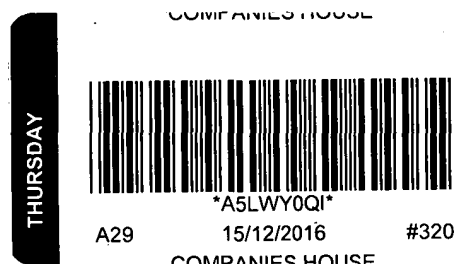




Financial Statements Llanover Properties Limited

For the Year Ended 31 March 2016



Registered number: 00734316

Llanover Properties Limited

Company Information

Directors	R A E Herbert, CBE R E Phillips, FRICS S M Ford H E Murray
Company secretary	C M A Lane
Registered number	00734316
Registered office	23a Gold Tops Newport South Wales NP20 4UL
Independent auditor	Grant Thornton UK LLP Chartered Accountants & Statutory Auditor 11/13 Penhill Road Cardiff South Glamorgan CF11 9UP
Bankers	National Westminster Bank Plc High Street Newport South Wales NP20 1GG

Llanover Properties Limited

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Directors' Report

For the Year Ended 31 March 2016

The directors present their report and the financial statements for the year ended 31 March 2016.

Directors' responsibilities statement

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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 for the Company financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent; and
- 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.

Results and dividends

The profit for the year, after taxation, amounted to £230,885 (2015 -£186,008).

Directors

The directors who served during the year were:

R A E Herbert, CBE
R E Phillips, FRICS
S M Ford
H E Murray

Future developments

The Directors will endeavour to maintain the management policies that have resulted in the good performance in recent years.

Directors' Report (continued)

For the Year Ended 31 March 2016

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 that director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- that 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.

Post balance sheet events

There have been no significant events affecting the Company since the year end.

Auditors

The auditor, Grant Thornton UK LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board on 5 December 2016 and signed on its behalf.



C M A Lane
Secretary



Independent Auditor's Report to the Shareholders of Llanover Properties Limited

We have audited the financial statements of Llanover Properties Limited for the year ended 31 March 2016, set out on pages 5 to 20. The relevant financial reporting framework that has been applied in their preparation is the Companies Act 2006 and the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 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 Directors and Auditor

As explained more fully in the Directors' responsibilities statement on page 1, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Financial Reporting Council's Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

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 2016 and of its profit or loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006


In our opinion the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with those financial statements.

Independent Auditor's Report to the Shareholders of Llanover Properties Limited (continued)

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 take advantage of the small companies' exemption from the requirement to prepare a Strategic report.



Rhian Owen (Senior statutory auditor)

for and on behalf of

Grant Thornton UK LLP

Chartered Accountants

Statutory Auditor

11/13 Penhill Road

Cardiff

South Glamorgan

CF11 9UP

Date:

15 December 2016

Statement of Comprehensive Income

For the Year Ended 31 March 2016

	Note	2016 £	2015 £
Turnover		976,250	922,338
Cost of sales		(29,848)	(29,848)
Gross profit		946,402	892,490
Administrative expenses		(583,921)	(544,956)
Other operating income	4	78,258	42,230
Operating profit	5	440,739	389,764
Interest receivable and similar income	9	-	72
Interest payable and expenses	10	(154,511)	(148,490)
Profit before tax		286,228	241,346
Tax on profit	11	(55,343)	(55,338)
Profit for the year		230,885	186,008
Other comprehensive income for the year			
Unrealised surplus on revaluation of tangible fixed assets		-	2,229,880
Deferred tax		11,234	(112,344)
Other comprehensive income for the year		11,234	2,117,536
Total comprehensive income for the year		242,119	2,303,544

The notes on pages 8 to 20 form part of these financial statements.

Statement of Financial Position

As at 31 March 2016

	Note	£	2016 £	£	2015 £
Fixed assets					
Tangible assets	12		12,465,409		12,473,806
Investments	13		190,788		349,848
			<u>12,656,197</u>		<u>12,823,654</u>
Current assets					
Debtors: amounts falling due within one year	14	772,726		529,036	
Cash at bank and in hand	15	346,639		284,494	
		<u>1,119,365</u>		<u>813,530</u>	
Creditors: amounts falling due within one year	16	(3,872,957)		(2,799,427)	
Net current liabilities			<u>(2,753,592)</u>		<u>(1,985,897)</u>
Total assets less current liabilities			<u>9,902,605</u>		<u>10,837,757</u>
Creditors: amounts falling due after more than one year	17		-		(1,162,497)
Provisions for liabilities					
Deferred tax	20	(158,985)		(173,759)	
			<u>(158,985)</u>		<u>(173,759)</u>
Net assets			<u><u>9,743,620</u></u>		<u><u>9,501,501</u></u>
Capital and reserves					
Called up share capital	21		20,000		20,000
Revaluation reserve	22		2,128,770		2,117,536
Capital redemption reserve	22		613,262		613,262
Profit and loss account	22		6,981,588		6,750,703
			<u>9,743,620</u>		<u>9,501,501</u>

The Company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on
5 December 2016



H E Murray
Director



S M Ford
Director

Statement of Financial Position (continued)

As at 31 March 2016

The notes on pages 8 to 20 form part of these financial statements.

Statement of Changes in Equity

For the Year Ended 31 March 2016

	Called up share capital	Capital redemption reserve	Revaluation reserve	Profit and loss account	Total equity
	£	£	£	£	£
At 1 April 2015	20,000	613,262	2,117,536	6,750,703	9,501,501
Profit for the year	-	-	-	230,885	230,885
Deferred tax movements	-	-	11,234	-	11,234
At 31 March 2016	20,000	613,262	2,128,770	6,981,588	9,743,620

Statement of Changes in Equity

For the Year Ended 31 March 2015

	Called up share capital	Capital redemption reserve	Revaluation reserve	Profit and loss account	Total equity
	£	£	£	£	£
At 1 April 2014	20,000	613,262	-	6,564,695	7,197,957
Profit for the year	-	-	-	186,008	186,008
Surplus on revaluation of other fixed assets	-	-	2,229,880	-	2,229,880
Deferred tax movements	-	-	(112,344)	-	(112,344)
At 31 March 2015	20,000	613,262	2,117,536	6,750,703	9,501,501

The notes on pages 8 to 20 form part of these financial statements.

Notes to the Financial Statements

For the Year Ended 31 March 2016

1. General information

Llanover Properties Limited is incorporated in Wales, with its registered office at: 23a Gold Tops, Newport, South Wales, NP20 4UL.

Llanover Properties Limited's principal activity is property lettings.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of Investment Properties and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 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 following principal accounting policies have been applied:

2.2 Revenue recognition

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 in respect of rents receivable is recognised over the period to which the rent relates. Revenue is stated net of value added tax and arises in the United Kingdom.

2.3 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

The estimated useful lives range as follows:

Freehold property	- 2% per annum
Leasehold property	- over the period of the lease
Plant, machinery and office equipment	- 15% - 25% per annum

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

Notes to the Financial Statements

For the Year Ended 31 March 2016

2. Accounting policies (continued)

2.4 Revaluation of tangible fixed assets

Individual freehold and leasehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the Statement of financial position date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Statement of comprehensive income unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the excess losses are recognised in profit or loss.

2.5 Investment properties

The company's freehold land and buildings at Tyson Courtyard and Cronin Courtyard, Corby, are treated as investment properties, as defined by FRS 102, and their carrying value is reviewed annually by the directors. Accordingly, they are not depreciated. Surpluses or deficits on individual properties are transferred to the investment revaluation reserve, except that a deficit which is expected to be permanent and which is in excess of any previously recognised surplus over cost relating to the same property, or the reversal of such a deficit, is (charged)/credited to the profit and loss account.

The Companies Act 2006 requires all properties to be depreciated. However, this requirement conflicts with the generally accepted accounting principles set out in FRS 102. The directors consider that, because these properties are not held for consumption but for their investment potential, it is necessary to adopt FRS 102 and not depreciate in order to give a true and fair view. If this departure from the Act had not been made, the profit for the year would have been reduced by depreciation. However, the amount of depreciation cannot be reasonably quantified because depreciation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

2.6 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.

Investments in unlisted Company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the Income Statement for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

Investments in listed company shares are remeasured to market value at each Statement of financial position date. Gains and losses on remeasurement are recognised in profit or loss for the period.

Notes to the Financial Statements

For the Year Ended 31 March 2016

2. Accounting policies (continued)

2.7 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.

2.8 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 Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

2.10 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.11 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Income statement in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Statement of financial position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of financial position.

Notes to the Financial Statements

For the Year Ended 31 March 2016

2. Accounting policies (continued)

2.12 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Income statement, except that a change 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.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of financial position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

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

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgements and estimates have been made include:

- Whether fair value of investment property is appropriate, and whether any impairment charges to be recognised
- Depreciation to be charged on assets - the company exercises judgement to determine useful lives and residual values of tangible fixed assets. The assets are depreciated down to their residual value over their estimates useful lives.

4. Other operating income

	2016 £	2015 £
Other income	2,318	2,029
Income from dilapidations	95,000	35,000
Write-off of deposits	-	5,201
Loss on disposal of tangible assets	(19,060)	-
	<u>78,258</u>	<u>42,230</u>

Notes to the Financial Statements

For the Year Ended 31 March 2016

5. Operating profit

The operating profit is stated after charging:

	2016	2015
	£	£
Depreciation of tangible fixed assets	8,397	14,977

6. Auditor's remuneration

	2016	2015
	£	£
Fees payable to the Company's auditor and its associates for the audit of the Company's annual accounts	7,000	5,200
	7,000	5,200

7. Employees

Staff costs, including directors' remuneration, were as follows:

	2016	2015
	£	£
Wages and salaries	118,281	115,000
Social security costs	11,893	11,658
	130,174	126,658

The directors were the only employees of the company during the current and prior financial year.

The average monthly number of employees, including the directors, during the year was as follows:

	2016	2015
	No.	No.
Directors	3	3

8. Directors' remuneration

	2016	2015
	£	£
Directors' emoluments	123,446	115,000
	123,446	115,000

Notes to the Financial Statements

For the Year Ended 31 March 2016

9. Interest receivable

	2016 £	2015 £
Other interest receivable	-	72
	-	72

10. Interest payable and similar charges

	2016 £	2015 £
Bank interest	-	875
Bank loan interest	50,272	84,054
Interest payable to subsidiary	104,239	63,561
	154,511	148,490

11. Taxation

	2016 £	2015 £
Corporation tax		
Current tax on profits for the year	65,640	60,039
Adjustments in respect of previous periods	(6,757)	224
	58,883	60,263
Total current tax	58,883	60,263
Deferred tax		
Origination and reversal of timing differences	(53)	(4,925)
Changes to tax rates	(6,431)	-
Adjustment in respect of previous periods	2,944	-
Total deferred tax	(3,540)	(4,925)
Taxation on profit on ordinary activities	55,343	55,338

Notes to the Financial Statements

For the Year Ended 31 March 2016

11. Taxation (continued)

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2015 -higher than) the standard rate of corporation tax in the UK of 20% (2015 - 21%). The differences are explained below:

	2016 £	2015 £
Profit on ordinary activities before tax	286,228	241,346
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 20% (2015 -21%)	57,246	50,683
Effects of:		
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	8,341	4,715
Adjustments to tax charge in respect of prior periods	(3,813)	224
Marginal rate relief	-	(530)
Tax rate changes	(6,431)	246
Total tax charge for the year	55,343	55,338

Factors that may affect future tax charges

Announcements have been made by the Chancellor of the Exchequer of proposed changes to corporation tax rates which will have an effect on future tax charges of the company. Reductions in the corporation tax rate from 20% to 19% and 18% from 1 April 2017 and 1 April 2020 respectively were substantively enacted by the balance sheet date.

A subsequent reduction in the tax rate to 17% from 1 April 2020 was also announced in March 2016 but had not been enacted at the balance sheet. Consequently, deferred tax has been calculated at the year end using a tax rate of 18% in accordance with the rates enacted at the balance sheet date.

The forthcoming changes in the corporation tax rate will not materially affect the tax charge.

Notes to the Financial Statements

For the Year Ended 31 March 2016

12. Tangible fixed assets

	Freehold properties Cordes Trading Estate £	Leasehold Properties Cordes Trading Estate £	Investment Properties Tyson Courtyard, Corby £	Investment Properties Cronin Courtyard, Corby £	Plant, machinery and office equipment £	Total £
Cost or valuation						
At 1 April 2015	36,213	23,917	6,980,000	5,470,000	138,516	12,648,646
At 31 March 2016	36,213	23,917	6,980,000	5,470,000	138,516	12,648,646
Depreciation						
At 1 April 2015	25,491	23,917	-	-	125,432	174,840
Charge owned for the period	724	-	-	-	7,673	8,397
At 31 March 2016	26,215	23,917	-	-	133,105	183,237
Net book value						
At 31 March 2016	9,998	-	6,980,000	5,470,000	5,411	12,465,409
At 31 March 2015	10,722	-	6,980,000	5,470,000	13,084	12,473,806

Investment properties were valued on an open market existing use basis at 31 March 2015. Tyson Courtyard, Corby has been valued by R A E Herbert, CBE, and R E Phillips, FRICS, who are both directors of the company. Cronin Courtyard has been valued by an independent valuer, M Budworth, MRICS, of Budworth Hardcastle Property Consultants. Such properties are not depreciated. The historical cost of the investment properties are £5,838,783 (2015 - £5,838,783) and £4,381,337 (2015 - £4,381,337) for Tyson Courtyard and Cronin Courtyard respectively. The amount of deferred tax that has been provided on revalued fixed assets is £101,110 (2015 - £112,344).

Notes to the Financial Statements

For the Year Ended 31 March 2016

13. Fixed asset investments

	Investments in subsidiary companies £	Unlisted investments £	Total £
Cost or valuation			
At 1 April 2015	10,000	582,822	592,822
At 31 March 2016	10,000	582,822	592,822
Impairment			
At 1 April 2015	-	242,974	242,974
Charge for the period	-	159,060	159,060
At 31 March 2016	-	402,034	402,034
Net book value			
At 31 March 2016	10,000	180,788	190,788
At 31 March 2015	10,000	339,848	349,848

Subsidiary undertakings

The following were subsidiary undertakings of the Company:

Name	Country of incorporation	Class of shares	Holding	Principal activity
Llanover Properties (Corby) Limited	England and Wales	Ordinary	100 %	Property investment

14. Debtors

	2016 £	2015 £
Trade debtors	130,266	138,864
Amounts owed by subsidiary company	475,461	232,453
Amounts owed by related parties	125,000	125,000
Prepayments and accrued income	41,999	32,719
	772,726	529,036

Notes to the Financial Statements

For the Year Ended 31 March 2016

15. Cash and cash equivalents

	2016 £	2015 £
Cash at bank and in hand	346,639	284,494
	<u>346,639</u>	<u>284,494</u>

16. Creditors: Amounts falling due within one year

	2016 £	2015 £
Bank loans	1,162,497	-
Trade creditors	40,067	25,723
Amounts owed to subsidiary company	2,294,382	2,154,326
Amounts owed to related parties	40,283	208,003
Corporation tax	65,640	59,976
Taxation and social security	26,102	38,343
Other creditors	3,382	72,936
Accruals and deferred income	240,604	240,120
	<u>3,872,957</u>	<u>2,799,427</u>

Secured loans

The bank loans comprises one term loan held with Royal Bank of Scotland of £1,162,497. The loan is to be paid by September 2016 and hence has been reclassified as due in less than one year. The interest rates applicable to the loan is LIBOR plus 3.75% and the loan is secured against units 1-10 of Cronin Courtyard.

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

	2016 £	2015 £
Bank loans	-	1,162,497
	<u>-</u>	<u>1,162,497</u>

Notes to the Financial Statements

For the Year Ended 31 March 2016

18. Loans

Analysis of the maturity of loans is given below:

	2016 £	2015 £
Amounts falling due within one year		
Bank loans	1,162,497	-
	<u>1,162,497</u>	<u>-</u>
Amounts falling due 1-2 years		
Bank loans	-	1,162,497
	<u>-</u>	<u>1,162,497</u>

19. Financial instruments

	2016 £	2015 £
Financial assets		
Financial assets measured at amortised cost	1,258,155	1,130,659
	<u>1,258,155</u>	<u>1,130,659</u>
Financial liabilities		
Financial liabilities measured at amortised cost	(3,781,215)	(3,863,605)
	<u>(3,781,215)</u>	<u>(3,863,605)</u>

Financial assets measured at amortised cost comprise cash and debtors.

Financial Liabilities measured at amortised cost comprise creditors, excluding corporation tax creditor and excluding other taxation and social security creditors..

20. Deferred taxation

	2016 £	2015 £
At beginning of year	173,759	66,340
(Credit) to the profit or loss	(3,540)	(4,925)
(Credit)/charged to other comprehensive income	(11,234)	112,344
At end of year	<u>158,985</u>	<u>173,759</u>

Notes to the Financial Statements

For the Year Ended 31 March 2016

20. Deferred taxation (continued)

The provision for deferred taxation is made up as follows:

	2016 £	2015 £
Accelerated capital allowances	57,875	61,415
Revaluation of investment properties	101,110	112,344
	<u>158,985</u>	<u>173,759</u>

21. Share capital

	2016 £	2015 £
Shares classified as equity		
Allotted, called up and fully paid		
20,000 Ordinary shares of £1 each	<u>20,000</u>	<u>20,000</u>

22. Reserves

Revaluation reserve

Recognises the difference between historical cost and revalued amounts.

Capital redemption reserve

Includes movements in share capital.

Profit and loss account

Includes all current and prior period retained profits and losses.

Notes to the Financial Statements

For the Year Ended 31 March 2016

23. Related party transactions

Name of related party	Relationship
Trustees of Llanover Estate	R A E Herbert, CBE (Director holding trusteeship)
Pontymister Developments Limited	R E Phillips, FRICS (Director with significant interest)
Concorde Homes Limited	R E Phillips, FRICS (Director with significant interest)
Sully Development Company Limited	R A E Herbert, CBE (Director with significant interest)
Garden Centre Property Development Trading plc	R A E Herbert, CBE (Director with significant interest)
RAEH Charitable Trust	R A E Herbert, CBE (Director with significant interest)
Newport Auto Finance Limited	R A E Herbert, CBE (Director with significant interest)

During the year, Llanover Properties Limited made purchases from R E Phillips & Partners of £85,226 (2015 - £72,127); Trustees of Llanover Estate of £40,283 (2015 - £33,003); Pontymister Developments Limited of £2,166 (2015 - £34,018); and Concorde Homes Limited of £Nil (2015 - £2,607).

Sully Development Company Limited owed the company £125,000 at 31 March 2016 (2015 - £125,000).

The company owed Trustees of Llanover Estate £40,283 at 31 March 2016 (2015 - £33,003).

The company owed Newport Auto Finance Limited £Nil at 31 March 2016 (2015 - £175,000).

The company owed Pontymister Developments Limited £Nil at 31 March 2016 (2015 - £Nil).

Llanover Properties Limited held shares in Garden Centre Property Development Trading plc at 31 March 2015. This investment was disposed of during the year ended 31 March 2016.

Llanover Properties Limited made charitable donations of £Nil (2015 - £Nil) to the RAEH Charitable Trust during the year.

The company has taken advantage of the exemptions available under FRS 102, as a subsidiary undertaking which is 100% controlled by the ultimate parent undertaking, and has not disclosed transactions with other group companies.

24. Controlling party

The directors do not believe that there is an ultimate controlling party.

25. First time adoption of FRS 102

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit or loss.