

**REGISTERED NUMBER: 03019140 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017**

**FOR**

**TRISTMIRE LIMITED**

Casson Beckman  
Chartered Accountants  
Murrills House  
48 East Street  
Portchester  
Fareham  
Hampshire  
PO16 9XS

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FOR THE YEAR ENDED 31 MARCH 2017**

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**TRISTMIRE LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2017**

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**DIRECTORS:**

Mrs L Atkins  
Mr M P Atkins

**REGISTERED OFFICE:**

Unit 7  
Horizon Business Village  
1 Brooklands Road  
Weybridge  
Surrey  
KT13 0TJ

**REGISTERED NUMBER:**

03019140 (England and Wales)

**ACCOUNTANTS:**

Casson Beckman  
Chartered Accountants  
Murrills House  
48 East Street  
Portchester  
Fareham  
Hampshire  
PO16 9XS

**BALANCE SHEET**  
**31 MARCH 2017**

	Notes	2017 £	£	2016 £	£
<b>FIXED ASSETS</b>					
Investments	4		-		-
Investment property	5		<u>26,023,103</u>		<u>23,233,199</u>
			26,023,103		23,233,199
<b>CURRENT ASSETS</b>					
Debtors	6	221,379		93,920	
Cash at bank		<u>416,932</u>		<u>531,419</u>	
		638,311		625,339	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>657,723</u>		<u>662,136</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(19,412)</u>		<u>(36,797)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			26,003,691		23,196,402
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		(11,419,630)		(9,839,513)
<b>PROVISIONS FOR LIABILITIES</b>			<u>(1,140,978)</u>		<u>(1,201,030)</u>
<b>NET ASSETS</b>			<u>13,443,083</u>		<u>12,155,859</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			300,000		300,000
Retained earnings	10		<u>13,143,083</u>		<u>11,855,859</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>13,443,083</u>		<u>12,155,859</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

**BALANCE SHEET - continued**  
**31 MARCH 2017**

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The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 18 December 2017 and were signed on its behalf by:

Mrs L Atkins - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2017**

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**1. STATUTORY INFORMATION**

Tristmire Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Turnover**

Sales represent amounts receivable on the sales of stock properties.

Rent receivable represents amounts due for property rental net of VAT.

**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.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2.

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2017

## 4. FIXED ASSET INVESTMENTS

	Other investments £
<b>COST</b>	
At 1 April 2016 and 31 March 2017	<u>107,731</u>
<b>PROVISIONS</b>	
At 1 April 2016 and 31 March 2017	<u>107,731</u>
<b>NET BOOK VALUE</b>	
At 31 March 2017	<u>-</u>
At 31 March 2016	<u>-</u>

## 5. INVESTMENT PROPERTY

	Total £
<b>FAIR VALUE</b>	
At 1 April 2016	23,233,199
Additions	<u>2,789,904</u>
At 31 March 2017	<u>26,023,103</u>
<b>NET BOOK VALUE</b>	
At 31 March 2017	<u>26,023,103</u>
At 31 March 2016	<u>23,233,199</u>

## 6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Trade debtors	91,663	91,094
Amounts owed by group undertakings	-	2,826
Other debtors	<u>129,716</u>	<u>-</u>
	<u>221,379</u>	<u>93,920</u>

## 7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Trade creditors	28,529	29,998
Taxation and social security	370,547	432,375
Other creditors	<u>258,647</u>	<u>199,763</u>
	<u>657,723</u>	<u>662,136</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 20178. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2017	2016
	£	£
Bank loans	5,006,132	5,006,132
Amounts owed to associates	6,413,498	4,833,381
	<u>11,419,630</u>	<u>9,839,513</u>

9. **SECURED DEBTS**

The following secured debts are included within creditors:

	2017	2016
	£	£
Bank loans	<u>5,006,132</u>	<u>5,006,132</u>

Bank loans are secured over the assets of the company. In addition the director, M.P. Atkins, has given personal guarantees, as have related parties Rondoer Trust and Tranmere Trust.

10. **RESERVES**

	Retained earnings £
At 1 April 2016	11,855,859
Profit for the year	<u>1,287,224</u>
At 31 March 2017	<u>13,143,083</u>

11. **FIRST YEAR ADOPTION**

On transition to FRS 102 property revaluations totalling £6,005,149 were moved to the profit and loss account and deferred tax of £1,201,030 was provided on the gains.

**Transitional relief**

On transition to FRS 102, the company has taken advantage of the following transitional relief:

- to measure fair value at date of transition to FRS 102 and use as deemed cost on an investment property.



This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.