

**Group Strategic Report,**  
**Report of the Directors and**  
**Consolidated Financial Statements**  
**for the Year Ended 31st July 2016**  
**for**  
**Chelsea Pitch Owners plc**

SATURDAY



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**Chelsea Pitch Owners plc (Registered number: 02800546)**

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for the Year Ended 31st July 2016**

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**Chelsea Pitch Owners plc**

**Company Information**  
**for the Year Ended 31st July 2016**

**DIRECTORS:**

R J Glanvill  
S J Frankham  
R G C Smith  
S W Jones  
C G Rose

**SECRETARY:**

C G Rose

**REGISTERED OFFICE:**

Trios House  
Reform Road  
Maidenhead  
Berkshire  
SL6 8BY

**REGISTERED NUMBER:**

02800546 (England and Wales)

**AUDITORS:**

Hannaways  
Chartered Accountants  
and Statutory Auditors  
Trios House  
Reform Road  
Maidenhead  
Berkshire  
SL6 8BY

## **Chelsea Pitch Owners plc (Registered number: 02800546)**

### **Group Strategic Report** **for the Year Ended 31st July 2016**

The directors present their strategic report of the company and the group for the year ended 31st July 2016.

#### **REVIEW OF BUSINESS**

The company and group have continued to progress the business and to fulfil its obligations under the terms of its lease and loan of Stamford Bridge.

As a company and group, we have been working hard to ensure the interests of the shareholders are reflected in any discussions regarding the redevelopment of Stamford Bridge.

The financial results that are enclosed are a disappointment to the Directors, in that they show a loss as opposed to the profit in the previous year. The number of shares sold dipped from the previous year, however remain well above the number sold annually in the previous decade.

It had been expected to hold a major fundraising dinner in the latter part of the financial year, however this proved not to be possible. We believe that this would have made up the shortfall in the accounts. CPO did reappear as a beneficiary at the Annual Lunch held by the club.

The company held the second Football Tournament at Stamford Bridge, which was extremely popular with the participants.

The company and group have repaid all of the 85% of share proceeds that it is obliged to do under the terms of its lease and loan agreement with Chelsea Football Club. The company and group retains a healthy cashflow, and thus we have not sought any recompense from the club for our running costs, which would add to the debt already incurred.

The board have been working towards an amicable agreement regarding the redevelopment of Stamford Bridge, and remain hopeful that we will be able to reach a deal that is in accordance with the stated wishes of last years AGM, and in the best interests of all shareholders.

#### **Key Performance Indicators** **(company only)**

Year	Share sales	Profit/loss before tax	Profit from functions
2015-16	651	(£15,858)	£11,856
2014-15	717	£646	£26,149
2013-14	570	(£13,224)	£18,799
2012-13	721	(£51,067)	£7,401
2011-12	2548	(£134,279)	none held
2010-11	487	£446	£10,900
2009-10	183	£1,328	£16,166

#### **PRINCIPAL RISKS AND UNCERTAINTIES**

Until there is more certainty about the redevelopment of Stamford Bridge, selling shares in CPO may prove to be difficult. The performance of the team on the pitch may also affect the appetite of supporters to attend functions and the like. In addition there may be further need for professional and other paid advice to the board in order for them to reach certain decisions. In the event that a decision is needed by the shareholders, an EGM will need to be organised and paid for. All of these will impact on the future years accounts and may lead to a loss.

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Group Strategic Report**  
**for the Year Ended 31st July 2016**

**FUTURE DEVELOPMENTS**

The company and group recognise the need to encourage share ownership amongst the diverse group of Chelsea FC supporters. The company and group will continue to seek to attract shareholders through events that appeal to audiences with differing financial abilities, different ages, and in different countries.

**ON BEHALF OF THE BOARD:**

A handwritten signature in black ink, appearing to read 'C G Rose', followed by a period.

C G Rose - Secretary

21st October 2016

## **Chelsea Pitch Owners plc (Registered number: 02800546)**

### **Report of the Directors for the Year Ended 31st July 2016**

The directors present their report with the financial statements of the company and the group for the year ended 31st July 2016.

#### **PRINCIPAL ACTIVITY**

The principal activity of the group in the year under review was that of repaying a loan to Chelsea FC plc which arose when purchasing the freehold interest in the land upon which Chelsea Football Club is situated, and to ensure that the land is available for use as a football stadium and is unavailable for any other use.

#### **DIVIDENDS**

No dividends will be distributed for the year ended 31st July 2016.

#### **DIRECTORS**

The directors during the year under review were:

R J Glanvill  
S J Frankham  
R G C Smith  
S W Jones  
C G Rose

The beneficial interests of the directors holding office on 31st July 2016 in the issued share capital of the company were as follows:

	31.7.16	1.8.15
<b>Ordinary £100 shares</b>		
R J Glanvill	1	1
S J Frankham	40	39
R G C Smith	1	1
S W Jones	3	3
C G Rose	5	5

In accordance with the company's Articles of Association, all the directors retire by rotation and offer themselves for re-election.

#### **SHARE CAPITAL**

The company issued a further 651 ordinary shares of £100 each during the period.

#### **DIRECTORS' INDEMNITIES**

The company maintained Directors' and Officers liability insurance during the year.

#### **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 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 group and of the profit or loss of the group for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Report of the Directors**  
**for the Year Ended 31st July 2016**

**STATEMENT OF DIRECTORS' RESPONSIBILITIES - continued**

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's and the group's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the group's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the group's auditors are aware of that information.

**AUDITORS**

The auditors, Hannaways, will be proposed for re-appointment at the forthcoming Annual General Meeting.

**ON BEHALF OF THE BOARD:**



C G Rose - Secretary

21st October 2016

## **Report of the Independent Auditors to the Members of Chelsea Pitch Owners plc**

We have audited the financial statements of Chelsea Pitch Owners plc for the year ended 31st July 2016 on pages eight to twenty four. 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), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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 a Report of the Auditors 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 auditors**

As explained more fully in the Statement of Directors' Responsibilities set out on pages four and five, 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**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the group's and the parent company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Group Strategic Report and the Report of the Directors to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

### **Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the parent company's affairs as at 31st July 2016 and of the group's 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 Group Strategic Report and the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.



**Report of the Independent Auditors to the Members of  
Chelsea Pitch Owners plc**

**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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.



Christopher Northwood BSc FCA (Senior Statutory Auditor)  
for and on behalf of Hannaways  
Chartered Accountants  
and Statutory Auditors  
Trios House  
Reform Road  
Maidenhead  
Berkshire  
SL6 8BY

21st October 2016

**Chelsea Pitch Owners plc (Registered number: 02800546)****Consolidated Statement of Comprehensive Income**  
**for the Year Ended 31st July 2016**

	Notes	2016 £	2015 £
<b>TURNOVER</b>	4	24,677	66,875
Cost of sales		3,750	28,142
<b>GROSS PROFIT</b>		20,927	38,733
Administrative expenses		36,811	38,167
		(15,884)	566
Other operating income	5	-	250,063
<b>OPERATING (LOSS)/PROFIT</b>	7	(15,884)	250,629
Income from fixed asset investments	8	19	10
Interest receivable and similar income	9	7	7
		26	17
<b>(LOSS)/PROFIT BEFORE TAXATION</b>		(15,858)	250,646
Tax on (loss)/profit	10	-	50,001
<b>(LOSS)/PROFIT FOR THE FINANCIAL YEAR</b>		(15,858)	200,645
<b>OTHER COMPREHENSIVE INCOME</b>		-	-
<b>TOTAL COMPREHENSIVE (LOSS)/INCOME FOR THE YEAR</b>		(15,858)	200,645
(Loss)/profit attributable to: Owners of the parent		(15,858)	200,645
Total comprehensive income attributable to: Owners of the parent		(15,858)	200,645

The notes form part of these financial statements

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Consolidated Balance Sheet**

**31st July 2016**

	Notes	2016 £	2015 £
<b>FIXED ASSETS</b>			
Investments	12	368	577
Investment property	13	12,500,000	12,500,000
		<u>12,500,368</u>	<u>12,500,577</u>
<b>CURRENT ASSETS</b>			
Stocks	14	1,000	1,000
Debtors: amounts falling due within one year	15	4,013	11,198
Cash at bank		97,437	96,273
		<u>102,450</u>	<u>108,471</u>
<b>CREDITORS</b>			
Amounts falling due within one year	16	5,857	6,079
		<u>96,593</u>	<u>102,392</u>
<b>NET CURRENT ASSETS</b>			
		<u>12,596,961</u>	<u>12,602,969</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
<b>CREDITORS</b>			
Amounts falling due after more than one year	17	(8,323,891)	(8,379,141)
<b>PROVISIONS FOR LIABILITIES</b>	19	(490,000)	(490,000)
<b>NET ASSETS</b>		<u>3,783,070</u>	<u>3,733,828</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	20	2,031,400	1,966,300
Retained earnings	21	1,751,670	1,767,528
<b>SHAREHOLDERS' FUNDS</b>		<u>3,783,070</u>	<u>3,733,828</u>

The financial statements were approved by the Board of Directors on 21st October 2016 and were signed on its behalf by:



C G Rose - Director

R J Glanvill - Director



The notes form part of these financial statements

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Company Balance Sheet**  
**31st July 2016**

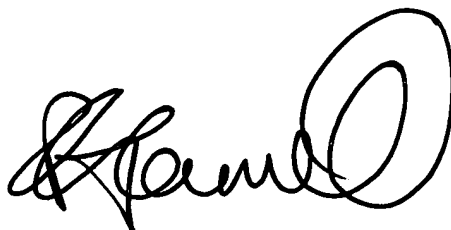
	Notes	2016 £	2015 £
<b>FIXED ASSETS</b>			
Investments	12	369	578
Investment property	13	-	-
		<u>369</u>	<u>578</u>
<b>CURRENT ASSETS</b>			
Stocks	14	1,000	1,000
Debtors: amounts falling due within one year	15	10,063,681	10,070,866
Cash at bank		97,437	96,273
		<u>10,162,118</u>	<u>10,168,139</u>
<b>CREDITORS</b>			
Amounts falling due within one year	16	5,857	6,079
		<u>5,857</u>	<u>6,079</u>
<b>NET CURRENT ASSETS</b>		<u>10,156,261</u>	<u>10,162,060</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>10,156,630</u>	<u>10,162,638</u>
<b>CREDITORS</b>			
Amounts falling due after more than one year	17	8,323,891	8,379,141
		<u>8,323,891</u>	<u>8,379,141</u>
<b>NET ASSETS</b>		<u><u>1,832,739</u></u>	<u><u>1,783,497</u></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	20	2,031,400	1,966,300
Retained earnings	21	(198,661)	(182,803)
		<u>1,832,739</u>	<u>1,783,497</u>
<b>SHAREHOLDERS' FUNDS</b>		<u><u>1,832,739</u></u>	<u><u>1,783,497</u></u>
Company's (loss)/profit for the financial year		<u><u>(15,858)</u></u>	<u><u>645</u></u>

The financial statements were approved by the Board of Directors on 21st October 2016 and were signed on its behalf by:



C G Rose - Director

R J Glanvill - Director



The notes form part of these financial statements

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Consolidated Statement of Changes in Equity**  
**for the Year Ended 31st July 2016**

	Called up share capital £	Retained earnings £	Total equity £
<b>Balance at 1st August 2014</b>	1,894,600	1,566,883	3,461,483
<b>Changes in equity</b>			
Issue of share capital	71,700	-	71,700
Total comprehensive income	-	200,645	200,645
<b>Balance at 31st July 2015</b>	<u>1,966,300</u>	<u>1,767,528</u>	<u>3,733,828</u>
<b>Changes in equity</b>			
Issue of share capital	65,100	-	65,100
Total comprehensive loss	-	(15,858)	(15,858)
<b>Balance at 31st July 2016</b>	<u><u>2,031,400</u></u>	<u><u>1,751,670</u></u>	<u><u>3,783,070</u></u>

The notes form part of these financial statements

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Company Statement of Changes in Equity**  
**for the Year Ended 31st July 2016**

	Called up share capital £	Retained earnings £	Total equity £
<b>Balance at 1st August 2014</b>	1,894,600	(183,448)	1,711,152
<b>Changes in equity</b>			
Issue of share capital	71,700	-	71,700
Total comprehensive income	-	645	645
<b>Balance at 31st July 2015</b>	<u>1,966,300</u>	<u>(182,803)</u>	<u>1,783,497</u>
<b>Changes in equity</b>			
Issue of share capital	65,100	-	65,100
Total comprehensive loss	-	(15,858)	(15,858)
<b>Balance at 31st July 2016</b>	<u><u>2,031,400</u></u>	<u><u>(198,661)</u></u>	<u><u>1,832,739</u></u>

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Consolidated Cash Flow Statement**  
**for the Year Ended 31st July 2016**

	Notes	2016 £	2015 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	(8,711)	(19,188)
Tax paid		(1)	-
Net cash from operating activities		<u>(8,712)</u>	<u>(19,188)</u>
<b>Cash flows from investing activities</b>			
Interest received		7	7
Dividends received		19	10
Net cash from investing activities		<u>26</u>	<u>17</u>
<b>Cash flows from financing activities</b>			
Loan repayments in year		(55,250)	(7,275)
Shares issued		65,100	71,700
Net cash from financing activities		<u>9,850</u>	<u>64,425</u>
<b>Increase in cash and cash equivalents</b>		<u>1,164</u>	<u>45,254</u>
<b>Cash and cash equivalents at beginning of year</b>	2	96,273	51,019
<b>Cash and cash equivalents at end of year</b>	2	<u>97,437</u>	<u>96,273</u>

The notes form part of these financial statements

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Notes to the Consolidated Cash Flow Statement**  
**for the Year Ended 31st July 2016**

**1. RECONCILIATION OF (LOSS)/PROFIT BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS**

	2016	2015
	£	£
(Loss)/profit before taxation	(15,858)	250,646
Losses/(gains) on fair value adjustments	209	(250,063)
Finance income	(26)	(17)
	<u>(15,675)</u>	<u>566</u>
Decrease/(increase) in trade and other debtors	7,185	(3,548)
Decrease in trade and other creditors	(221)	(16,206)
	<u>(8,711)</u>	<u>(19,188)</u>

**2. CASH AND CASH EQUIVALENTS**

The amounts disclosed on the Consolidated Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

**Year ended 31st July 2016**

	31.7.16	1.8.15
	£	£
Cash and cash equivalents	<u>97,437</u>	<u>96,273</u>

**Year ended 31st July 2015**

	31.7.15	1.8.14
	£	£
Cash and cash equivalents	<u>96,273</u>	<u>51,019</u>



## **Chelsea Pitch Owners plc (Registered number: 02800546)**

### **Notes to the Consolidated Financial Statements** **for the Year Ended 31st July 2016**

#### **1. STATUTORY INFORMATION**

Chelsea Pitch Owners plc is a public company, registered in England and Wales. The company's registered number is 02800546 and the registered office address is Trios House, Reform Road, Maidenhead, Berkshire, SL6 8BY.

#### **2. STATEMENT OF COMPLIANCE**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The company is a public benefit entity as defined by Financial Reporting Standard 102.

#### **3. ACCOUNTING POLICIES**

##### **Basis of preparing the financial statements**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

The financial statements for the year ended 31st July 2016 are the first financial statements that comply with FRS102. The date of transition is 1st August 2014.

The transition to FRS 102 has resulted in changes in accounting policies to those used previously. The nature of these changes and their impact on opening equity and profit for the comparative period are explained in the pages Reconciliation of Equity and Reconciliation of Profit.

##### **Basis of consolidation**

The group financial statements consolidate the financial statements of Chelsea Pitch Owners plc and its subsidiary undertaking drawn up to 31st July each year.

In the company's financial statements, investments in subsidiaries are stated at cost less impairment.

##### **Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

##### **Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

##### **Stocks**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

##### **Taxation**

Current tax represents the amount of tax payable or receivable in respect of the taxable profit (or loss) for the current or past reporting period. It is measured at the amount expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised on an undiscounted basis at the tax rates that are expected to apply in the periods in which the timing differences reverse, based on tax rates and laws enacted or subsequently enacted at the balance sheet date.

##### **Hire purchase and leasing commitments**

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

##### **Short term debtors and creditors**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction cost. Any losses from impairment are recognised in the profit and loss account.

**Notes to the Consolidated Financial Statements - continued**  
**for the Year Ended 31st July 2016**

**3. ACCOUNTING POLICIES - continued**

**Investments**

Listed investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with any changes to fair value recognised in profit or loss.

In the company's own financial statements, investments in subsidiaries are accounted for at cost less impairment.

**Concessionary loan**

The concessionary loan is recorded at amounts received, less any amounts repaid.

**4. TURNOVER**

The turnover and loss (2015 - profit) before taxation are attributable to the one principal activity of the group.

An analysis of turnover by class of business is given below:

	2016	2015
	£	£
Tickets for events	6,369	35,719
Auctions and raffles	7,917	16,291
Sundry income	10,391	14,865
	<u>24,677</u>	<u>66,875</u>

The turnover for the current and previous period arose entirely in the United Kingdom.

**5. OTHER OPERATING INCOME**

	2016	2015
	£	£
Gain on investment property fair value adjustment	-	250,000
Gains on fair value adjustment to listed investments	-	63
	<u>-</u>	<u>250,063</u>

**6. EMPLOYEES AND DIRECTORS**

There were no staff costs or directors remuneration for the year ended 31st July 2016 nor for the year ended 31st July 2015.

The average number of employees for the year to 31st July 2016 and 31st July 2015 was 5.

**7. OPERATING (LOSS)/PROFIT**

The operating loss (2015 - operating profit) is stated after charging:

	2016	2015
	£	£
Hire of equipment	174	174
Auditors' remuneration	3,400	3,800
Loss on fair value adjustment to listed investments	209	-
	<u>3,783</u>	<u>3,974</u>

**Chelsea Pitch Owners plc (Registered number: 02800546)****Notes to the Consolidated Financial Statements - continued**  
**for the Year Ended 31st July 2016****8. INCOME FROM FIXED ASSET INVESTMENTS**

	2016	2015
	£	£
Dividends received	19	10
	<u>19</u>	<u>10</u>

**9. INTEREST RECEIVABLE AND SIMILAR INCOME**

	2016	2015
	£	£
Deposit account interest	7	7
	<u>7</u>	<u>7</u>

**10. TAXATION****Analysis of the tax charge**

The tax charge on the loss for the year was as follows:

	2016	2015
	£	£
Current tax:		
UK corporation tax	-	1
Deferred tax	-	50,000
	<u>-</u>	<u>50,000</u>
Tax on (loss)/profit	-	50,001
	<u>-</u>	<u>50,001</u>

**Reconciliation of total tax charge included in profit and loss**

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	2016	2015
	£	£
(Loss)/profit before tax	(15,858)	250,646
	<u>(15,858)</u>	<u>250,646</u>
(Loss)/profit multiplied by the standard rate of corporation tax in the UK of 20% (2015 - 20%)	(3,172)	50,129
Effects of:		
Expenses not deductible for tax purposes	42	-
Income not taxable for tax purposes	-	(13)
Utilisation of tax losses	-	(115)
Tax loss carried forward	3,130	-
	<u>3,130</u>	<u>-</u>
Total tax charge	-	50,001
	<u>-</u>	<u>50,001</u>

**11. INDIVIDUAL STATEMENT OF COMPREHENSIVE INCOME**

As permitted by Section 408 of the Companies Act 2006, the Statement of Comprehensive Income of the parent company is not presented as part of these financial statements.

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Notes to the Consolidated Financial Statements - continued**  
**for the Year Ended 31st July 2016**

**12. FIXED ASSET INVESTMENTS**

**Group**

	Listed investments £
<b>COST</b>	
At 1st August 2015	577
Fair value adjustment	(209)
	<hr/>
At 31st July 2016	368
	<hr/>
<b>NET BOOK VALUE</b>	
At 31st July 2016	368
	<hr/>
At 31st July 2015	577
	<hr/>

**Company**

	Shares in group undertakings £	Listed investments £	Totals £
<b>COST</b>			
At 1st August 2015	1	577	578
Fair value adjustment	-	(209)	(209)
	<hr/>	<hr/>	<hr/>
At 31st July 2016	1	368	369
	<hr/>	<hr/>	<hr/>
<b>NET BOOK VALUE</b>			
At 31st July 2016	1	368	369
	<hr/>	<hr/>	<hr/>
At 31st July 2015	1	577	578
	<hr/>	<hr/>	<hr/>

The group or the company's investments at the Balance Sheet date in the share capital of companies include the following:

**Subsidiary**

**Chelsea Stadium Limited**

Registered office: Trios House, Reform Road, Maidenhead, SL6 8BY

Nature of business: Property management

	%		
Class of shares:	holding		
Ordinary	100.00		
		2016	2015
		£	£
Aggregate capital and reserves		1,950,332	1,950,332
Profit for the year		-	200,000
		<hr/>	<hr/>

The listed investment relates to 693 shares in Lloyds Banking Group plc. The fair value of the shares as quoted on the London Stock Exchange at 31st July 2016 was £368 (2015 £577).

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Notes to the Consolidated Financial Statements - continued**  
**for the Year Ended 31st July 2016**

**13. INVESTMENT PROPERTY**

Group	Total £
<b>FAIR VALUE</b>	
At 1st August 2015 and 31st July 2016	12,500,000
<b>NET BOOK VALUE</b>	
At 31st July 2016	12,500,000
At 31st July 2015	12,500,000

If the investment property had not been revalued it would have been included at the the following historical cost:

	2016 £	2015 £
Cost	10,050,000	10,050,000

The investment property was valued on an open market basis on 31st July 2016 by Rawley & Co Surveyors and Valuers

**14. STOCKS**

	Group		Company	
	2016 £	2015 £	2016 £	2015 £
Stocks	1,000	1,000	1,000	1,000

**15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	Group		Company	
	2016 £	2015 £	2016 £	2015 £
Amounts owed by group undertakings	-	-	10,059,668	10,059,668
Other debtors	280	7,583	280	7,583
Prepayments	3,733	3,615	3,733	3,615
	4,013	11,198	10,063,681	10,070,866

**16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	Group		Company	
	2016 £	2015 £	2016 £	2015 £
Trade creditors	1,044	1,417	1,044	1,417
Corporation tax	-	1	-	1
Social security and other taxes	888	861	888	861
Accrued expenses	3,925	3,800	3,925	3,800
	5,857	6,079	5,857	6,079

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Notes to the Consolidated Financial Statements - continued**  
**for the Year Ended 31st July 2016**

**17. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>Group</b>		<b>Company</b>	
	2016	2015	2016	2015
	£	£	£	£
Concessionary loan (see note 18)	<u>8,323,891</u>	<u>8,379,141</u>	<u>8,323,891</u>	<u>8,379,141</u>

**18. LOANS**

An analysis of the maturity of loans is given below:

	<b>Group</b>		<b>Company</b>	
	2016	2015	2016	2015
	£	£	£	£
Amounts falling due in more than five years:				
Repayable otherwise than by instalments				
Concessionary loan	<u>8,323,891</u>	<u>8,379,141</u>	<u>8,323,891</u>	<u>8,379,141</u>

The loan was advanced by Chelsea FC plc on 17th December 1997. The loan is repayable by the company by 14th December 2022. However, the company has an option to extend the loan period for a further 10 years and can continue to exercise this option provided that the loan is repaid within 199 years of the initial advance date. The loan is unsecured and is interest free.

**19. PROVISIONS FOR LIABILITIES**

	<b>Group</b>	
	2016	2015
	£	£
Deferred tax	<u>490,000</u>	<u>490,000</u>
<b>Group</b>		
		Deferred tax
		£
Balance at 1st August 2015		<u>490,000</u>
Balance at 31st July 2016		<u>490,000</u>

**20. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:			2016	2015
Number:	Class:	Nominal value:	£	£
20,314	Ordinary	£100	2,031,400	1,966,300
(2015 - 19,663)			<u></u>	<u></u>

651 Ordinary shares of £100 each were allotted and fully paid for cash at par during the year.

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Notes to the Consolidated Financial Statements - continued**  
**for the Year Ended 31st July 2016**

**21. RESERVES**

**Group**

	Retained earnings £
At 1st August 2015	1,767,528
Deficit for the year	(15,858)
At 31st July 2016	<u>1,751,670</u>

**Company**

	Retained earnings £
At 1st August 2015	(182,803)
Deficit for the year	(15,858)
At 31st July 2016	<u>(198,661)</u>

Included in the group's retained earnings is £1,960,368 (2015 £1,960,577) of profits which are not available to distribute as they are unrealised.

Included in the company's retained earnings is £368 (2015 £577) of profits which are not available to distribute as they are unrealised.

**22. RELATED PARTY DISCLOSURES**

Included in Administrative expenses is £12,000 (2015 £9,000) charged by the director Mr C Rose in relation to the day to day running of the company. The amount due to Mr C Rose at 31st July 2016 was £1,028 (2015 £1,399) and is included in trade creditors.

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Reconciliation of Equity**

**1st August 2014**

**(Date of Transition to FRS 102)**

	Notes	UK GAAP £	Effect of transition to FRS 102 £	FRS 102 £
<b>FIXED ASSETS</b>				
Investments	1	-	515	515
Investment property		12,250,000	-	12,250,000
		<u>12,250,000</u>	<u>515</u>	<u>12,250,515</u>
<b>CURRENT ASSETS</b>				
Stocks		1,000	-	1,000
Debtors		2,625	-	2,625
Prepayments and accrued income		5,025	-	5,025
Cash at bank		51,019	-	51,019
		<u>59,669</u>	<u>-</u>	<u>59,669</u>
<b>CREDITORS</b>				
Amounts falling due within one year		(22,284)	-	(22,284)
<b>NET CURRENT ASSETS</b>		<u>37,385</u>	<u>-</u>	<u>37,385</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		12,287,385	515	12,287,900
<b>CREDITORS</b>				
Amounts falling due after more than one year		(8,386,416)	-	(8,386,416)
<b>PROVISIONS FOR LIABILITIES</b>	2	-	(440,000)	(440,000)
<b>NET ASSETS</b>		<u>3,900,969</u>	<u>(439,485)</u>	<u>3,461,484</u>
<b>CAPITAL AND RESERVES</b>				
Called up share capital		1,894,600	-	1,894,600
Investment property revaluation reserve	2	2,200,000	(2,200,000)	-
Retained earnings		(193,631)	1,760,515	1,566,884
<b>SHAREHOLDERS' FUNDS</b>		<u>3,900,969</u>	<u>(439,485)</u>	<u>3,461,484</u>
		<u>3,900,969</u>	<u>(439,485)</u>	<u>3,461,484</u>

The notes form part of these financial statements



**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Reconciliation of Equity - continued**  
**31st July 2015**

	Notes	UK GAAP £	Effect of transition to FRS 102 £	FRS 102 £
<b>FIXED ASSETS</b>				
Investments	1	-	577	577
Investment property		12,500,000	-	12,500,000
		<u>12,500,000</u>	<u>577</u>	<u>12,500,577</u>
<b>CURRENT ASSETS</b>				
Stocks		1,000	-	1,000
Debtors		11,198	-	11,198
Cash at bank		96,273	-	96,273
		<u>108,471</u>	<u>-</u>	<u>108,471</u>
<b>CREDITORS</b>				
Amounts falling due within one year		(6,079)	-	(6,079)
<b>NET CURRENT ASSETS</b>				
		<u>102,392</u>	<u>-</u>	<u>102,392</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>				
		12,602,392	577	12,602,969
<b>CREDITORS</b>				
Amounts falling due after more than one year		(8,379,141)	-	(8,379,141)
<b>PROVISIONS FOR LIABILITIES</b>				
	2	-	(490,000)	(490,000)
<b>NET ASSETS</b>				
		<u>4,223,251</u>	<u>(489,423)</u>	<u>3,733,828</u>
<b>CAPITAL AND RESERVES</b>				
Called up share capital		1,966,300	-	1,966,300
Investment property revaluation reserve	2	2,450,000	(2,450,000)	-
Retained earnings		(193,049)	1,960,577	1,767,528
<b>SHAREHOLDERS' FUNDS</b>				
		<u>4,223,251</u>	<u>(489,423)</u>	<u>3,733,828</u>
		<u>4,223,251</u>	<u>(489,423)</u>	<u>3,733,828</u>

**Notes to the reconciliation of equity**

1. Prior to the adoption of FRS102 listed investments were carried at cost, less impairment. Under FRS102, these financial assets are carried at fair value, with gains or losses recognised in the profit and loss account.

2. Under FRS102, changes in the fair value of the investment property is recorded in the profit and loss account. Under previous UK GAAP these changes were recorded in the Investment property revaluation reserve.

Also under FRS102 deferred tax is recognised on any gains arising on the revaluation of the investment property.

The notes form part of these financial statements

**Chelsea Pitch Owners plc (Registered number: 02800546)**

**Reconciliation of Profit**  
**for the Year Ended 31st July 2015**

	Notes	UK GAAP £	Effect of transition to FRS 102 £	FRS 102 £
<b>TURNOVER</b>		66,875	-	66,875
Cost of sales		(28,142)	-	(28,142)
<b>GROSS PROFIT</b>		38,733	-	38,733
Administrative expenses		(38,167)	-	(38,167)
Other operating income	1 & 2	-	250,063	250,063
<b>OPERATING PROFIT</b>		566	250,063	250,629
Income from fixed asset investments		10	-	10
Interest receivable and similar income		7	-	7
<b>PROFIT BEFORE TAXATION</b>		583	250,063	250,646
Tax on profit	2	(1)	(50,000)	(50,001)
<b>PROFIT FOR THE FINANCIAL YEAR</b>		582	200,063	200,645
Profit attributable to: Owners of the parent		582	200,063	200,645

**Notes to the reconciliation of profit or loss**

1. Prior to the adoption of FRS102 listed investments were carried at cost, less impairment. Under FRS102, these financial assets are carried at fair value, with gains or losses recognised in the profit and loss account.
2. Under FRS102, changes in the fair value of the investment property is recorded in the profit and loss account. Under previous UK GAAP these changes were recorded in the Investment property revaluation reserve.

Also under FRS102 deferred tax is recognised on any gains arising on the revaluation of the investment property.