

REGISTERED NUMBER: 00816024 (England and Wales)

**AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2017
FOR
DAVIES GENERAL BUILDERS (ESTATES)
LIMITED**

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**DAVIES GENERAL BUILDERS (ESTATES)
LIMITED (REGISTERED NUMBER: 00816024)**

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FOR THE YEAR ENDED 31 MAY 2017**

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**DAVIES GENERAL BUILDERS (ESTATES)
LIMITED**

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 MAY 2017**

DIRECTORS:

J J S Symons
First Board Limited
Second Board Limited
P J French
A M Munday

SECRETARY:

A M Munday

REGISTERED OFFICE:

Suite 2
West Hill House
West Hill
Epsom
Surrey
KT19 8JD

REGISTERED NUMBER:

00816024 (England and Wales)

AUDITORS:

Hartley Fowler LLP
Statutory Auditors
Chartered Accountants
4th Floor Tuition House
27/37 St George's Road
Wimbledon
London
SW19 4EU

**DAVIES GENERAL BUILDERS (ESTATES)
LIMITED (REGISTERED NUMBER: 00816024)**

**BALANCE SHEET
31 MAY 2017**

	Notes	2017 £	2016 £
FIXED ASSETS			
Tangible assets	4	860	562
Investment property	5	3,625,840	3,270,000
		<u>3,626,700</u>	<u>3,270,562</u>
CURRENT ASSETS			
Debtors	6	190,096	151,195
CREDITORS			
Amounts falling due within one year	7	<u>487,521</u>	<u>492,729</u>
NET CURRENT LIABILITIES		<u>(297,425)</u>	<u>(341,534)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		3,329,275	2,929,028
PROVISIONS FOR LIABILITIES	8	<u>320,052</u>	<u>317,698</u>
NET ASSETS		<u><u>3,009,223</u></u>	<u><u>2,611,330</u></u>
CAPITAL AND RESERVES			
Called up share capital	9	200	200
Fair value reserve	10	2,796,085	2,442,599
Retained earnings	10	<u>212,938</u>	<u>168,531</u>
SHAREHOLDERS' FUNDS		<u><u>3,009,223</u></u>	<u><u>2,611,330</u></u>

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 27 February 2018 and were signed on its behalf by:


A M Munday - Director

The notes form part of these financial statements

**DAVIES GENERAL BUILDERS (ESTATES)
LIMITED (REGISTERED NUMBER: 00816024)**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2017**

1. STATUTORY INFORMATION

Davies General Builders (Estates) Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently.

Significant judgements and estimates

Accounting policies which have a significant bearing on the reported financial position and results of the company may require subjective or complex judgements.

The principal on-going area of judgement is the investment property valuation where the director's opinion of fair value based on experience, yield analysis and comparison with similar properties has been obtained at each reporting date.

Deferred tax is directly and indirectly impacted by the estimation uncertainty arising within the investment property valuation through the timing difference that exists between the valuation and the tax base cost of the properties and if relevant, the March 1982 property valuation is also utilised in arriving at the tax base cost for certain of the investment properties.

Turnover

Turnover represents rents receivable and other income net of VAT.

Revenue is recognised with reference to time as the period of rental progresses so that the amount of revenue reflects the actual right to consideration by reference to the period of rental covered. Rent not billed is included in debtors and payments on account, rent received in excess of the relevant amount of revenue is deferred to future periods to which it relates and included in deferred income within creditors.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery - 25% on cost

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**DAVIES GENERAL BUILDERS (ESTATES)
LIMITED (REGISTERED NUMBER: 00816024)**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017**

2. ACCOUNTING POLICIES - continued

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

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.

Financial instruments

Debtors and creditors with no stated interest rate and receivables or payables within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

Share capital

Ordinary shares are classified as equity.

Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 3 (2016 - 3).

4. TANGIBLE FIXED ASSETS

	Plant and machinery £
COST	
At 1 June 2016	29,755
Additions	563
At 31 May 2017	<u>30,318</u>
DEPRECIATION	
At 1 June 2016	29,193
Charge for year	265
At 31 May 2017	<u>29,458</u>
NET BOOK VALUE	
At 31 May 2017	<u>860</u>
At 31 May 2016	<u>562</u>

**DAVIES GENERAL BUILDERS (ESTATES)
LIMITED (REGISTERED NUMBER: 00816024)**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017**

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 June 2016	3,270,000
Revaluations	355,840
	<u>3,625,840</u>
At 31 May 2017	<u>3,625,840</u>
NET BOOK VALUE	
At 31 May 2017	<u>3,625,840</u>
At 31 May 2016	<u>3,270,000</u>

Included in fair value of investment property is freehold land of £3,625,840 (2016 - £3,270,000) which is not depreciated.

Fair value at 31 May 2017 is represented by:

	£
Valuation in 2009	2,365,000
Valuation in 2010	35,000
Valuation in 2011	(130,000)
Valuation in 2013	40,000
Valuation in 2014	320,000
Valuation in 2015	110,000
Valuation in 2016	530,000
Valuation in 2017	355,840
	<u>3,625,840</u>

If investment properties had not been revalued they would have been included at the following historical cost:

	2017 £	2016 £
Cost	<u>509,703</u>	<u>509,703</u>

Investment properties were valued to fair value on 31 May 2017 by the directors.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Amounts owed by group undertakings	190,062	151,065
Other debtors	34	130
	<u>190,096</u>	<u>151,195</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Amounts owed to group undertakings	458,341	458,341
Taxation and social security	10,648	15,255
Other creditors	18,532	19,133
	<u>487,521</u>	<u>492,729</u>

**DAVIES GENERAL BUILDERS (ESTATES)
LIMITED (REGISTERED NUMBER: 00816024)**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017**

8. PROVISIONS FOR LIABILITIES

	2017 £	2016 £
Deferred tax	<u>320,052</u>	<u>317,698</u>
		Deferred tax £
Balance at 1 June 2016		317,698
Provided during year		<u>2,354</u>
Balance at 31 May 2017		<u>320,052</u>

9. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2017 £	2016 £
Number:	Class:	Nominal value:		
100	Ordinary shares	£1	100	100
100	Deferred shares	£1	<u>100</u>	<u>100</u>
			<u>200</u>	<u>200</u>

10. RESERVES

	Retained earnings £	Fair value reserve £	Totals £
At 1 June 2016	168,531	2,442,599	2,611,130
Profit for the year	397,893	-	397,893
Fair value adjustment	<u>(353,486)</u>	<u>353,486</u>	<u>-</u>
At 31 May 2017	<u>212,938</u>	<u>2,796,085</u>	<u>3,009,023</u>

11. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006

The Report of the Auditors was unqualified.

Jonathan Askew (Senior Statutory Auditor)
for and on behalf of Hartley Fowler LLP

**DAVIES GENERAL BUILDERS (ESTATES)
LIMITED (REGISTERED NUMBER: 00816024)**

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017**

12. RELATED PARTY DISCLOSURES

During the year the company paid management charges of £39,287 (2016: £38,265) to Phoenix Treasury Management Limited.

Details of amounts due to and payable by companies under common control are shown below; the relevant amounts being included in debtors and creditors. No interest is payable or receivable on any of these balances.

Included in debtors, amounts due from fellow group undertakings, are the following balances:

	2017 £	2016 £
Phoenix Treasury Management Limited	190,062	151,065

Included in other creditors, amounts due to fellow group undertakings, are the following balances:

	2017 £	2016 £
Established Estates (Sevenoaks) Limited	200,341	200,341
Dringeen (Holdings) Limited	3,000	3,000
Lewisham Model Market Limited	60,000	60,000
Street County Estates (Surrey) Limited	50,000	50,000
Joanna House (Holdings) Limited	145,000	145,000

13. ULTIMATE CONTROLLING PARTY

At the balance sheet date, the company was a wholly controlled subsidiary of The Street Family Group of Companies (Holdings) Limited, a company registered in England and Wales, as was the case in the previous year. The ultimate parent company is The Street Family Group of Companies Limited.

14. FIRST YEAR TRANSITION

The company's date of transition to FRS 102 was 1 June 2015.

Transitional adjustments have been made to the comparative figures and the company's financial position and performance have been affected by the transition to FRS 102. These adjustments can be seen in the notes to the accounts. There have been no significant changes to the accounting policies as a result of the new financial reporting framework.