

Company Registration No. 00775641 (England and Wales)

**Castle Hill Holdings Limited**

**Annual report and unaudited financial statements  
for the year ended 30 June 2017**

**Pages for filing with the Registrar**



**Saffery Champness**  
CHARTERED ACCOUNTANTS

## **Castle Hill Holdings Limited**

### **Company information**

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<b>Directors</b>	A W Lockwood H Lockwood J M Gay A G Lockwood J W Lockwood
<b>Secretary</b>	M Karran
<b>Company number</b>	00775641
<b>Registered office</b>	Scampton House Scampton Lincoln LN1 2SF
<b>Accountants</b>	Saffery Champness LLP Suite C, Unex House Bourges Boulevard Peterborough Cambridgeshire PE1 1NG
<b>Bankers</b>	Svenska Handelsbanken AB 1st Floor 5 Henley Way Doddington Road Lincoln LN6 3QR

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## **Castle Hill Holdings Limited**

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**Castle Hill Holdings Limited**

**Statement of financial position  
As at 30 June 2017**

	Notes	£	2017 £	£	2016 £
<b>Fixed assets</b>					
Investment properties	4		2,640,000		2,640,000
Investments	3		16,000		16,000
			<u>2,656,000</u>		<u>2,656,000</u>
<b>Current assets</b>					
Debtors	5	110,552		69,143	
Cash at bank and in hand		1,008		18,945	
		<u>111,560</u>		<u>88,088</u>	
<b>Creditors: amounts falling due within one year</b>	6	(506,621)		(504,788)	
<b>Net current liabilities</b>			<u>(395,061)</u>		<u>(416,700)</u>
<b>Total assets less current liabilities</b>			<u>2,260,939</u>		<u>2,239,300</u>
<b>Creditors: amounts falling due after more than one year</b>	7		(387,595)		(461,532)
<b>Net assets</b>			<u><u>1,873,344</u></u>		<u><u>1,777,768</u></u>
<b>Capital and reserves</b>					
Called up share capital	8		90,089		90,089
Share premium account			12,108		12,108
Profit and loss reserves			<u>1,771,147</u>		<u>1,675,571</u>
<b>Total equity</b>			<u><u>1,873,344</u></u>		<u><u>1,777,768</u></u>

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 30 June 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

**Castle Hill Holdings Limited**

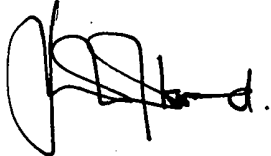
**Statement of financial position (continued)**

**As at 30 June 2017**

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These financial statements have been prepared and delivered 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 9 January 2018 and are signed on its behalf by:

A handwritten signature in black ink, appearing to read 'J W Lockwood', written over a horizontal line.

J W Lockwood  
**Director**

**Company Registration No. 00775641**

## **1 Accounting policies**

### **Company information**

Castle Hill Holdings Limited is a private company limited by shares incorporated in England and Wales. The registered office is Scampton House, Scampton, Lincoln, LN1 2SF.

### **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 Turnover**

Turnover represents commercial rents receivable net of VAT and other sales related taxes. Rental income is recognised on an accruals basis over the term of the lease. Rent deposits received from tenants under the terms of a rent deposit deed are held in a separate restricted bank account. The deposit is included within other creditors falling due after more than one year.

### **1.3 Investment properties**

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as the reporting end date. The surplus or deficit on revaluation is recognised in the income statement.

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired term is less than 20 years.

No depreciation is provided on freehold investment properties. The requirement of the Companies Act 2006 is to depreciate all fixed assets which have a useful economic life but that requirement conflicts with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland, for the financial statements to give a true and fair view.

### **1.4 Fixed asset investments**

Fixed asset investments are stated at cost less provision for diminution in value.

Notes to the financial statements (continued)  
For the year ended 30 June 2017

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**1 Accounting policies (continued)**

**1.5 Cash and cash equivalents**

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. Bank overdrafts are shown within borrowings in current liabilities.

**1.6 Financial instruments**

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

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

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

***Basic financial assets***

Basic financial assets, which include debtors, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

***Classification of financial liabilities***

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 company after deducting all of its liabilities.

***Basic financial liabilities***

Basic financial liabilities, including trade and other creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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 receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as 'creditors: amounts falling due within one year' if payment is due within one year or less. If not, they are presented as 'creditors: amounts falling due after more than one year'. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Notes to the financial statements (continued)  
For the year ended 30 June 2017

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**1 Accounting policies (continued)**

**1.7 Equity instruments**

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

**1.8 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 income statement 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 company'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.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

**1.9 Employee benefits**

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.



**Castle Hill Holdings Limited**

**Notes to the financial statements (continued)**  
**For the year ended 30 June 2017**

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**2 Employees**

The average monthly number of persons (including directors) employed by the company during the year was 5 (2016 : 5).

**3 Fixed asset investments**

	2017 £	2016 £
Investments	16,000	16,000

Unlisted investments are valued at cost less impairment.

**4 Investment property**

	£
<b>Fair value</b>	
At 1 July 2016 and 30 June 2017	2,640,000

The fair value of the investment property has been arrived at on an open market value basis by reference to market evidence of transaction prices for similar properties.

If the investment properties were sold at 30 June 2017 this would give rise to a deferred tax asset amounting to £75,435 (2016 - £75,274). On a historical cost basis investment properties would have been included at an original cost of £2,799,632 (2016 - £2,799,632).

**5 Debtors**

	2017 £	2016 £
<b>Amounts falling due within one year:</b>		
Trade debtors	64,462	62,051
Other debtors	46,090	7,092
	110,552	69,143

**Castle Hill Holdings Limited**

**Notes to the financial statements (continued)**  
**For the year ended 30 June 2017**

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**6 Creditors: amounts falling due within one year**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	74,042	71,652
Trade creditors	2,118	2,527
Corporation tax	40,516	41,695
Other taxation and social security	10,085	23,475
Other creditors	379,860	365,439
	<u>506,621</u>	<u>504,788</u>

**7 Creditors: amounts falling due after more than one year**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	387,595	461,532
	<u>387,595</u>	<u>461,532</u>

Security has been given in respect of the bank loan.

Amounts included above which fall due after five years are as follows:

Payable by instalments	<u>65,608</u>	<u>150,081</u>
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**Castle Hill Holdings Limited**

**Notes to the financial statements (continued)**  
**For the year ended 30 June 2017**

**8 Called up share capital**

	2017	2016
	£	£
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
79,197 'A' Ordinary of £1 each	79,197	79,197
10,000 'B' Ordinary of £1 each	10,000	10,000
79,197 'C' Ordinary of 1p each	792	792
10,000 'D' Ordinary of 1p each	100	100
	<u>90,089</u>	<u>90,089</u>

The A shares shall be ordinary shares with full rights for their holders to vote at general meetings of the company and, subject to Articles 2 (c) and (d), receive a proportion of any dividend, capital or distribution (including on a winding up) divided by the total number of shares issued at that time bearing such rights but subject to any prior rights to distributions of profit or capital which may attach to other shares in issue at such time.

The B shares shall rank equally with the A shares in all respects save that:

- i) the powers to pay dividends contained in Article 2 (b) may be exercised in such a way as to pay a dividend to the holders of the B shares only or to pay dividends of larger amounts to the holders of the B shares than to the owners of the A shares provided that nothing contained in these Articles shall authorise the making of a payment to the A shareholders and not to the B shareholders or of a higher amount to the A shareholders than to the B shareholders,
- ii) the holders of the B shares shall not be entitled to receive notice of or to attend and vote either in person or by proxy at any general meeting of the company.

The maximum sum which shall be payable to the holders of the A shares and the B shares together whether by one payment or as a cumulative total of payments and whether by way of dividend, capital or distribution (including on a winding up) shall be limited to the net asset value.

The C shares shall rank *pari passu* with the A shares as regards rights to vote at general meetings and payments of dividends, save that the holders of the C shares shall only be entitled to a distribution of capital from the company either by way of dividend or on a winding up if the net asset value of the company after taking into account all assets of the company and all liabilities save sums due in respect of shares held is in excess of the revised net asset value. If the net asset value of the company is in excess of the revised net asset value the holders of the C shares shall be entitled to participate in that excess proportionately to the number of shares in issue entitled to participate in a distribution of capital, as by way of dividend or on a winding up.

**Notes to the financial statements (continued)**  
**For the year ended 30 June 2017**

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**8 Called up share capital (continued)**

The D shares shall rank pari passu with the B shares as regards rights to vote at general meetings and payments of dividends, save that the holders of the D shares shall only be entitled to a distribution of capital from the company either by way of dividend or on a winding up if the net asset value of the company after taking into account all assets of the company and all liabilities save sums due in respect of shares held is in excess of the revised net asset value. If the net asset value of the company is in excess of the revised net asset value the holders of the D shares shall be entitled to participate in that excess proportionately to the number of shares in issue entitled to participate in a distribution of capital, as appropriate by way of dividend or on a winding up.

The "net asset value" shall mean the net assets value of the company as at 30 June 2011 after taking into account all assets and liabilities of the company and "revised net asset value" shall mean the net asset value less the cumulative total of all distributions of distributable reserves or capital made to the holders of the A shares since 30 June 2011.

**9 Related party transactions**

The following amounts were outstanding at the reporting end date:

	<b>Amounts owed to related parties</b>	
	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Other related parties	295,000	300,000
	<u>295,000</u>	<u>300,000</u>
	<u><u>295,000</u></u>	<u><u>300,000</u></u>

Interest was charged on the loan balance at a commercial rate of interest.

Dividends paid to directors as shareholders amounted to £69,328 (2016 - £58,656).