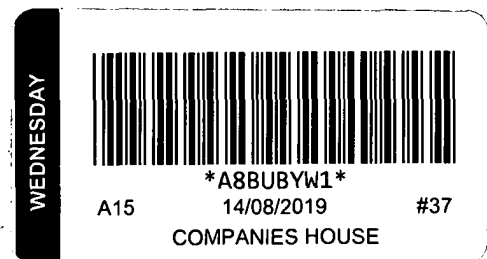


Beeches Two Limited
Unaudited Financial Statements
30 April 2019



BSN ASSOCIATES LIMITED

Chartered accountants
3B Swallowfield Courtyard
Wolverhampton Road
Oldbury
West Midlands
B69 2JG

Beeches Two Limited

Financial Statements

Period from 1 January 2018 to 30 April 2019

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Beeches Two Limited

Officers and Professional Advisers

The board of directors

R Andrade
Mr P London
Mr R Underhill

Company secretary

The Whittington Partnership LLP

Registered office

Whittington Hall
Whittington Road
Worcester
WR5 2ZX

Accountants

BSN Associates Limited
Chartered accountants
3B Swallowfield Courtyard
Wolverhampton Road
Oldbury
West Midlands
B69 2JG

Beeches Two Limited

Directors' Report

Period from 1 January 2018 to 30 April 2019

The directors present their report and the unaudited financial statements of the company for the period ended 30 April 2019.

Directors

The directors who served the company during the period were as follows:

R Andrade
Mr P London
Mr R Underhill

Other matters

Following the sale of its main development it is now the intention to liquidate the company and therefore the accounts have been prepared on a cessation basis.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 3 July 2019 and signed on behalf of the board by:



Mr P London
Director

Registered office:
Whittington Hall
Whittington Road
Worcester
WR5 2ZX

Beeches Two Limited

Chartered Accountant's Report to the Board of Directors on the Preparation of the Unaudited Statutory Financial Statements of Beeches Two Limited

Period from 1 January 2018 to 30 April 2019

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Beeches Two Limited for the period ended 30 April 2019, which comprise the statement of income and retained earnings, statement of financial position and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at www.icaew.com/en/membership/regulations-standards-and-guidance.

This report is made solely to the Board of Directors of Beeches Two Limited, as a body. Our work has been undertaken solely to prepare for your approval the financial statements of Beeches Two Limited and state those matters that we have agreed to state to you, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF as detailed at www.icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Beeches Two Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Beeches Two Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Beeches Two Limited. You consider that Beeches Two Limited is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the financial statements of Beeches Two Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

BSN Associates Limited
BSN ASSOCIATES LIMITED
Chartered accountants

3B Swallowfield Courtyard
Wolverhampton Road
Oldbury
West Midlands
B69 2JG

3 July 2019

Beeches Two Limited

Statement of Income and Retained Earnings

Period from 1 January 2018 to 30 April 2019

	Note	Period from 1 Jan 18 to 30 Apr 19 £	Year to 31 Dec 17 £
Turnover	4	2,108,132	222,197
Cost of sales		<u>3,171,958</u>	173,103
Gross (loss)/profit		(1,063,826)	49,094
Administrative expenses		<u>53,348</u>	41,470
Operating (loss)/profit	5	(1,117,174)	7,624
Amounts written off investments		<u>1,515</u>	–
Interest payable and similar expenses	7	<u>32,220</u>	28,487
Loss before taxation		(1,150,909)	(20,863)
Tax on loss	8	<u>–</u>	–
Loss for the financial period and total comprehensive income		<u>(1,150,909)</u>	<u>(20,863)</u>
Retained losses at the start of the period		<u>(280,902)</u>	<u>(260,039)</u>
Retained losses at the end of the period		<u>(1,431,811)</u>	<u>(280,902)</u>

All the activities of the company are from continuing operations.

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

Beeches Two Limited
Statement of Financial Position
30 April 2019

	Note	30 Apr 19 £	£	31 Dec 17 £
Fixed assets				
Investments	9		301,843	303,358
Current assets				
Stocks	10	7,500		3,072,875
Debtors	11	520		9,919
Cash at bank and in hand		1,098,243		240,740
		1,106,263		3,323,534
Creditors: amounts falling due within one year	12	524,296		544,514
Net current assets			581,967	2,779,020
Total assets less current liabilities			883,810	3,082,378
Creditors: amounts falling due after more than one year	13		-	1,047,659
Net assets			883,810	2,034,719
Capital and reserves				
Called up share capital	14	1,490,164		1,490,164
Share premium account	15	567,217		567,217
Capital redemption reserve	15	258,240		258,240
Profit and loss account	15	(1,431,811)		(280,902)
Shareholders funds			883,810	2,034,719

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

For the period ending 30 April 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the period in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

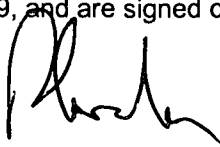
The statement of financial position
continues on the following page.
The notes on pages 7 to 11 form part of these financial statements.

Beeches Two Limited

Statement of Financial Position *(continued)*

30 April 2019

These financial statements were approved by the board of directors and authorised for issue on 3 July 2019, and are signed on behalf of the board by:



Mr P London
Director

Company registration number: 02531312

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

Beeches Two Limited

Notes to the Financial Statements

Period from 1 January 2018 to 30 April 2019

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Whittington Hall, Whittington Road, Worcester, WR5 2ZX.

2. Statement of compliance

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

The accounts have been prepared on a cessation basis as it is the intention of the directors to liquidate the company.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following disclosure exemptions available under FRS 102:

- No cash flow statement has been presented for the company.
- Disclosures in respect of financial instruments have not been presented.

Consolidation

The company has taken advantage of the option not to prepare consolidated financial statements contained in Section 398 of the Companies Act 2006 on the basis that the company and its subsidiary undertakings comprise a small group.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The accounting policies that are used by the company in preparing its financial statements are shown below.

Beeches Two Limited

Notes to the Financial Statements *(continued)*

Period from 1 January 2018 to 30 April 2019

3. Accounting policies *(continued)*

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable for properties sold in the year and premises rented stated net of discounts and of Value Added Tax.

Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at 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 to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured 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.

Investments

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stock to its present location and condition.

4. Turnover

Turnover arises from:

	Period from 1 Jan 18 to 30 Apr 19 £	Year to 31 Dec 17 £
Property sales	1,965,000	91,000
Rent receivable	137,532	126,997
Management charges receivable	5,600	4,200
	<u>2,108,132</u>	<u>222,197</u>

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

Beeches Two Limited

Notes to the Financial Statements *(continued)*

Period from 1 January 2018 to 30 April 2019

5. Operating profit

Operating profit or loss is stated after charging:

	Period from 1 Jan 18 to 30 Apr 19 £	Year to 31 Dec 17 £
Cost of stocks recognised as an expense	<u>3,065,375</u>	<u>100,000</u>

6. Directors' remuneration

The directors' aggregate remuneration in respect of qualifying services was:

	Period from 1 Jan 18 to 30 Apr 19 £	Year to 31 Dec 17 £
Remuneration	<u>500</u>	<u>3,500</u>

7. Interest payable and similar expenses

	Period from 1 Jan 18 to 30 Apr 19 £	Year to 31 Dec 17 £
Interest on banks loans and overdrafts	<u>32,220</u>	<u>28,487</u>

8. Tax on loss

Reconciliation of tax income

The tax assessed on the loss on ordinary activities for the period is higher than (2017: higher than) the standard rate of corporation tax in the UK of 19% (2017: 19.25%).

	Period from 1 Jan 18 to 30 Apr 19 £	Year to 31 Dec 17 £
Loss on ordinary activities before taxation	<u>(1,150,909)</u>	<u>(20,863)</u>
Loss on ordinary activities by rate of tax	<u>(218,673)</u>	<u>(4,016)</u>
Effect of expenses not deductible for tax purposes	288	-
Effect of different UK tax rates on some earnings	-	261
Unused tax losses	<u>218,385</u>	<u>3,755</u>
Tax on loss	<u>-</u>	<u>-</u>

Beeches Two Limited

Notes to the Financial Statements *(continued)*

Period from 1 January 2018 to 30 April 2019

9. Investments

	Shares in group undertakings £
Cost	
At 1 January 2018 and 30 April 2019	<u>303,358</u>
Impairment	
At 1 January 2018	–
Impairment losses	<u>1,515</u>
At 30 April 2019	<u>1,515</u>
Carrying amount	
At 30 April 2019	<u>301,843</u>
At 31 December 2017	<u>303,358</u>

The company owns a 100% of the share capital of Beeches Two (Rugby) Limited, a company registered in England and Wales. The company was dormant during the period. The net assets of the subsidiary at the period end were £301,843 (2017: £301,843).

10. Stocks

	30 Apr 19 £	31 Dec 17 £
Work in progress	<u>7,500</u>	<u>3,072,875</u>

11. Debtors

	30 Apr 19 £	31 Dec 17 £
Trade debtors	–	6,390
Prepayments and accrued income	350	1,144
Other debtors	<u>170</u>	<u>2,385</u>
	<u>520</u>	<u>9,919</u>

12. Creditors: amounts falling due within one year

	30 Apr 19 £	31 Dec 17 £
Bank loans and overdrafts	–	2,875
Trade creditors	5,201	4,802
Amounts owed to group undertakings	301,838	301,838
Accruals and deferred income	8,113	25,855
Other creditors	<u>209,144</u>	<u>209,144</u>
	<u>524,296</u>	<u>544,514</u>

Beeches Two Limited

Notes to the Financial Statements *(continued)*

Period from 1 January 2018 to 30 April 2019

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

	30 Apr 19	31 Dec 17
	£	£
Bank loans and overdrafts	–	<u>1,047,659</u>

14. Called up share capital

Issued, called up and fully paid

	30 Apr 19		31 Dec 17	
	No.	£	No.	£
Ordinary shares of £0.60 each	1,307,165	784,299.00	1,307,165	784,299.00
Preference shares of £1 each	705,865	705,865.00	705,865	705,865.00
	<u>2,013,030</u>	<u>1,490,164.00</u>	<u>2,013,030</u>	<u>1,490,164.00</u>

The preference shares carry a preferential right to the first £9 per share in a winding up or dividend distribution after which any excess is split in proportion with the ordinary shareholders. The ordinary and preference shares rank equally for voting rights.

15. Reserves

Share premium account - This reserve records the amount above the nominal value received for shares sold, less transaction costs.

Capital redemption reserve - This reserve records the nominal value of shares repurchased by the company.

Profit and loss account - This reserve records retained earnings and accumulated losses.

16. Related party transactions

During the year the company paid £500 (2017: £2,000) for the directors services of Mr P London. There was a balance outstanding of £1,500 (2017: £2,000) at the year end.

During the year the company paid £Nil (2017: £1,500) to Mr R Underhill for directors services. The balance outstanding at year end totalled £nil (2017: £nil).

During the year the company invoiced Kington Apartments Limited £6,720 (2017: £5,040) for management services, a company of which the directors are also involved. At the year end the balance owed from the related party was £nil (2017: £1,500).

At the year end the company owed £301,838 (2017: £301,838) to its 100% owned subsidiary, Beeches Two (Rugby) Limited.

17. Controlling party

The directors consider that no one individual controls the company.