

RAVENSWORTH PROPERTIES LIMITED

**Report and Financial Statements
For the year ended
31st December 2017**

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RAVENSWORTH PROPERTIES LIMITED

Annual report and financial statements for the year ended 31st December 2017

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RAVENSWORTH PROPERTIES LIMITED

Directors, Secretary and Registered Office

Directors

J.G. Wood

A. D. Clark

Secretary

A.D. Clark

Registered Office

Ravensworth House
5th Avenue Business Park
Team Valley
Gateshead
Tyne and Wear
NE11 0HF

Registered in England : Company Number - 01744165

RAVENSWORTH PROPERTIES LIMITED

Report of the directors for the year ended 31st December 2017

The directors present their report together with the audited financial statements for the year ended 31st December 2017.

1. Principal activities and business review

The company's principal activity is that of a holding company for investment properties.

On 10th February 2017 four units were sold to Tolent Construction Limited, the immediate parent company, at book value. Two of these units are occupied by Tolent Construction's regional and head offices.

In addition to the above, one unit was sold during the year to the sitting tenant. The space available to let in the year was 56,050 sq. ft. No new properties were acquired during 2017. The occupancy rate for 2017 was 87% compared with 84% in 2016 following the letting of one unit during the year.

Following the sale of the units noted above, one unit (2 lettable areas) on the Team Valley Industrial Estate are vacant. The properties are actively marketed and there continues to be interest in their letting.

The directors considered the result for the year to be satisfactory with a good level of occupancy. It is envisaged 2018 will consolidate the trading position following the new tenants secured noted above.

2. Results and dividend

The statement of comprehensive income is set out on page 7 and shows the result for the year.

The retained result has been transferred to profit and loss account reserves.

The company paid a dividend of £502,500 in the year (2016: £nil).

3. Business environment and strategy

Ravensthworth operates in the office letting market where office space is continually being improved in terms of refurbished offices and new offices in both city centre locations and out of town office parks. Ravensthworth's properties are all in purpose built office parks. The office rental market in the geographical locations of the company's properties is currently very competitive with a surplus of office space available. The company continually reviews the standards being offered in the market place and makes improvements where considered necessary to the property stock. The strategy is to secure tenants with a good covenant strength for lease periods in excess of three years.

The company does not intend to expand/dispose of the property base significantly. However any opportunities to acquire or dispose of properties will be considered in line with the company and Tolent PLC's requirements.

4. Principal risks and uncertainties

The management of the business and the execution of the company's strategy are subject to a number of risks.

The key business risks affecting the company are set out below.

Risks are formally reviewed by the board and appropriate processes put in place to monitor and mitigate them. If more than one event occurs, it is possible that the overall effect of such events would compound the possible adverse effects on the company.

Property risks

The property market, as shown over the last decade can be very volatile in terms of market values, rental incomes and occupancy rates. Risk analysis has been built into any asset/project appraisal, including greater sensitivity analysis around market values, rental streams, interest rates and yield factors.

Interest rate risk

Interest rate fluctuation has a direct effect on the profitability of the company in terms of interest payments on the capital expenditure incurred and also on the market place relating to lessee companies ability to move into new offices, remain in the existing space or invest in their own office space. Whilst it appears the current low interest rates will remain in the short term, the medium term risk is that of interest rate increases which will increase the cost of borrowing both on existing debt and any new capital required. The availability of mortgage finance for commercial property transactions from the major high street banks is still difficult. It has been assumed that where finance/refinance is required that the company will be able to secure such finance.

Competition

As noted above the current market is very competitive which requires constant monitoring to ensure continued occupancy is achieved.

Group stability

A number of the properties are occupied by other companies within the Tolent PLC group. The continued success of these companies has a direct bearing on the results of Ravensworth Properties Limited.

5. Directors

The directors in office at the end of the year were Messrs' J.G. Wood and A. D. Clark both of whom served throughout the year.

6. 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 laws, 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 and 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, to make judgements and accounting estimates that are reasonable and prudent and to prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

RAVENSWORTH PROPERTIES LIMITED

Report of the directors for the year ended 31st December 2017 (continued)

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. The directors confirm that so far as each director is aware there is no relevant audit information of which the company's auditor is unaware and the directors have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

7. Financial risk management objectives and policies

The company uses financial instruments, other than derivatives, comprising borrowings, cash and other liquid resources and various other items such as trade debtors and creditors that arise directly from its operations. The main purpose of these financial instruments is to raise finance for the company's operations. The main risks arising from the company's financial instruments are interest rate risk and liquidity risk. The directors review and agree policies for managing each of these risks and they are summarised below. The policies have remained unchanged from previous periods.

Interest rate risk

The company finances its operations through a mixture of retained profits and inter-company accounts. The company's exposure to interest rate fluctuations on its borrowings is managed on a Group basis by the use of both fixed and floating facilities.

Liquidity risk

The company seeks to manage financial risk by ensuring sufficient liquidity is available to meet foreseeable needs and to invest cash assets safely and profitably. Primarily this is achieved through inter-company accounts or through loans arranged at Group level.

8. Auditor

Grant Thornton UK LLP, having expressed their willingness to continue in office, will be deemed reappointed for the next financial year in accordance with section 487(2) of the Companies Act 2006 unless the company receives notice under section 488(1) of the Companies Act 2006.

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

BY ORDER OF THE BOARD



A.D. Clark

Secretary

21st March 2018

RAVENSWORTH PROPERTIES LIMITED

Independent auditor's report to the members of Ravensworth Properties Limited

We have audited the financial statements of Ravensworth Properties Limited (the 'company') for the year ended 31 December 2017 which comprise the Statement of comprehensive income, Statement of financial position, Statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2017 and of its profit 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Who we are reporting to

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.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information included in the Report and Financial Statements, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

RAVENSWORTH PROPERTIES LIMITED

Independent auditor's report to the members of Ravensworth Properties Limited (continued)

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the 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
- the Report of the directors has been prepared in accordance with applicable legal requirements.

Matter on which we are required to report under the Companies Act 2006

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Report of the directors.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which 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' exemptions in preparing the Report of the directors.

Responsibilities of directors for the financial statements

As explained more fully in the Statement of Directors' Responsibilities set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.



Donna Steel

Senior Statutory Auditor

for and on behalf of Grant Thornton UK LLP

Statutory Auditor, Chartered Accountants

Sheffield

21st March 2018

RAVENSWORTH PROPERTIES LIMITED

Statement of comprehensive income for the year ended 31st December 2017

	Note	<u>2017</u>		<u>2016</u>	
		£	£	£	£
Turnover	5		509,618		779,854
Other external charges		0		2,501	
Other operating charges		<u>227,559</u>		<u>258,414</u>	
			<u>(227,559)</u>		<u>(260,915)</u>
			282,059		518,939
Fair value loss on investment property			(65,000)		(300,742)
Fair value gain on investment property			<u>47,500</u>		<u>190,000</u>
Operating profit			264,559		408,197
Net interest	7		<u>(101,956)</u>		<u>(203,914)</u>
Profit on ordinary activities before taxation	5		162,603		204,283
Tax on profit on ordinary activities	8		<u>(17,606)</u>		<u>(64,647)</u>
Profit on ordinary activities after taxation and total comprehensive profit for the year	16		<u><u>144,997</u></u>		<u><u>139,636</u></u>
Profit after taxation and total comprehensive profit attributable to equity shareholders of Ravensworth Properties Limited			<u><u>144,997</u></u>		<u><u>139,636</u></u>

All the above transactions relate to continuing activities.

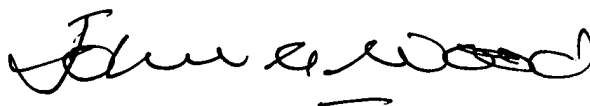
The notes 1 to 18 form part of these financial statements.

RAVENSWORTH PROPERTIES LIMITED

Statement of financial position as at 31st December 2017

	Note	2017		2016	
		£	£	£	£
Fixed assets					
Tangible assets	10		4,700,000		8,267,500
Current assets					
Debtors	11	94,938		168,474	
Cash at bank and in hand		<u>36,805</u>		<u>69,759</u>	
		131,743		238,233	
Creditors: amounts falling due within one year	12	<u>(2,070,614)</u>		<u>(4,711,174)</u>	
Net current liabilities			<u>(1,938,871)</u>		<u>(4,472,941)</u>
Total assets less current liabilities			2,761,129		3,794,559
Creditors: amounts falling due after more than one year	13	<u>(685,043)</u>		<u>(1,360,970)</u>	
			<u>(685,043)</u>		<u>(1,360,970)</u>
			<u>2,076,086</u>		<u>2,433,589</u>
Capital and reserves					
Called up share capital	15		20,100		20,100
Profit and loss account	16		<u>2,055,986</u>		<u>2,413,489</u>
Shareholders' funds			<u>2,076,086</u>		<u>2,433,589</u>

The financial statements were approved and authorised by the Board of Directors on 21st March 2018.



J.G. WOOD Director



A. D. CLARK Director

Company number 01744165

The notes 1 to 18 form part of these financial statements.

RAVENSWORTH PROPERTIES LIMITED

Statement of changes in equity for the year ended 31st December 2017

	Share Capital	Profit and loss account	Total Equity
	£	£	£
At 1st January 2016	20,100	2,273,853	2,293,953
Profit on ordinary activities after taxation and total comprehensive profit for the year	0	139,636	139,636
At 31st December 2016	20,100	2,413,489	2,433,589
At 1st January 2017	20,100	2,413,489	2,433,589
Profit on ordinary activities after taxation and total comprehensive profit for the year	0	144,997	144,997
Equity dividends paid	0	(502,500)	(502,500)
Transactions with owners	0	(502,500)	(502,500)
At 31st December 2017	20,100	2,055,986	2,076,086

The notes 1 to 18 form part of these financial statements.

RAVENSWORTH PROPERTIES LIMITED

Notes forming part of the financial statements for the year ended 31st December 2017

1. Company information

Ravensthworth Properties Limited is a private limited company incorporated in England and Wales. The registered office is Ravensthworth House, 5th Avenue Business Park, Team Valley, Gateshead, Tyne and Wear, NE11 0HF.

2. Basis of preparation

These financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS102'), and with the Companies Act 2006. The financial statements have been prepared on the historical cost basis except for the modification to a fair value basis for the revaluation of all properties.

The financial statements are presented in Sterling (£).

The company has adopted the following disclosure exemptions:

- financial instrument disclosures, including:
 - categories of financial instruments
 - items of income, expenses, gains or losses relating to financial instruments, and
 - exposure to and management of financial risks.
- the requirement to disclose the total compensation of key management
- the requirement to disclose transactions within the Group headed by Tolent PLC

The company has taken advantage of the exemption, under FRS 102 paragraph 1.12(b), from preparing a statement of cash flows and related notes, on the basis that it is a qualifying entity and its ultimate parent company, Tolent Plc, includes the company's cash flows in its own consolidated financial statements.

Going concern

After reviewing the company's forecasts and projections, the directors have a reasonable expectation that the group has adequate resources to continue in operational existence for the foreseeable future. The company therefore continue to adopt the going concern basis in preparing its consolidated financial statements.

3. Significant judgements and estimates

Revaluation of investment properties

The company carries its investment property at fair value, with changes in fair value being recognised in profit and loss. The company engaged an independent valuation specialist to determine the fair value at the reporting date. The valuer used a recognised valuation technique. The determined fair value of the investment property is sensitive to the estimated yield and the occupancy rate.

4. Principal accounting policies

The principal accounting policies of the company are stated below.

(a) Turnover

Turnover is measured at the fair value of the rental income and service recharges received or receivable, net of discounts and value added taxes. The aggregate benefit of lease incentives relating to leases entered into after 1st January 2014 are recognised as a reduction to the income recognised over the lease term on a straight line basis.

RAVENSWORTH PROPERTIES LIMITED

Notes forming part of the financial statements for the year ended 31st December 2017 (continued)

(b) Investment properties

The company's properties are held for long term investment, which includes properties used by other Group companies and properties leased to third parties. Investment properties are initially recognised at cost which includes purchase cost and any directly attributable expenditure. Investment properties whose fair value can be measured reliably are measured at fair value. The surplus or deficit on revaluation is recognised in profit and loss account.

(c) Debtors

Short term debtors are measured at transaction price, less any impairment.

(d) 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 measured subsequently at amortised cost using the effective interest method.

(e) 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 the tax rates and laws that have been enacted or substantively enacted by the reporting date.

Deferred tax is recognised on all timing differences where the transactions or events that give the company an obligation to pay more tax in the future, or a right to pay less tax in the future, have occurred by the reporting date. Deferred tax assets are only recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or future taxable profits. Deferred tax is calculated using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference. Deferred tax assets and liabilities are not discounted.

The tax expense/(income) is presented either in the profit or loss, other comprehensive expense/(income) or equity depending on the transaction that resulted in the tax expense/(income).

Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. Deferred tax assets and liabilities are offset only if:

- the company has a legally enforceable right to set off current tax assets against current tax liabilities, and
- the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously.

5. Turnover and profit on ordinary activities before taxation

All the company's turnover and profits are derived from its principal activity of a holding company for investment properties, and its turnover is all from the United Kingdom.

Profit on ordinary activities is stated after:

	<u>2017</u>	<u>2016</u>
	£	£
Fair value loss on investment property	(65,000)	(300,742)
Fair value gain on investment property	47,500	190,000
Auditor's remuneration: fees for the company's audit	<u>5,202</u>	<u>3,200</u>

Fees paid to the company's auditor, Grant Thornton UK LLP, and its associates for services other than the statutory audit of the company are not disclosed in the company's accounts as this information is included in the consolidated financial statements of the ultimate parent, Tolent PLC.

RAVENSWORTH PROPERTIES LIMITED

Notes forming part of the financial statements for the year ended 31st December 2017 (continued)

6. Directors and employees

The average number of employees of the company during the year was 2 (2016 - 2). Directors' emoluments were £nil (2016 - £nil). Retirement benefits were accruing to no directors in the year (2016 - none).

7. Net interest

	2017	2016
	£	£
Payable on bank overdraft and other loans repayable:		
within five years, otherwise than by instalments	101,956	205,360
Other interest receivable	0	(1,446)
	<u>101,956</u>	<u>203,914</u>

8. Tax on profit on ordinary activities

The tax charge represents:	2017	2016
	£	£
Corporation tax at 19.25% (2016 - 20%)	18,002	64,647
Adjustment in respect of prior years	(396)	0
Current tax charge for year	17,606	64,647
Deferred tax (see note 14)	0	0
Tax on profit on ordinary activities	<u>17,606</u>	<u>64,647</u>

The tax assessed for the year differs from the standard rate of corporation tax in the United Kingdom of 19.25% (2016 - 20%). The differences are explained as follows:

	2017	2016
	£	£
Profit on ordinary activities before tax	<u>162,603</u>	<u>204,283</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the United Kingdom of 19.25% (2016 - 20%)	31,301	40,857
Effects of:		
expenses not deductible for tax purposes	3,960	23,790
deferred tax not provided	(880)	0
adjustment in respect of profit on sale of property	(16,379)	0
adjustments to tax charge in respect of prior years	(396)	0
Total tax charge for year	<u>17,606</u>	<u>64,647</u>

At the Budget 2016, the Government announced a reduction to the main rate of corporation tax from 2020, setting the rate at 17%.

9. Dividend

	2017	2016
	£	£
Interim dividend of £25 (2016 - £nil) per share	<u>502,500</u>	<u>0</u>

RAVENSWORTH PROPERTIES LIMITED

Notes forming part of the financial statements for the year ended 31st December 2017 (continued)

10. Tangible fixed assets

Investment Property - Long leasehold land and buildings

Valuation	£
At 1st January 2017	8,267,500
Disposals	(3,550,000)
Fair value adjustments	(17,500)
At 31st December 2017	<u>4,700,000</u>
Value at 31st December 2017	<u>4,700,000</u>
Value at 31st December 2016	<u>8,267,500</u>

The long leasehold investment properties were revalued in December 2017 by Gavin Black & partners (chartered surveyors), an independent valuer with a recognised and relevant professional qualification and with recent experience in the location of the investment property being valued. The valuer was not an officer or an employee of the company. The basis of the fair value valuation was on open market value in accordance with the Appraisal and Valuation Manual of The Royal Institution of Chartered Surveyors. The directors consider that these amounts continue to reflect their value at the balance sheet date.

If the long leasehold investment properties had not been revalued they would have been included on a historical cost basis with a net book value of £6,439,835 (2016 - £9,951,372).

Investment properties with a carrying value of £4,700,000 (2016 - £5,337,500) are pledged as security for the company's bank loan. Investment properties with a valuation of £Nil (2016 - £2,930,000) are pledged as security for the Tolent PLC's group banking processing.

11. Debtors

	2017	2016
	£	£
Trade debtors	47,870	67,450
Prepayments and accrued income	<u>47,068</u>	<u>101,024</u>
	<u>94,938</u>	<u>168,474</u>

An impairment loss of £nil (2016 - £nil) was recognised against trade debtors.

12. Creditors: amounts falling due within one year

	2017	2016
	£	£
Trade creditors	14,950	13,695
Amounts owed to group undertakings	1,640,554	4,296,495
Social security and other taxes	6,155	15,522
Bank Loan	337,815	314,888
Accruals and deferred income	53,138	70,574
Corporation tax	<u>18,002</u>	<u>0</u>
	<u>2,070,614</u>	<u>4,711,174</u>

The amounts owed to group undertakings are repayable on demand with interest being charged at 3.5%.

RAVENSWORTH PROPERTIES LIMITED

Notes forming part of the financial statements for the year ended 31st December 2017 (continued)

13. Creditors: amounts falling due after more than one year

	2017	2016
	£	£
Bank Loan	685,043	1,360,970
Aggregate amounts repayable by instalments:		
within one year	337,815	314,888
between one and two years	685,043	323,269
between two and five years	0	1,037,701
	<u>1,022,858</u>	<u>1,675,858</u>

The bank loan is secured over the properties included within investment property. Quarterly capital and interest payments are made. The existing loan expires in February 2019. Interest is payable on the loan at 2.25% over 3 month bank Libor rate.

14. Deferred tax

Deferred taxation has been calculated at 17% (2016 - 19%). This deferred tax asset has not been recognised in the financial statements.

	2017	2016
	£	£
Deferred tax - unprovided		
Accelerated capital allowances		
At 1st January 2017	17,303	18,214
Movement in the year	1,647	0
Rate change from 19% to 17% (2016: 20% to 19%)	(1,994)	(911)
At 31st December 2017	<u>16,956</u>	<u>17,303</u>

Deferred tax in relation to timing difference arising from the revaluation of investment properties is £nil (2016: £nil) as the tax base cost is in excess of the property valuation.

15. Called up share capital

	2017	2016
	£	£
Allotted, called up and fully paid ordinary shares of £1 each	<u>20,100</u>	<u>20,100</u>

16. Reserves

Called up share capital - represents the nominal value of shares that have been issued.

Profit and loss account - includes all current and prior period retained profits and losses. This is further analysed between distributable and non - distributable as follows:

	2017	2016
	£	£
Distributable profit and loss reserve	2,055,986	1,798,787
Non - Distributable profit and loss reserve	0	614,702
	<u>2,055,986</u>	<u>2,413,489</u>

RAVENSWORTH PROPERTIES LIMITED

Notes forming part of the financial statements for the year ended 31st December 2017 (continued)

17. Contingent liabilities

The company is party to cross guarantees for the bank borrowings of Tolent PLC, Tolent Corporation Limited, Tolent Construction Limited, Tolent Homes Limited, T Holdings Limited, Tolent Living Limited and Tolent Solutions Limited.

At 31 December 2017 this amounted to nil (2016 - £nil).

18. Ultimate parent undertaking

The immediate parent undertaking of this company is Tolent Construction Limited. The ultimate parent undertaking/controlling related party of this company is Tolent PLC, which is registered in England and Wales. Consolidated accounts have been by Tolent Construction Limited and Tolent PLC. Further details relating to this matter are disclosed in those companies financial statements, copies of which can be obtained from their Registered Offices.