

BOND ESTATES LIMITED

UNAUDITED

FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 DECEMBER 2016

TUESDAY



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COMPANIES HOUSE

BOND ESTATES LIMITED

COMPANY INFORMATION

DIRECTORS

R Perry (appointed 18 July 2016)
R L Morris (appointed 18 July 2016)
R Symes (appointed 18 July 2016)
J A Bolt (resigned 18 July 2016)
R D Green (resigned 18 July 2016)

REGISTERED NUMBER

01591981

REGISTERED OFFICE

Ladywood House
Ladywood Works
Leicester Road
Lutterworth
Leicestershire
LE17 4HD

ACCOUNTANTS

MHA MacIntyre Hudson
Chartered Accountants
11 Merus Court
Meridian Business Park
Leicester
LE19 1RJ

BOND ESTATES LIMITED

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BOND ESTATES LIMITED
REGISTERED NUMBER: 01591981

BALANCE SHEET
AS AT 31 DECEMBER 2016

	Note	31 December 2016 £	As restated 30 September 2015 £
FIXED ASSETS			
Tangible assets	3	135,076	202,109
Investment property	4	15,000,000	15,000,000
		<u>15,135,076</u>	<u>15,202,109</u>
CURRENT ASSETS			
Stocks	5	86,751	1,068
Debtors	6	427,389	298,859
Bank and cash balances		221,165	680,027
		<u>735,305</u>	<u>979,954</u>
Creditors: amounts falling due within one year	7	(2,563,725)	(3,264,151)
NET CURRENT LIABILITIES		<u>(1,828,420)</u>	<u>(2,284,197)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>13,306,656</u>	<u>12,917,912</u>
Creditors: amounts falling due after more than one year	8	-	(1,050,047)
PROVISIONS FOR LIABILITIES			
Deferred tax		(10,253)	(16,890)
		<u>(10,253)</u>	<u>(16,890)</u>
NET ASSETS		<u><u>13,296,403</u></u>	<u><u>11,850,975</u></u>
CAPITAL AND RESERVES			
Called up share capital		1,000,000	1,000,000
Investment property reserve		6,590,000	6,590,000
Profit and loss account		5,706,403	4,260,975
		<u><u>13,296,403</u></u>	<u><u>11,850,975</u></u>

BOND ESTATES LIMITED
REGISTERED NUMBER: 01591981

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2016

The directors consider that the Company is entitled to exemption from audit under section 479A of the Companies Act 2006 and the members have not required the Company to obtain an audit for the period in question in accordance with section 476 of Companies Act 2006.

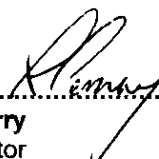
The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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:

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the Profit and Loss Account in accordance with provisions applicable to companies subject to the small companies' regime.


.....
R Perry
Director

Date: 11/04/17

The notes on pages 3 to 11 form part of these financial statements.

BOND ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2016

1. ACCOUNTING POLICIES

1.1 COMPANY INFORMATION

The entity is a private company limited by shares, which is incorporated in England and Wales. The registered office is Ladywood House, Ladywood Works, Leicester Road, Lutterworth, Leicestershire, LE17 4HD.

1.2 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 Company's functional and presentational currency is British Sterling (£).

These financial statements for the period ended 31 December 2016 are the first financial statements that comply with FRS 102. The date of transition 1 October 2014.

Information on the impact of first-time adoption of FRS 102 is given in note 12.

The following principal accounting policies have been applied:

1.3 REVENUE

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 is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

1.4 INTEREST INCOME

Interest income is recognised in the Profit and Loss Account using the effective interest method.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2016**

1. ACCOUNTING POLICIES (CONTINUED)

1.5 CURRENT AND DEFERRED TAX

The tax expense for the period comprises current and deferred tax. Tax is recognised in the Profit and Loss Account, except that a charge 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 balance sheet 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 Balance Sheet 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 balance sheet date.

1.6 TANGIBLE FIXED ASSETS

Tangible fixed assets under the cost model, other than investment properties, 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.

Depreciation is provided on the following bases:

Plant and machinery	- 10% - 20% straight line per annum
Motor vehicles	- 25% straight line per annum
Office equipment	- 33% straight line 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 Profit and Loss Account.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2016**

1. ACCOUNTING POLICIES (CONTINUED)

1.7 INVESTMENT PROPERTY

Investment property is carried at fair value, determined annually by the directors based on information provided by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Profit and Loss Account.

1.8 STOCKS

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

1.9 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.

1.10 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.

1.11 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.

1.12 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.

BOND ESTATES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2016**

1. ACCOUNTING POLICIES (CONTINUED)**1.12 FINANCIAL INSTRUMENTS (CONTINUED)**

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 Profit and Loss Account.

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 balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet 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.

1.13 PENSION**Defined contribution pension plans**

The Company operates defined contribution plans for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in the Profit and Loss Account when they fall due. Amounts not paid are shown in accruals as a liability in the Balance Sheet. The assets of the plans are held separately from the Company in independently administered funds.

2. EMPLOYEES

The average monthly number of employees, including directors, during the period was 7 (2015 - 7).

BOND ESTATES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2016**

3. TANGIBLE FIXED ASSETS

	Plant and machinery £	Motor vehicles £	Office equipment £	Total £
COST OR VALUATION				
At 1 October 2015 (as previously stated)	682,544	37,133	4,684	724,361
Prior Year Adjustment	6,500	-	-	6,500
At 1 October 2015 (as restated)	689,044	37,133	4,684	730,861
Additions	17,107	-	-	17,107
Disposals	(409,579)	(29,850)	(3,119)	(442,548)
At 31 December 2016	296,572	7,283	1,565	305,420
DEPRECIATION				
At 1 October 2015	516,413	8,523	3,816	528,752
Charge for the period	54,727	5,597	765	61,089
Disposals	(409,542)	(6,837)	(3,118)	(419,497)
At 31 December 2016	161,598	7,283	1,463	170,344
NET BOOK VALUE				
At 31 December 2016	134,974	-	102	135,076
At 30 September 2015 (as restated)	172,631	28,610	868	202,109

4. INVESTMENT PROPERTY

	Freehold investment property £
VALUATION	
At 1 October 2015	15,000,000
AT 31 DECEMBER 2016	15,000,000

BOND ESTATES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2016**

5. STOCKS

	31 December 2016 £	As restated 30 September 2015 £
Consumables	-	1,068
Assets in the course of construction	86,751	-
	86,751	1,068

6. DEBTORS

	31 December 2016 £	As restated 30 September 2015 £
Trade debtors	403,638	254,410
Other debtors	-	1,025
Prepayments and accrued income	23,751	43,424
	427,389	298,859

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31 December 2016 £	As restated 30 September 2015 £
Bank loans	-	57,527
Trade creditors	38,180	78,579
Amounts owed to group undertakings	1,815,679	2,389,265
Corporation tax	96,819	57,158
Taxation and social security	81,208	53,461
Accruals and deferred income	531,839	628,161
	2,563,725	3,264,151

Secured loans

Bank loans of £nil (2015 - £57,527) are secured on some of the investment properties held by the Company.

BOND ESTATES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2016**

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31 December 2016 £	As restated 30 September 2015 £
Bank loans	-	1,050,047
	<u>-</u>	<u>1,050,047</u>

Secured loans

Bank loans of £nil (2015 - £1,050,047) are secured on some of the investment properties held by the Company.

9. RELATED PARTY TRANSACTIONS

The Company received £20,000 from J A Bolt, a director of the Company who resigned on 18 July 2016, for the purchase of a company car.

10. ULTIMATE PARENT UNDERTAKING

The Company's immediate parent undertaking is Bond Estates Holdings Limited and the Company's ultimate parent undertaking and the parent for the smallest group of accounts which are being consolidated is H.W. Coates (Holdings) Limited.

The consolidated financial statements of H.W. Coates (Holdings) Limited can be obtained from Ladywood House, Ladywood Works, Leicester Road, Lutterworth, Leicestershire, LE17 4HD.

11. GUARANTEES AND OTHER FINANCIAL COMMITMENTS

At 31 December 2016 the Company has financial commitments, not provided in the Balance Sheet, of £547,299 (2015 - £nil).

BOND ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2016

12. FIRST TIME ADOPTION OF FRS 102

The Company transitioned to FRS 102 from previously extant UK GAAP as at 1 October 2014. The impact of the transition to FRS 102 is as follows:

	As previously stated 1 October 2014 £	Note	Effect of transition (as restated) 1 October 2014 £	As previously stated 30 September 2015 £	Effect of transition (as restated) 30 September 2015 £
Fixed assets	9,091,000		-	9,091,000	15,202,109
Current assets	555,000		-	555,000	979,954
Creditors: amounts falling due within one year	(723,000)		-	(723,000)	(3,264,151)
NET CURRENT LIABILITIES	(168,000)		-	(168,000)	(2,284,197)
TOTAL ASSETS LESS CURRENT LIABILITIES	8,923,000		-	8,923,000	12,917,912
Creditors: amounts falling due after more than one year	(3,563,000)		-	(3,563,000)	(1,050,047)
Provisions for liabilities	(9,000)		-	(9,000)	(16,890)
NET ASSETS	5,351,000		-	5,351,000	11,850,975
Capital and reserves	5,351,000		-	5,351,000	11,850,975

BOND ESTATES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2016**

12. FIRST TIME ADOPTION OF FRS 102 (CONTINUED)

		As previously stated 30 September 2015 £	Effect of transition 30 September 2015 £	FRS 102 (as restated) 30 September 2015 £
	Note			
Turnover		1,788,796	-	1,788,796
Cost of sales		(1,008,680)	-	(1,008,680)
		<hr/>	<hr/>	<hr/>
		780,116	-	780,116
Administrative expenses		(221,423)	-	(221,423)
		<hr/>	<hr/>	<hr/>
OPERATING PROFIT		558,693	-	558,693
Fair value movements	1	-	(6,050,000)	(6,050,000)
Interest receivable and similar income		1,077	-	1,077
Interest payable and similar charges		(52,170)	-	(52,170)
Taxation		(64,708)	-	(64,708)
		<hr/>	<hr/>	<hr/>
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION AND FOR THE FINANCIAL YEAR		442,892	6,050,000	6,492,892
		<hr/>	<hr/>	<hr/>

Explanation of changes to previously reported profit and equity:

- 1 Under FRS 102 investment property revaluation gains and losses are recognised in the Profit and Loss Account. The gain of £6,050,000 arising in the year ended 30 September 2015, previously accounted for in the revaluation reserve, has been accounted for in the Profit and Loss Account as a transition adjustment. Equity at 30 September 2015 is not affected by this adjustment.