

REGISTERED NUMBER: 01000183 (England and Wales)

**HART RETIREMENT DEVELOPMENTS  
(SOUTHERN) LIMITED**

**REPORT OF THE DIRECTORS AND  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2017**

TUESDAY



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**HART RETIREMENT DEVELOPMENTS  
(SOUTHERN) LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 30 APRIL 2017**

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**DIRECTORS:**

J H K Forster  
I P Williams  
J L Smith  
C M C Young

**SECRETARY:**

J L Smith

**REGISTERED OFFICE:**

Oakleigh House  
High Street  
Hartley Wintney  
Hampshire  
RG27 8PE

**REGISTERED NUMBER:**

01000183 (England and Wales)

**AUDITORS:**

Wilkins Kennedy LLP  
Statutory Auditor  
Chartered Accountants  
Mount Manor House  
16 The Mount  
Guildford  
Surrey  
GU2 4HN

**HART RETIREMENT DEVELOPMENTS  
(SOUTHERN) LIMITED**

**REPORT OF THE DIRECTORS  
FOR THE YEAR ENDED 30 APRIL 2017**

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The directors present their report with the financial statements of the company for the year ended 30 April 2017.

**PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was that of investment in sheltered accommodation for the elderly.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 May 2016 to the date of this report.

J H K Forster  
I P Williams  
J L Smith  
C M C Young

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), 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 and then apply them consistently;
- make judgements 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.

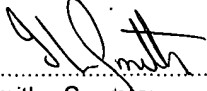
The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies 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.

**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

**ON BEHALF OF THE BOARD:**

  
.....  
J L Smith - Secretary

Date: 8 November 2017

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
HART RETIREMENT DEVELOPMENTS  
(SOUTHERN) LIMITED**

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We have audited the financial statements of Hart Retirement Developments (Southern) Limited for the year ended 30 April 2017 on pages five to twelve. The financial reporting framework that has been applied in their preparation is 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'.

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 a Report of the Auditors 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 auditors**

As explained more fully in the Statement of Directors' Responsibilities set out on page two, 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 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 directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Directors 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 30 April 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; 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 our audit, the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements, and has been prepared in accordance with applicable legal requirements. In the light of the knowledge and understanding of the company and its environment, we have not identified any material misstatements in the Report of the Directors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
HART RETIREMENT DEVELOPMENTS  
(SOUTHERN) LIMITED**

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**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 or in preparing the Report of the Directors.

*Wilkins Kennedy LLP*

Robert Southey (Senior Statutory Auditor)  
for and on behalf of Wilkins Kennedy LLP  
Statutory Auditor  
Chartered Accountants  
Mount Manor House  
16 The Mount  
Guildford  
Surrey  
GU2 4HN

Date: *22<sup>nd</sup> NOVEMBER 2017*

**HART RETIREMENT DEVELOPMENTS  
(SOUTHERN) LIMITED**

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 30 APRIL 2017**

	Notes	2017 £	2016 £
<b>TURNOVER</b>		<b>391,640</b>	<b>574,374</b>
Cost of sales		<b>55,046</b>	-
<b>GROSS PROFIT</b>		<b>336,594</b>	<b>574,374</b>
Administrative expenses		<b>14,402</b>	<b>50,475</b>
		<b>322,192</b>	<b>523,899</b>
Other operating income		<b>8</b>	<b>14</b>
<b>OPERATING PROFIT and PROFIT BEFORE TAXATION</b>	<b>3</b>	<b>322,200</b>	<b>523,913</b>
Tax on profit	<b>4</b>	-	-
<b>PROFIT FOR THE FINANCIAL YEAR</b>		<b>322,200</b>	<b>523,913</b>
<b>OTHER COMPREHENSIVE INCOME</b>			
Revaluation of property		-	525,930
Income tax relating to other comprehensive income		<b>660,000</b>	<b>(95,000)</b>
<b>OTHER COMPREHENSIVE INCOME FOR THE YEAR, NET OF INCOME TAX</b>		<b>660,000</b>	<b>430,930</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		<b>982,200</b>	<b>954,843</b>

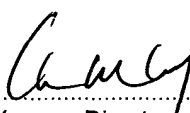
The notes form part of these financial statements

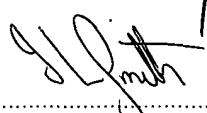
**HART RETIREMENT DEVELOPMENTS  
(SOUTHERN) LIMITED (REGISTERED NUMBER: 01000183)**

**BALANCE SHEET  
30 APRIL 2017**

	Notes	2017 £	2016 £
<b>FIXED ASSETS</b>			
Tangible assets	6	-	6,796,880
Investments	7	-	2
		<u>-</u>	<u>6,796,882</u>
<b>CURRENT ASSETS</b>			
Debtors	8	772,202	1,675,419
Cash at bank		644,245	27,786
		<u>1,416,447</u>	<u>1,703,205</u>
<b>CREDITORS</b>			
Amounts falling due within one year	9	13,739	19,579
		<u>-</u>	<u>-</u>
<b>NET CURRENT ASSETS</b>		<u>1,402,708</u>	<u>1,683,626</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>1,402,708</u>	<u>8,480,508</u>
<b>PROVISIONS FOR LIABILITIES</b>	10	-	660,000
<b>NET ASSETS</b>		<u>1,402,708</u>	<u>7,820,508</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	11	5,000	5,000
Retained earnings	12	1,397,708	7,815,508
<b>SHAREHOLDERS' FUNDS</b>		<u>1,402,708</u>	<u>7,820,508</u>

The financial statements were approved by the Board of Directors on 8 November 2017 and were signed on its behalf by:

  
C M C Young - Director

  
J L Smith - Director

The notes form part of these financial statements

**HART RETIREMENT DEVELOPMENTS  
(SOUTHERN) LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 APRIL 2017**

	Called up share capital £	Retained earnings £	Total equity £
<b>Balance at 1 May 2015</b>	5,000	7,177,665	7,182,665
<b>Changes in equity</b>			
Dividends	-	(317,000)	(317,000)
Total comprehensive income	-	954,843	954,843
<b>Balance at 30 April 2016</b>	<u>5,000</u>	<u>7,815,508</u>	<u>7,820,508</u>
<b>Changes in equity</b>			
Dividends	-	(7,400,000)	(7,400,000)
Total comprehensive income	-	982,200	982,200
<b>Balance at 30 April 2017</b>	<u><u>5,000</u></u>	<u><u>1,397,708</u></u>	<u><u>1,402,708</u></u>

The notes form part of these financial statements



**HART RETIREMENT DEVELOPMENTS  
(SOUTHERN) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2017**

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**1. STATUTORY INFORMATION**

Hart Retirement Developments (Southern) 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 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.

The company continues to adopt the going concern basis in preparing its financial statements as there are no indications that it cannot continue in operational existence for the foreseeable future. The directors are considering the future plans for the company.

**Financial reporting standard 102 - reduced disclosure exemptions**

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of Section 33 Related Party Disclosures paragraph 33.7.

**Turnover**

Turnover represents income received from fixed asset investments, representing lease transfer and ground rent income. It is company policy to account for lease transfer income when completion has taken place.

**Tangible fixed assets**

Freehold reversionary interests arise on the sale of units on 150 year leases. The original amount incorporated into the balance sheet at the time of sale is derived from an apportionment of costs on the development of individual sites. The percentage of costs apportioned is set by the directors with the assistance of independent professional advice as required, and is based on the present value of future income to the company from the leases. This income arises on a charge made on the sale proceeds of a lease every time it is sold or by way of an annual ground rent.

The long leasehold interest which represents The Empire, Bath, is valued annually by the directors. The amount incorporated into the balance sheet is based on an average of approximately ten years' ground rent receivable, adjusted to reflect the directors' estimate of the open market value.

No depreciation is provided on freehold and leasehold investment properties. This constitutes a departure from the Companies Act 2006, which requires fixed assets to be depreciated over their useful economic lives, and is necessary to enable the financial statements to give a true and fair view.

Investment properties are valued by the directors at open market value based on the present value of the future income streams. Any aggregate surplus or deficit arising on revaluation is transferred to the revaluation reserve except where a deficit is deemed to represent a permanent diminution in value, in which case it is charged to the profit and loss account.

**Investments in subsidiaries**

Investments in subsidiary undertakings are recognised at cost.

**HART RETIREMENT DEVELOPMENTS  
(SOUTHERN) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 APRIL 2017**

**2. ACCOUNTING POLICIES - continued**

**Taxation**

Current tax is recognised for the amount of income tax payable in respect of the taxable profit for the current or past reporting periods using tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against future taxable profits or against the reversal of deferred tax liabilities.

Deferred tax is calculated using tax rates that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**Investments**

Investments are held at cost less any provision for impairment.

**Short term debtors and creditors**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the income statement in administrative expenses.

**3. OPERATING PROFIT**

The operating profit is stated after charging:

	2017	2016
	£	£
Auditors' remuneration	<u>8,054</u>	<u>8,500</u>

**4. TAXATION**

**Analysis of the tax charge**

No liability to UK corporation tax arose for the year ended 30 April 2017 nor for the year ended 30 April 2016.

**Reconciliation of total tax charge included in profit and loss**

The tax assessed for the year is lower than the standard rate of corporation tax in the UK. The difference is explained below:

	2017	2016
	£	£
Profit before tax	<u>322,200</u>	<u>523,913</u>
Profit multiplied by the standard rate of corporation tax in the UK of 20% (2016 - 20%)	64,440	104,783
Effects of:		
Expenses not deductible for tax purposes	-	563
Utilisation of tax losses	(41,234)	-
Group loss relief	<u>(23,206)</u>	<u>(105,346)</u>
Total tax charge	<u>-</u>	<u>-</u>

**HART RETIREMENT DEVELOPMENTS  
(SOUTHERN) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 APRIL 2017**

**4. TAXATION - continued**

**Tax effects relating to effects of other comprehensive income**

	<b>Gross £</b>	<b>2017 Tax £</b>	<b>Net £</b>
Revaluation of property	-	660,000	660,000

	<b>Gross £</b>	<b>2016 Tax £</b>	<b>Net £</b>
Revaluation of property	525,930	(95,000)	430,930

**5. DIVIDENDS**

	<b>2017 £</b>	<b>2016 £</b>
Ordinary shares of £1 each Interim	7,400,000	317,000

**6. TANGIBLE FIXED ASSETS**

	<b>Freehold land and buildings £</b>	<b>Long leasehold £</b>	<b>Totals £</b>
<b>COST</b>			
At 1 May 2016	5,622,194	1,174,686	6,796,880
Disposals	(5,622,194)	(1,174,686)	(6,796,880)
At 30 April 2017	-	-	-
<b>NET BOOK VALUE</b>			
At 30 April 2017	-	-	-
At 30 April 2016	5,622,194	1,174,686	6,796,880

During the year the company disposed of its investment property portfolio at market value, which resulted in no profit or loss on disposal.

**HART RETIREMENT DEVELOPMENTS  
(SOUTHERN) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 APRIL 2017**

**7. FIXED ASSET INVESTMENTS**

	Shares in group undertakings £
<b>COST</b>	
At 1 May 2016	2
Disposals	(2)
	<u>          </u>
At 30 April 2017	-
	<u>          </u>
<b>NET BOOK VALUE</b>	
At 30 April 2017	-
	<u>          </u>
At 30 April 2016	2
	<u>          </u>

**8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2017 £	2016 £
Amounts owed by group undertakings	660,328	1,503,823
Other debtors	111,874	171,596
	<u>772,202</u>	<u>1,675,419</u>

Included within debtors is £111,874 (2016 - £129,874) which falls due after more than one year.

**9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2017 £	2016 £
Amounts owed to group undertakings	5,739	-
Other creditors	8,000	19,579
	<u>13,739</u>	<u>19,579</u>

**10. PROVISIONS FOR LIABILITIES**

	2017 £	2016 £
Deferred tax		
Other timing differences	-	660,000
	<u>          </u>	<u>          </u>
		<b>Deferred tax</b>
		<b>£</b>
Balance at 1 May 2016		660,000
Provided during year		(660,000)
		<u>          </u>
Balance at 30 April 2017		-
		<u>          </u>

**HART RETIREMENT DEVELOPMENTS  
(SOUTHERN) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 APRIL 2017**

**10. PROVISIONS FOR LIABILITIES - continued**

Deferred tax is in relation to the potential gain on revalued properties.

No deferred tax asset relating to losses carried forward is provided for in the financial statements due to the profit being dependent on the property market performance, and therefore outside the company's control.

**11. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2017 £	2016 £
5,000	Ordinary	£1	<u>5,000</u>	<u>5,000</u>

**12. RESERVES**

	Retained earnings £
At 1 May 2016	7,815,508
Profit for the year	322,200
Dividends	(7,400,000)
Deferred tax on revaluation	<u>660,000</u>
At 30 April 2017	<u>1,397,708</u>

Non-distributable profits relating to the revaluation of investment properties included in retained earnings total £nil (2016 - £4,048,019). This amount is net of the tax charge which is expected on the disposal of the properties.

**13. ULTIMATE PARENT COMPANY**

The directors regard Kaye Enterprises Limited, a company incorporated in England and Wales, as the ultimate parent company by virtue of its 100% holding in the equity share capital of the parent company Hart Retirement Holdings Limited, the immediate parent company. Consolidated group accounts can be obtained from Companies House, Crown Way, Cardiff, CF14 3UZ.

There is no ultimate controlling party.

**14. RELATED PARTY DISCLOSURES**

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.