:


M Levy
Director


R Kenison
Director

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

COMPANY BALANCE SHEET

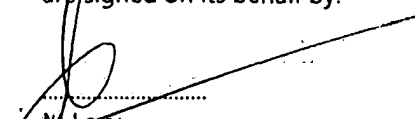
AS AT 31 MARCH 2019

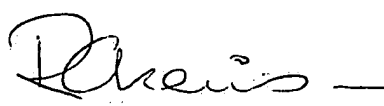
	Notes	2019 £	£	2018 £	£
Fixed assets					
Tangible assets	5		85,000		85,000
Investments	7		251		251
			<u>85,251</u>		<u>85,251</u>
Current assets					
Debtors falling due after more than one year	9	723,540		723,540	
Debtors falling due within one year	9	25,470		30,833	
Cash at bank and in hand		250,949		235,061	
		<u>999,959</u>		<u>989,434</u>	
Creditors: amounts falling due within one year	11	(226,371)		(226,870)	
Net current assets			<u>773,588</u>		<u>762,564</u>
Total assets less current liabilities			<u>858,839</u>		<u>847,815</u>
Capital and reserves					
Called up share capital	12		585		625
Revaluation reserve			69,289		69,289
Distributable profit and loss reserves			788,965		777,901
Total equity			<u>858,839</u>		<u>847,815</u>

As permitted by s408 Companies Act 2006, the company has not presented its own profit and loss account and related notes. The company's profit for the year was £11,064 (2018 - £8,509 profit).

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 30/9/19 and are signed on its behalf by:


M Levy
Director


R Kenison
Director

Company Registration No. 00580947

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

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

1 Accounting policies

Company information

Loudwater (Troutstream) Estate Limited ("the company") is a private limited company domiciled and incorporated in England and Wales. The registered office is The Garage, Troutstream Way, Loudwater, Rickmansworth, Hertfordshire, WD3 4LA.

The group consists of 0 and all of its subsidiaries.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Basis of consolidation

In the parent company financial statements, the cost of a business combination is the fair value at the acquisition date of the assets given, equity instruments issued and liabilities incurred or assumed, plus costs directly attributable to the business combination. The excess of the cost of a business combination over the fair value of the identifiable assets, liabilities and contingent liabilities acquired is recognised as goodwill. The cost of the combination includes the estimated amount of contingent consideration that is probable and can be measured reliably, and is adjusted for changes in contingent consideration after the acquisition date. Provisional fair values recognised for business combinations in previous periods are adjusted retrospectively for final fair values determined in the 12 months following the acquisition date. Investments in subsidiaries, joint ventures and associates are accounted for at cost less impairment.

Deferred tax is recognised on differences between the value of assets (other than goodwill) and liabilities recognised in a business combination accounted for using the purchase method and the amounts that can be deducted or assessed for tax, considering the manner in which the carrying amount of the asset or liability is expected to be recovered or settled. The deferred tax recognised is adjusted against goodwill or negative goodwill.

The consolidated financial statements incorporate those of Loudwater (Troutstream) Estate Limited and all of its subsidiaries (ie entities that the group controls through its power to govern the financial and operating policies so as to obtain economic benefits). Subsidiaries acquired during the year are consolidated using the purchase method. Their results are incorporated from the date that control passes.

All financial statements are made up to 31 March 2019. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with those used by other members of the group.

All intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

1.3 Turnover

Turnover represents rental income and fees receivable.

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

(Continued)

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the profit and loss account.

1.5 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.6 Fixed asset investments

In the parent company financial statements, investments in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses.

A subsidiary is an entity controlled by the group. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

1.7 Impairment of fixed assets

At each reporting period end date, the group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

1.8 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

1.9 Financial instruments

The group has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the group's balance sheet when the group becomes party to the contractual provisions of the instrument.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs.

Basic financial liabilities

Basic financial liabilities are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

(Continued)

1.10 Equity instruments

Equity instruments issued by the group are recorded at the proceeds received. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the group.

1.11 Taxation

The tax expense 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 net profit as reported in the profit and loss account 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 group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

2 Turnover and other revenue

An analysis of the group's turnover is as follows:

	2019 £	2018 £
Turnover analysed by class of business		
Rental income	25,000	27,960
Other fees	2,267	1,885
	<u>27,267</u>	<u>29,845</u>

	2019 £	2018 £
Other significant revenue		
Interest income	668	241
	<u>668</u>	<u>241</u>

3 Auditor's remuneration

	2019 £	2018 £
Fees payable to the company's auditor and associates:		
For audit services		
Audit of the financial statements of the group and company	5,160	5,040
Audit of the financial statements of the company's subsidiaries	1,860	1,800
	<u>7,020</u>	<u>6,840</u>

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

4 Interest receivable and similar income

	2019 £	2018 £
Other interest receivable and similar income	668	241

5 Tangible fixed assets

Group	Land and buildings £
Cost	
At 1 April 2018 and 31 March 2019	85,000
Depreciation and impairment	
At 1 April 2018 and 31 March 2019	-
Carrying amount	
At 31 March 2019	85,000
At 31 March 2018	85,000
Company	Land and buildings £
Cost	
At 1 April 2018 and 31 March 2019	85,000
Depreciation and impairment	
At 1 April 2018 and 31 March 2019	-
Carrying amount	
At 31 March 2019	85,000
At 31 March 2018	85,000

6 Investment property

	Group 2019 £	Company 2019 £
Fair value		
At 1 April 2018 and 31 March 2019	750,000	-
Revaluations	100,000	-
At 31 March 2019	850,000	-

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

6 Investment property

(Continued)

The fair value of one investment property has been arrived at on the basis of a valuation carried out by Trend and Thomas Chartered Surveyors, who are not connected with the company. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

The fair value of the other investment property has been arrived at by the Directors on an open market value basis by reference to market evidence of prices for similar properties and guidance from local estate agents.

7 Fixed asset investments

	Group 2019 £	2018 £	Company 2019 £	2018 £
Investments	-	-	251	251

8 Subsidiaries

Details of the company's subsidiaries at 31 March 2019 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held	
				Direct	Indirect
Loudwater (Trout Rise Farm) England Limited		Property investment company	Ordinary	100.00	
Loudwater Freehold Estates England Limited		Property investment company	Ordinary	100.00	

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

9 Debtors

	Group 2019 £	2018 £	Company 2019 £	2018 £
Amounts falling due within one year:				
Amounts owed by group			24,758	23,798
Other debtors	1,643	8,508	712	7,035
	<u>1,643</u>	<u>8,508</u>	<u>25,470</u>	<u>30,833</u>
Amounts falling due after more than one year:				
Amounts owed by group	-	-	723,540	723,540
	<u>-</u>	<u>-</u>	<u>723,540</u>	<u>723,540</u>
Total debtors	<u>1,643</u>	<u>8,508</u>	<u>749,010</u>	<u>754,373</u>

10 Cash at bank and in hand

Within this amount at 31 March 2019 is £130,294 (2018: £131,154) collected on behalf of the residents relating to estate maintenance charges.

11 Creditors: amounts falling due within one year

	Group 2019 £	2018 £	Company 2019 £	2018 £
Taxation and social security	-	238	-	238
Other creditors	231,521	232,403	226,371	226,632
	<u>231,521</u>	<u>232,641</u>	<u>226,371</u>	<u>226,870</u>

12 Share capital

	Group and company	
	2019 £	2018 £
Ordinary share capital		
Issued and fully paid		
585 (2018: 625) Ordinary shares of £1 each	<u>585</u>	<u>625</u>

13 Revaluation reserve

	Group 2019 £	2018 £	Company 2019 £	2018 £
At beginning and end of year	<u>69,289</u>	<u>69,289</u>	<u>69,289</u>	<u>69,289</u>

LOUDWATER (TROUTSTREAM) ESTATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

14 Non-distributable profits reserve

	Group 2019 £	2018 £	Company 2019 £	2018 £
At the beginning of the year	26,460	26,460	-	-
Non distributable profits in the year	88,250	-	-	-
At the end of the year	<u>114,710</u>	<u>26,460</u>	<u>-</u>	<u>-</u>