

**COMPANY REGISTRATION NUMBER: 730498**

**BRIGADE PROPERTIES LIMITED**  
**FINANCIAL STATEMENTS**  
**31 MARCH 2017**



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

**BRIGADE PROPERTIES LIMITED**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2017**

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# **BRIGADE PROPERTIES LIMITED**

## **DIRECTOR'S REPORT**

**YEAR ENDED 31 MARCH 2017**

The director presents his report and the financial statements of the company for the year ended 31 March 2017.

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

The principal activity of the company is property investment in commercial and residential properties in the UK. From time to time the company undertakes new developments and also the redevelopment of its existing properties. The company's business model is generally to hold its properties for the long term in order to generate rental income and capital appreciation. However, each of the company's investment properties is considered to be potentially for sale in the right circumstances. There has been no significant change in the nature of the company's business activities during the year under review, nor is any envisaged in the immediate future.

### **DIRECTOR**

The director who served the company during the year was as follows:

Mr B S E Freshwater

The director does not have a service contract, nor does he receive any emoluments from the company.

The majority of the day-to-day management of the company's properties and its operations is carried out by Freshwater Property Management Limited and Highdorn Co. Limited. Mr BSE Freshwater is a director of, but has no beneficial interest in the share capital of, either of these companies.

Mr BSE Freshwater is also a Governor of the parent undertaking of Freshwater Property Management Limited, but has no beneficial interest in that company.

### **RESULTS AND DIVIDENDS**

The results for the year are set out in the attached profit and loss account and explanatory notes. The financial position of the company at year end is set out in the attached balance sheet and explanatory notes.

The company did not pay a dividend in the year (2016: £nil). The director does not propose a final dividend for the year (2016: £nil).

### **DIRECTOR'S RESPONSIBILITIES STATEMENT**

The director is responsible for preparing the director's report and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has 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 director must not approve the financial statements unless he is satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period.

In preparing these financial statements, the director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting 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.

**BRIGADE PROPERTIES LIMITED**

**DIRECTOR'S REPORT** *(continued)*

**YEAR ENDED 31 MARCH 2017**

The director is 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. He is 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.

**DONATIONS**

During the year the company made no charitable donation nor political contribution.

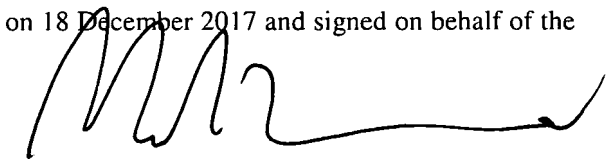
**AUDITOR**

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

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

The auditor is deemed to have been re-appointed in accordance with section 487 of the Companies Act 2006.

This report was approved by the board of directors on 18 December 2017 and signed on behalf of the board by:



**M R M Jenner, F.C.I.S.**  
Company Secretary

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

**BRIGADE PROPERTIES LIMITED**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BRIGADE**  
**PROPERTIES LIMITED**  
**YEAR ENDED 31 MARCH 2017**

We have audited the financial statements of Brigade Properties Limited for the year ended 31 March 2017 which comprise the profit and loss account and other comprehensive income, balance sheet, statement of changes in equity and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the company's members, as a body, in accordance with chapter 3 of part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

**RESPECTIVE RESPONSIBILITIES OF DIRECTOR AND AUDITOR**

As explained more fully in the director's responsibilities statement, the director is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

**SCOPE OF THE AUDIT OF THE FINANCIAL STATEMENTS**

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 director; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the director's report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. 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 2017 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.

**OPINION ON OTHER MATTER 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 director's report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the director's report has been prepared in accordance with applicable legal requirements.

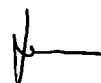
**BRIGADE PROPERTIES LIMITED**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BRIGADE**  
**PROPERTIES LIMITED** *(continued)*  
**YEAR ENDED 31 MARCH 2017**

**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 director's 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, 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 director was not entitled to take advantage of the small companies exemption from the requirement to prepare a strategic report.



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

18 December 2017

**BRIGADE PROPERTIES LIMITED**  
**PROFIT AND LOSS ACCOUNT AND OTHER COMPREHENSIVE INCOME**  
**YEAR ENDED 31 MARCH 2017**

	Note	2017 £	2016 £
<b>TURNOVER</b>	<b>4</b>	<b>46,908</b>	41,948
Cost of sales		<u>(8,511)</u>	<u>(16,792)</u>
<b>GROSS PROFIT</b>		<b>38,397</b>	25,156
Administrative expenses		<u>(4,376)</u>	<u>(4,940)</u>
Net valuation gains on investment property		<u>16,750</u>	<u>58,050</u>
<b>OPERATING PROFIT</b>	<b>5</b>	<b>50,771</b>	78,266
Interest receivable		<b>44</b>	11
Interest payable	<b>7</b>	<u>(8,549)</u>	<u>(8,583)</u>
<b>PROFIT BEFORE TAXATION</b>		<b>42,266</b>	69,694
Tax on profit	<b>8</b>	<u>(1,887)</u>	<u>(731)</u>
<b>PROFIT FOR THE FINANCIAL YEAR AND TOTAL COMPREHENSIVE INCOME</b>		<u><b>40,379</b></u>	<u>68,963</u>

All the activities of the company are from continuing operations.

The notes on pages 8 to 16 form part of these financial statements.


# BRIGADE PROPERTIES LIMITED

## BALANCE SHEET

31 MARCH 2017

	Note	2017 £	£	2016 £	£
<b>FIXED ASSETS</b>					
Investment properties	9		707,600		690,850
<b>CURRENT ASSETS</b>					
Debtors	10	478,025		482,840	
Cash at bank and in hand		<u>100,950</u>		<u>95,848</u>	
		578,975		578,688	
<b>CREDITORS: amounts falling due within one year</b>	11	<u>(204,924)</u>		<u>(225,050)</u>	
<b>NET CURRENT ASSETS</b>			<u>374,051</u>		<u>353,638</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			1,081,651		1,044,488
<b>PROVISIONS FOR LIABILITIES &amp; CHARGES</b>	12		<u>(88,515)</u>		<u>(91,731)</u>
<b>NET ASSETS</b>			<u>993,136</u>		<u>952,757</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	14		100		100
Profit and loss account	15		<u>993,036</u>		<u>952,657</u>
<b>TOTAL EQUITY</b>			<u>993,136</u>		<u>952,757</u>

These financial statements were approved by the board of directors and authorised for issue on 18 December 2017, and are signed on behalf of the board by:

  
**B S E Freshwater**  
 Director

Company registration number: 730498



**BRIGADE PROPERTIES LIMITED**  
**STATEMENT OF CHANGES IN EQUITY**  
**YEAR ENDED 31 MARCH 2017**

	Called up share capital £	Profit and loss account £	<b>Total £</b>
<b>AT 1 APRIL 2015</b>	100	883,694	883,794
Profit for the year	—	68,963	68,963
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	—	68,963	68,963
<b>AT 31 MARCH 2016</b>	100	952,657	<b>952,757</b>
Profit for the year	—	40,379	<b>40,379</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	—	40,379	<b>40,379</b>
<b>AT 31 MARCH 2017</b>	<u>100</u>	<u>993,036</u>	<u><b>993,136</b></u>

The balance on the profit and loss account at 31 March 2017 includes £453,918 of unrealised profits which are not available for distribution.

**BRIGADE PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2017**

**1. GENERAL INFORMATION**

Brigade Properties Limited (the "Company") is a company limited by shares and incorporated in the UK. The Company's Registered Office is Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR. The presentation currency of these financial statements is sterling.

**2. STATEMENT OF COMPLIANCE**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

**3. ACCOUNTING POLICIES**

**Basis of preparation**

The financial statements have been prepared under the historical cost convention except that investment property is measured at fair value.

The financial statements have been prepared in accordance with the accounting principles appropriate to a going concern, as the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due, based on the net current asset position of the company and available sources of finance.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Judgements made by the director, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in note 19.

**Disclosure exemptions**

The Company's ultimate parent undertaking, The Raphael Freshwater Memorial Association Limited, includes the Company in its consolidated financial statements. The consolidated financial statements of The Raphael Freshwater Memorial Association Limited are prepared in accordance with the Charities SORP and are available to the public and may be obtained from Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR.

In these financial statements, the company is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS102 in respect of the following disclosures:

- Reconciliation of the number of shares outstanding from the beginning to the end of the period;
- Cash Flow Statement and related notes;
- Key Management Personnel compensation; and
- Basic and Other Financial Instruments.

**BRIGADE PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2017**

**3. ACCOUNTING POLICIES** *(continued)*

**Turnover**

Turnover comprises rents and service charges receivable. Rental income from investment property leased out under operating leases is recognised in the profit and loss account on a straight line basis over the period to the first break clause. Lease incentives granted to tenants are recognised on a straight line basis over the period to the first break clause. Service charge income is recognised as the services are provided.

**Property outgoings**

The costs of repairs are recognised in the profit and loss account in the year in which they are incurred.

Lease payments under operating leases are recognised in the profit and loss account on a straight line basis over the term of the lease.

**Taxation**

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is expected tax payable or receivable on the taxable income or loss for the year, using rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

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

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for: differences between accumulated depreciation and tax allowances for the cost of a fixed asset if and when all conditions for retaining the tax allowances have been met. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is provided in respect of the additional tax that will be paid or avoided on differences between the amount at which an asset (other than goodwill) or liability is recognised in a business combination and the corresponding amount that can be deducted or assessed for tax.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. For investment property that is measured at fair value, deferred tax is provided at the rate and allowances applicable to the sale of the property.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**BRIGADE PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2017**

**3. ACCOUNTING POLICIES** *(continued)*

**Investment property**

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition

- Investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the profit and loss account in the period that they arise; and
- No depreciation is provided in respect of investment properties applying the fair value model.

Investment property fair value is based on a valuation by an external, independent valuer, having an appropriate recognised professional qualification and recent experience in the location and class of property being valued. Any gain or loss arising from a change in fair value is recognised in the profit and loss account.

**Disposals of properties**

The company generally holds its properties for the long term in order to generate rental income and capital appreciation although in the right circumstances any property could be available for sale. When an outright sale does occur the resulting surplus based on the excess of sales proceeds over valuation is included within the company's profit on ordinary activities, and taxation applicable thereto is shown as part of the taxation charge. Disposals are recognised on the date the significant risks and rewards of ownership have been transferred. In addition the company also 'sells' leasehold extensions when requested by leaseholders. The proceeds of these leasehold extension sales, less directly applicable costs, are also included in profit on disposal of investment properties.

**Financial instruments**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all its financial liabilities.

**Basic financial instruments**

**Trade and other debtors**

Trade and other debtors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate for a similar debt instrument.

**Trade and other creditors**

Trade and other creditors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate for a similar debt instrument.

**BRIGADE PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2017**

**3. ACCOUNTING POLICIES** *(continued)*

**Income and expenses**

Interest receivable and Interest payable:

Interest income and interest payable are recognised in the profit and loss account as they accrue, using the effective interest method.

Borrowing costs that are directly attributable to the acquisition, construction or redevelopment of an asset that takes a substantial time to be prepared for use are expensed as incurred.

Interest payable and similar charges include interest payable on intercompany loans and late payment charges.

**Related party transactions**

The company has taken advantage of the exemptions in FRS102 in order to dispense with the requirements to disclose transactions with other companies in The Raphael Freshwater Memorial Association Limited group.

**4. TURNOVER**

Turnover arises from:

	<b>2017</b>	2016
	<b>£</b>	£
Rent receivable	<b><u>46,908</u></b>	<u>41,948</u>

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

**5. OPERATING PROFIT**

Operating profit or loss is stated after charging:

	<b>2017</b>	2016
	<b>£</b>	£
Fees payable for the audit of the financial statements	<b><u>4,164</u></b>	<u>4,080</u>

Amounts receivable by the company's auditor in respect of services to the company, other than the audit of the company's financial statements, have not been disclosed as the information is required instead to be disclosed on a consolidated basis in the consolidated financial statements of the company's ultimate parent undertaking, The Raphael Freshwater Memorial Association Limited.

**6. PARTICULARS OF EMPLOYEES**

No salaries or wages have been paid to employees including the director during the year (2016: £Nil).

**7. INTEREST PAYABLE**

	<b>2017</b>	2016
	<b>£</b>	£
Group interest payable	<b><u>8,549</u></b>	<u>8,583</u>

**BRIGADE PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2017**

**8. TAX ON PROFIT**

**Major components of tax expense**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
<b>Current tax:</b>		
Adjustments in respect of prior periods	–	(2,000)
Consideration payable for group relief	<u>5,103</u>	<u>2,000</u>
Total current tax	<u>5,103</u>	<u>–</u>
<b>Deferred tax:</b>		
Origination and reversal of timing differences	<u>1,880</u>	<u>9,831</u>
Impact of change in tax rate	<u>(5,096)</u>	<u>(9,100)</u>
Total deferred tax	<u>(3,216)</u>	<u>731</u>
<b>Tax on profit</b>	<u><b>1,887</b></u>	<u><b>731</b></u>

All tax is recognised in the profit and loss account.

**Reconciliation of tax expense**

The tax assessed on the profit on ordinary activities for the year is lower than (2016: lower than) the standard rate of corporation tax in the UK of 20% (2016: 20%).

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Profit on ordinary activities before taxation	<u>42,266</u>	<u>69,694</u>
Profit on ordinary activities by rate of tax	<u>8,453</u>	<u>13,939</u>
Adjustment to tax charge in respect of prior periods	–	(2,000)
Effect of expenses not deductible for tax purposes	–	75
Timing differences on unrealised gains	<u>(1,470)</u>	<u>(1,779)</u>
Impact of change in tax rate	<u>(5,096)</u>	<u>(9,100)</u>
Other differences	–	(404)
Tax on profit	<u><b>1,887</b></u>	<u><b>731</b></u>

**Factors that may affect future tax expense**

A reduction in the UK corporation tax rate to 19% (effective from 1 April 2017) was substantively enacted on 18 November 2015. A further reduction in the UK corporation tax rate to 17% (effective from 1 April 2020) was substantively enacted on 15 September 2016. This will reduce the Company's future tax charge accordingly.

The deferred tax liability at 31 March 2017 has been calculated based on the rate of 17% (2016: 18%).

**BRIGADE PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2017**

**9. INVESTMENT PROPERTIES**

	Freehold property £	Long leasehold property £	Total £
<b>Fair Value</b>			
At 1 April 2016	156,100	534,750	<b>690,850</b>
Revaluations	–	16,750	<b>16,750</b>
<b>At 31 March 2017</b>	<b>156,100</b>	<b>551,500</b>	<b>707,600</b>
<b>Carrying amount</b>			
At 31 March 2017	156,100	551,500	<b>707,600</b>
At 31 March 2016	156,100	534,750	690,850

**Investment properties held at valuation**

An independent professional revaluation of the Company's property was carried out at 31 March 2017 by Colliers International Property Advisers UK LLP, RICS Registered Valuers. The revaluation figures are based on open market value assessed in accordance with the RICS Valuation - Professional Standards (2014).

**Valuation techniques and key inputs**

The company's residential apartments and houses (£557,600, 2016: £540,850) were valued using a sales valuation approach, derived from recent comparable transactions in the market, adjusted by applying discounts to reflect status of occupation and condition. The largest discounts were applied to those properties subject to registered tenancies, reflecting the relative difference in security of tenure, whilst the smallest discounts were applied to those properties subject to assured shorthold tenancies. Sales value assumptions were £436 per square foot (2016: £390).

The company's commercial units (£150,000, 2016: £150,000) were valued using the income capitalisation method, requiring the application of an appropriate market based yield to net operating income. Adjustments are made to allow for voids when less than five years are left under the current tenancy and to reflect market rent at the point of lease expiry or rent review. Equivalent yields used fell in the range 7.15% to 7.86% (2016: 7.36% to 7.86%) with an average of 7.44% (2016: 7.55%) and estimated rental values used fell in the range £12.17 to £51.28 per square foot (2016: £12.17 to £56.21), with an average of £25.45 per square foot (2016: £27.13).

**Historical cost model**

The historical cost of investment properties at 31 March 2017 is £165,167 (2016: £165,167).

**10. DEBTORS**

	2017 £	2016 £
Trade debtors	–	4,600
Amounts owed by group undertakings	474,766	474,766
Other debtors	3,259	3,474
	<b>478,025</b>	<b>482,840</b>

**BRIGADE PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2017**

**10. DEBTORS** *(continued)*

All debtors are payable within one year or are payable on demand. Intra-group loans are interest-free sterling loans repayable on demand.

**11. CREDITORS: amounts falling due within one year**

	2017	2016
	£	£
Trade creditors	8,252	8,476
Amounts owed to group undertakings	124,115	122,566
Other creditors	72,557	94,008
	<u>204,924</u>	<u>225,050</u>

Intra-group loans are sterling loans repayable on demand and comprise £106,415 (2016: £106,866) including interest payable at 8% per annum with the remaining intra-group loans being interest-free.

Other creditors include £59,128 (2016: £87,041) owed to Highdorn Co. Limited (see note 17). The amounts are interest-free sterling loans repayable on demand.

**12. PROVISIONS FOR LIABILITIES & CHARGES**

	Deferred tax (note 13) £
At 1 April 2016	91,731
Credit for the year	<u>(3,216)</u>
At 31 March 2017	<u>88,515</u>

**13. DEFERRED TAX**

The deferred tax included in the balance sheet is as follows:

	2017	2016
	£	£
Included in provisions for liabilities & charges (note 12)	<u>88,515</u>	<u>91,731</u>

The deferred tax account consists of the tax effect of timing differences in respect of:

	2017	2016
	£	£
Revaluation of investment properties	<u>88,515</u>	<u>91,731</u>

**14. CALLED UP SHARE CAPITAL**

**Issued, called up and fully paid**

	2017		2016
	No.	£	No.
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>

**15. CAPITAL AND RESERVES**

Called-up share capital represents the nominal value of shares that have been issued.

Profit and loss account includes all current and prior period retained profits and losses.



**BRIGADE PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2017**

**16. COMMITMENTS UNDER OPERATING LEASES**

**As lessor**

The total future minimum lease payments receivable under non-cancellable operating leases are as follows:

	2017	2016
	£	£
Not later than 1 year	<b>40,923</b>	58,756
Later than 1 year and not later than 5 years	<b>141,600</b>	235,025
Later than 5 years	<b>255,333</b>	424,852
	<u><b>437,856</b></u>	<u>718,633</u>

**17. DIRECTORS' INTERESTS IN CONTRACTS**

The majority of the day-to-day management of the company's properties and its operations is carried out by Freshwater Property Management Limited ("FPM") and Highdorn Co. Limited ("Highdorn"). Mr BSE Freshwater is a director of, but has no beneficial interest in the share capital of, either of these companies.

Mr BSE Freshwater is also a Governor of the parent undertaking of FPM, but has no beneficial interest in that company.

In their capacity as property managing agents, Highdorn and FPM collect rents and incur direct property expenses on behalf of the company. During the year no charges were payable to either of these companies and no amounts were owing for these services at 31 March 2017 (2016: £Nil).

**18. PARENT COMPANY AND CONTROLLING PARTY**

The company is controlled by its immediate parent undertaking, Bastion Products Limited, a company registered in England and Wales.

The parent undertaking of the largest and smallest group of undertakings for which group financial statements are drawn up is The Raphael Freshwater Memorial Association Limited, a company incorporated in England for charitable purposes.

Copies of these financial statements can be obtained from the following address:

Freshwater House, 158-162 Shaftesbury Avenue, London WC2H 8HR.

The Raphael Freshwater Memorial Association Limited has no controlling party.

**BRIGADE PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS** *(continued)*  
**YEAR ENDED 31 MARCH 2017**

**19. ACCOUNTING ESTIMATES AND JUDGEMENTS**

i. Property valuations

The valuation of the company's property portfolio is inherently subjective, depending on many factors, including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions (as set out in Note 9). Therefore the valuations are subject to a degree of uncertainty and are made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions. As noted in Note 3 above, all the company's properties are valued by external valuers with appropriate qualifications and experience.

ii. Trade debtors

Management uses details of the age of trade debtors and the status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.