Company registration number: 02635632

Parkhill Estates Limited

Filleted financial statements

31 March 2018

Parkhill Estates Limited

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Parkhill Estates Limited

Directors and other information

Directors	Mr Samuel Cornes Mr Darren Mullinder Mr Timothy Cannon Mr Andrew Foster
Company number	02635632
Registered office	Fernhill Estate Office Fernhill Road Sutton, Newport Shropshire TF10 8DJ
Business address	Fernhill Estate Office Fernhill Road Sutton, Newport Shropshire TF10 8DJ
Auditor	Paul Clegg & Company Second Floor, Riverside Offices 26 St Georges Quay Lancaster LA1 1RD

Parkhill Estates Limited

Directors responsibilities statement

Year ended 31 March 2018

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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 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 judgments and accounting estimates that are reasonable and prudent; and

- 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.

Parkhill Estates Limited

Statement of financial position

31 March 2018

	Note	2018 £	£	2017 £	£
Fixed assets					
Tangible assets	5	776,219		541,336	
			776,219		541,336
Current assets					
Stocks		3,193,267		3,164,395	
Debtors	6	9,192,313		9,150,976	
Cash at bank and in hand		1,019,511		974,897	
		13,405,091		13,290,268	
Creditors: amounts falling due within one year	7	(7,556,934)		(3,772,576)	
Net current assets			5,848,157		9,517,692
Total assets less current liabilities			6,624,376		10,059,028
Creditors: amounts falling due after more than one year	8		-		(4,606,376)
Provisions for liabilities			(29,000)		(29,000)
Net assets			6,595,376		5,423,652
Capital and reserves					
Called up share capital			1,000		1,000
Profit and loss account			6,594,376		5,422,652
Shareholders funds			6,595,376		5,423,652

These financial statements have been prepared and delivered 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'.

In accordance with section 444 of the Companies Act 2006, the statement of comprehensive income has not been delivered.

These financial statements were approved by the board of directors and authorised for issue on 17 December 2018 , and are signed on behalf of the board by:

Mr Darren Mullinder

Director

Company registration number: 02635632

1. General information

The company is a private company limited by shares, registered in England & Wales. The address of the registered office is Fernhill Estate Office, Fernhill Road, Sutton, Newport, Shropshire, TF10 8DJ.

2. Statement of compliance

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

Turnover

Turnover is measured at the fair value of the consideration received or receivable for services rendered, net of discounts and Value Added Tax.

Taxation

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

Tangible assets

tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	Nil
Plant and machinery	-	20% - 33% straight line
Fittings fixtures and equipment	-	20% - 33% straight line
Motor vehicles	-	20% - 33% straight line

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date. When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

Stocks

Stocks are in relation to land held for development and are measured at cost. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the land to their present location and condition.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense. Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund. When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

4. Employee numbers

The average number of persons employed by the company during the year amounted to 9 (2017: 8).

5. Tangible assets

	Freehold property	Plant and machinery	Fixtures, fittings and equipment	Motor vehicles	**Total**
	£	£	£	£	**£**
Cost					
At 1 April 2017	540,245	88,858	37,504	13,700	680,307
Additions	235,359	-	-	-	235,359
Disposals	-	(67,886)	(14,007)	-	(81,893)
At 31 March 2018	775,604	20,972	23,497	13,700	833,773
Depreciation					
At 1 April 2017	-	88,858	36,413	13,700	138,971
Charge for the year	-	-	476	-	476
Disposals	-	(67,886)	(14,007)	-	(81,893)
At 31 March 2018	-	20,972	22,882	13,700	57,554
Carrying amount					
At 31 March 2018	775,604	-	615	-	776,219
At 31 March 2017	540,245	-	1,091	-	541,336

6. Debtors

	2018	2017
	£	£
Trade debtors	175,016	138,003
Amounts owed by group undertakings and undertakings in which the company has a participating interest	8,986,503	8,967,206
Other debtors	30,794	45,767
	9,192,313	9,150,976

7. Creditors: amounts falling due within one year

	2018	2017
	£	£
Trade creditors	84,263	69,638
Amounts owed to group undertakings and undertakings in which the company has a participating interest	5,150,928	1,741,719
Social security and other taxes	2,309	3,191
Other creditors	2,319,434	1,958,028
	7,556,934	3,772,576

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

	2018	2017
	£	£
Other creditors	-	4,606,376

9. Events after the end of the reporting period

On 27 July 2018, the company sold land at Reedswood for £2,800,000. The DOE loan of £1,700,000 within other creditors was also settled in full on that date .

10. Summary audit opinion

The auditor's report for the year dated 17 December 2018 was unqualified, however, the auditor drew attention to the following by way of emphasis.

Included within debtors is an amount due from a connected party totalling £6,640,426 which we have some concern over the recoverability of this debt. However, the company in question holds land held for development where planning permission is actively being sought. Even without planning, this land will generate income from sale in the future which would allow it to settle some of its debts. If the company was not able to repay this debt, this would not prevent Parkhill Estates Limited from continuing its current activities.Also included in debtors is an amount of £21,823 owed by a fellow subsidiary of Parkhill Estates Limited which we have doubt over its recoverability. If this debt was not recoverable, it would not have an impact on the company's ability to continue as a going concern.

The senior statutory auditor was Paul Clegg FCA for and on behalf of Paul Clegg & Company

11. Controlling party

The immediate parent company is Parkhill 2000 Limited, a company registered in England and Wales.The ultimate controlling party is the C Cornes Discretionary Trust .

12. Consolidated Financial Statements

The ultimate parent company that produces consolidated accounts is Parkhill 2000 Limited whose registered office is Fernhill Estate Office, Fernhill Road, Sutton, Newport, Shropshire, TF10 8DJ.