

# Financial Statements

## Crickhowell Estates Limited

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For the Year Ended 31 March 2017



Registered number: 01017666

## Company Information

|                            |  |
|----------------------------|--|
| <b>Directors</b>           | R A E Herbert, CBE (resigned 21 November 2016)<br>R E Phillips, FRICS (resigned 21 November 2016)<br>N J Phillips, FRICS<br>C M A Lane, FCA (appointed 21 November 2016)<br>J D Ford (appointed 21 November 2016)<br>N G Manns, FRICS (appointed 21 November 2016) |
| <b>Company secretary</b>   | C M A Lane, FCA  |
| <b>Registered number</b>   | 01017666   |
| <b>Registered office</b>   | 23a Gold Tops<br>Newport<br>South Wales<br>NP20 4UL  |
| <b>Independent auditor</b> | Grant Thornton UK LLP<br>Chartered Accountants & Statutory Auditor<br>11/13 Penhill Road<br>Cardiff<br>South Glamorgan<br>CF11 9UP   |
| <b>Bankers</b>             | National Westminster Bank Plc<br>High Street<br>Newport<br>South Wales<br>NP20 1GG   |

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## **Directors' Report**

**For the Year Ended 31 March 2017**

The directors present their report and the financial statements for the year ended 31 March 2017.

### **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's financial statements 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.

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.

### **Directors**

The directors who served during the year were:

R A E Herbert, CBE (resigned 21 November 2016)  
R E Phillips, FRICS (resigned 21 November 2016)  
N J Phillips, FRICS  
C M A Lane, FCA (appointed 21 November 2016)  
J D Ford (appointed 21 November 2016)  
N G Manns, FRICS (appointed 21 November 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 the director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the 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.

### **Auditor**

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

## Directors' Report (continued)

For the Year Ended 31 March 2017

### Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

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

A handwritten signature in black ink, appearing to read 'C M A Lane'.

C M A Lane, FCA  
Secretary

Date: 18 September 2017

## Independent Auditor's Report to the Members of Crickhowell Estates Limited

We have audited the financial statements of Crickhowell Estates Limited for the year ended 31 March 2017, which comprise the Statement of comprehensive income, the Statement of financial position and the related notes. 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).

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, 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**

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](http://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 2017 and of its 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 the financial statements.

### **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 Directors' report.



# Independent Auditor's Report to the Members of Crickhowell Estates Limited

*Grant Thornton UK LLP*

Rhian Owen (Senior statutory auditor)

for and on behalf of

Grant Thornton UK LLP

Statutory Auditor

Chartered Accountants

Cardiff

Date:

*18 September 2017*

# Statement of Comprehensive Income

For the Year Ended 31 March 2017

|                                    | Note | 2017<br>£       | 2016<br>£       |
|------------------------------------|------|-----------------|-----------------|
| Turnover                           |      | 4,103           | 2,100           |
| <b>Gross profit</b>                |      | <b>4,103</b>    | <b>2,100</b>    |
| Administrative expenses            |      | (35,367)        | (41,308)        |
| <b>Operating loss</b>              |      | <b>(31,264)</b> | <b>(39,208)</b> |
| Interest payable and expenses      |      | -               | (9)             |
| <b>Loss before tax</b>             |      | <b>(31,264)</b> | <b>(39,217)</b> |
| Tax on loss                        |      | -               | -               |
| <b>Loss for the financial year</b> |      | <b>(31,264)</b> | <b>(39,217)</b> |

There were no recognised gains and losses for 2017 or 2016 other than those included in the statement of comprehensive income.

There was no other comprehensive income for 2017 (2016: £NIL).



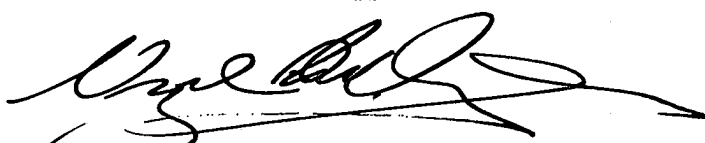
# Statement of Financial Position

As at 31 March 2017

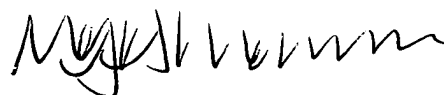
|  | Note | 2017<br>£          | 2016<br>£          |
|--|------|--------------------|--------------------|
| <b>Current assets</b>                          |      |                    |                    |
| Stocks   | 5    | 1,462,343          | 1,365,913          |
| Debtors: amounts falling due within one year   | 6    | 9,192              | 9,188              |
| Cash at bank and in hand                       | 7    | 15,861             | 6,182              |
|  |      | <u>1,487,396</u>   | <u>1,381,283</u>   |
| Creditors: amounts falling due within one year | 8    | (3,638,841)        | (3,501,464)        |
| <b>Net current liabilities</b>                 |      | <u>(2,151,445)</u> | <u>(2,120,181)</u> |
| <b>Total assets less current liabilities</b>   |      | <u>(2,151,445)</u> | <u>(2,120,181)</u> |
| <b>Net liabilities</b>                         |      | <u>(2,151,445)</u> | <u>(2,120,181)</u> |
| <b>Capital and reserves</b>                    |      |                    |                    |
| Called up share capital                        |      | 3,000              | 3,000              |
| Profit and loss account                        |      | (2,154,445)        | (2,123,181)        |
|  |      | <u>(2,151,445)</u> | <u>(2,120,181)</u> |

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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



N J Phillips, FRICS  
Director



N G Manns, FRICS  
Director

Date: 18 September 2017

The notes on pages 7 to 11 form part of these financial statements.

# Notes to the Financial Statements

For the Year Ended 31 March 2017

## 1. General information

Crickhowell Estates Limited is a private company limited by shares and incorporated in Wales, with its registered office at: 23a Gold Tops, Newport, NP20 4UL. The financial statements are prepared in sterling, the functional currency of the Company. Monetary amounts in these financial statements are rounded to the nearest £1.

Crickhowell Estates Limited's principal activity is the active development of land.

## 2. Accounting policies

### 2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of 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 accounting policies.

The following principal accounting policies have been applied:

### 2.2 Going concern

In preparing the financial statements the directors have considered the current financial position of the company and the likely future cash flows. At the date of issuing the financial statements, the directors have concluded that it is appropriate to prepare the financial statements on a going concern basis. In forming this conclusion, the directors have considered that, whilst the company has recorded a loss in the current financial year and has net current liabilities, it has the formal support of its ultimate parent company Newbridge Construction Limited. The directors have assessed the ability of the parent company to provide support and concluded that it is appropriate to rely on this support in assessing appropriateness of adopting the going concern basis.

### 2.3 Turnover

Turnover in respect of property and land disposals is recognised when all conditions have been met to ensure completion of the sale. Turnover in respect of rents receivable is recognised over the period to which the rent relates and is stated net of Value Added Tax. Turnover arises solely in the United Kingdom.

### 2.4 Stocks

Stocks are stated at the lower of cost and net realisable value, and consist of land and property held for resale and development. Stock is reviewed annually, and consideration given to whether the assets are impaired.

### 2.5 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.

## Notes to the Financial Statements

For the Year Ended 31 March 2017

### 2. Accounting policies (continued)

#### 2.6 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.

#### 2.7 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 debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the Statement of financial position when there is an 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.

#### 2.8 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.

# Notes to the Financial Statements

For the Year Ended 31 March 2017

## 3. Auditor's remuneration

|   | 2017<br>£    | 2016<br>£    |
|---|--------------|--------------|
| Fees payable to the Company's auditor and its associates for the audit of the Company's annual financial statements | <u>1,800</u> | <u>2,000</u> |

## 4. Employees

The average monthly number of employees, including directors, during the year was 0 (2016 -0).

## 5. Stocks

|                   | 2017<br>£        | 2016<br>£        |
|-------------------|------------------|------------------|
| Land and property | <u>1,462,343</u> | <u>1,365,913</u> |
|                   | <u>1,462,343</u> | <u>1,365,913</u> |

## 6. Debtors

|               | 2017<br>£    | 2016<br>£    |
|---------------|--------------|--------------|
| Other debtors | <u>9,192</u> | <u>9,188</u> |
|               | <u>9,192</u> | <u>9,188</u> |

## 7. Cash and cash equivalents

|                          | 2017<br>£     | 2016<br>£    |
|--------------------------|---------------|--------------|
| Cash at bank and in hand | <u>15,861</u> | <u>6,182</u> |
|                          | <u>15,861</u> | <u>6,182</u> |

## Notes to the Financial Statements

For the Year Ended 31 March 2017

**8. Creditors: Amounts falling due within one year**

|                                    | 2017<br>£        | 2016<br>£        |
|------------------------------------|------------------|------------------|
| Trade creditors                    | 7,230            | 9,614            |
| Amounts owed to group undertakings | 3,622,258        | 3,482,258        |
| Amounts owed to related parties    | 2,581            | 7,024            |
| Other creditors                    | 6,772            | 2,568            |
|                                    | <u>3,638,841</u> | <u>3,501,464</u> |

**9. Financial instruments**

|  | 2017<br>£     | 2016<br>£    |
|--|---------------|--------------|
| <b>Financial assets</b>  |               |              |
| Financial assets measured at fair value through profit or loss | 15,861        | 6,182        |
|  | <u>15,861</u> | <u>6,182</u> |

Financial assets measured at fair value through profit or loss comprise cash at bank and in hand.

**10. Related party transactions**

| Name of related party            | Relationship   |
|----------------------------------|--|
| R E Phillips & Partners          | N J Phillips, FRICS (Director with a significant interest) |
| Pontymister Developments Limited | N J Phillips, FRICS (Director with a significant interest) |

During the year, Crickhowell Estates Limited made purchases from R E Phillips and Partners of £122 (2016: £Nil). At 31 March 2017, there was £Nil (2016: £Nil) owing to R E Phillip and Partners.

During the year, Crickhowell Estates Limited made purchases from Pontymister Developments Limited of £37,864 (2016: £33,256). At 31 March 2017, there was £2,581 (2016: £5,476) owing to Pontymister Developments Limited.

The company has taken advantage of the exemption afforded under FRS 102 section 33 'Related party disclosure', as a subsidiary undertaking which is 100% controlled by the ultimate parent undertaking, and has not disclosed transactions with other group companies. The immediate parent company of Crickhowell Estates Limited is Newbridge Construction Limited.

## Notes to the Financial Statements

For the Year Ended 31 March 2017

### **11. Controlling party**

The immediate parent company and ultimate parent company is Newbridge Construction Limited, a company registered in England and Wales. The registered address of Newbridge Construction Limited is 23a Gold Tops, Newport, South Wales, NP20 4UL. This is the parent of the smallest and largest group of which the company is a member. Consolidated financial statements are not prepared.

Copies of the financial statements of Newbridge Construction Limited are available from Companies House, Crown Way, Cardiff, CF14 3UZ.

The directors consider that there is no ultimate controlling party.

### **12. 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.