

Eddisons Commercial Limited

Annual Report and Financial Statements

Year Ended

30 April 2016

Company Number 03280893

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Eddisons Commercial Limited

**Report and financial statements
for the year ended 30 April 2016**

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Directors

J T Pinder
R K Roe
A L Spencer

Secretary

J A Humphrey

Registered office

Toronto Square, Toronto Street, Leeds, LS1 2HJ

Company number

03280893

Auditor

Deloitte LLP
Chartered Accountants and Statutory Auditor
Manchester
United Kingdom

Eddisons Commercial Limited

Strategic report for the year ended 30 April 2016

The directors present their strategic report together with the audited financial statements for the year ended 30 April 2016.

Review of business

Eddisons is a national firm of chartered surveyors, delivering transactional and advisory services to owners and occupiers of commercial property, investors and financial institutions, with a particular focus on insolvency related activities.

Turnover in the year was £7.2m (13 months to April 2015: £9.1m). Operating profit was £0.9m (13 months to April 2015: £0.8m excluding the impairment of goodwill). Results in the year were impacted by reduced insolvency activity, offset by cost savings.

Profit before tax was £0.9m (13 months to April 2015: £0.3m loss before tax after exceptional impairment of goodwill).

Future developments

The insolvency market as a whole remains difficult to predict and, although activity levels have stabilised over the last year, market volumes are at the lowest level since 2004. We therefore remain cautious about activity levels in the near term.

We will continue to look for further opportunities to develop and enhance the business, both organically and through selective acquisitions

Key performance indicators

The performance indicators used by the company include financial indicators such as profitability, cash flow generation and working capital management.

Principal risks and uncertainties

Marketplace

The company operates in a highly competitive market and is reliant on the flow of new assignments. This risk is managed through a consistent effort in marketing and selling activity and maintaining strong relationships with key work providers, including banks and other financial and professional intermediaries.

Operational gearing

The business is operationally geared with a high proportion of salary and property costs, which cannot be immediately varied. Consequently, the company's profitability is liable to short-term fluctuations dependent on activity levels. This risk is managed through flexing our resource levels, where possible, to align with current and anticipated levels of activity, together with the control of other discretionary items of expenditure. A prudent level of spare capacity is retained to facilitate peaks in activity.

Reliance on key personnel

The business is dependent upon the professional development, recruitment and retention of high quality professional partners and staff. The company manages the risk of high staff turnover through attention to human resource issues and the monitoring of remuneration levels against the wider market, including long-term incentive arrangements.

Eddisons Commercial Limited

**Strategic report
for the year ended 30 April 2016 (continued)**

Legal and regulation

In the ordinary course of business, certain aspects of the company's services are opinion-based and may be subject to challenge. Where appropriate, the company will seek third-party professional corroboration. In addition, the company has appropriate professional indemnity insurance.

On behalf of the board

A handwritten signature in black ink, appearing to be 'R K Roe', with a long horizontal line extending to the right.

R K Roe
Director

24 January 2017

Eddisons Commercial Limited

Directors' Report for the year ended 30 April 2016

The directors present their report together with the audited financial statements for the year ended 30 April 2016.

Results and dividends

The profit and loss account is set out on page 8 and shows the result for the year.

No ordinary dividend was proposed during the year (2015: ordinary dividend of £30 per share).

Principal activities, review of business and future developments

The principal activity of the company is Chartered Surveying activities including Valuations, Agency, Property Management for commercial, industrial and residential clients along with Machinery and Business Asset Valuations and Disposals. Activities are undertaken in the UK.

There have been no changes in the company's activities in the year under review.

Details of the review of business and likely future developments of the company are shown in the Strategic report on page 1.

Directors

The directors of the company during the period were:

J T Pinder
R K Roe
A L Spencer

The company has made qualifying third party indemnity provisions for the benefit of its directors and officers.

Financial Risk Management

The business' principal financial instruments comprise cash balances. The main purpose of these financial instruments is to raise finance for the business' operations. The business also has various other financial instruments such as trade debtors and trade creditors, which arise directly from its operations.

It is, and has been throughout the period under review, policy that no trading in financial instruments shall be undertaken.

The main risks arising from financial instruments are credit risk and liquidity risk. The board reviews and agrees policies for managing each of these risks and they are summarised below.

Credit risk

Receivable balances are monitored on an on-going basis with the result that exposure to bad debts is not significant. The business does not believe it is exposed to any material concentrations of credit risk.

Liquidity risk

The ability to generate cash from appointments is usually reliant on asset realisations. A deterioration in realisations in the short-term could reduce the operating cash generation and increase financing requirements of the business.

The business monitors its risk of a shortage in funds through regular cash management and forecasting and ensuring suitable headroom within the group's banking facilities

Eddisons Commercial Limited

Directors' Report for the year ended 30 April 2016 (continued)

Financial Risk Management (continued)

The objective is to maintain a balance between continuity of funding and flexibility through the use of bank facilities, and giving consideration to other available sources of finance such as bank overdrafts, finance leases and hire purchase contracts.

Going Concern

Based on the assumptions outlined in note 1 to the financial statements, the directors have concluded that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, the directors continue to adopt the going concern basis in preparing the financial statements.

Directors' responsibilities

The directors are responsible for preparing the strategic report, 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 including FRS 102 "The Financial Reporting Standard applicable to 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 of the company and of 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 judgements and accounting estimates that are reasonable and prudent;
- 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.

Eddisons Commercial Limited

Directors' Report for the year ended 30 April 2016 (*continued*)

Auditors

The directors at the date of approval of this report confirm that:

- so far as the directors are aware, there is no relevant audit information of which the company's auditor is 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 company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

BDO LLP resigned as auditor during the year and Deloitte LLP were appointed. Deloitte LLP have expressed their willingness to be reappointed for another term and a resolution to reappoint them will be proposed at the next annual general meeting.

On behalf of the board



**R K Roe
Director**

24 January 2017

Eddisons Commercial Limited

Independent auditor's report

To the member of Eddisons Commercial Limited

We have audited the financial statements of Eddisons Commercial Limited for the year ended 30 April 2016 which comprise the profit and loss account, the statement of comprehensive income, the balance sheet, the statement of changes in equity and the related notes 1 to 25. 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 FRS 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 member 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.

Respective responsibilities of directors and auditors

As explained more fully in the directors' responsibilities statement, 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 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 annual report 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 company's affairs as at 30 April 2016 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.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion the information given in the strategic report and directors' report for the financial period for which the financial statements are prepared is consistent with the financial statements.

Eddisons Commercial Limited

Independent auditor's report (*continued*)

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, 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.



Rachel Argyle (Senior Statutory Auditor)
For and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditor
Manchester, United Kingdom

30 January 2017

Eddisons Commercial Limited

Profit and loss account for the year ended 30 April 2016

	Note	Year ended 30 April 2016 £	13 months ended 30 April 2015 £
Turnover	4	7,228,613	9,135,602
Administrative expenses			
- Excluding impairment of goodwill		(6,329,165)	(8,328,233)
- Impairment of goodwill		-	(1,091,924)
Administrative expenses		<u>(6,329,165)</u>	<u>(9,420,157)</u>
Operating profit (loss)	5	899,448	(284,555)
Other interest receivable and similar income	8	3,947	6,875
Interest payable and similar charges	9	-	(17,244)
Profit (loss) on ordinary activities before taxation		903,395	(294,924)
Taxation on profit (loss) on ordinary activities	10	<u>(257,779)</u>	<u>(289,309)</u>
Profit (loss) on ordinary activities after taxation		<u>645,616</u>	<u>(584,233)</u>

All amounts relate to continuing activities.

All recognised gains and losses in the current period and prior year are included in the profit and loss account therefore no separate statement of comprehensive income has been presented.


Eddisons Commercial Limited

Balance sheet at 30 April 2016

Company number 03280893

	Note	30 April 2016 £	30 April 2015 £
Fixed assets			
Intangible assets	12	-	-
Tangible assets	13	437,804	558,719
		<u>437,804</u>	<u>558,719</u>
Current assets			
Stocks	15	-	300,461
Debtors – due within one year	16	4,383,228	2,033,059
Debtors – due after more than one year	16	-	1,995,793
		<u>4,383,228</u>	<u>4,028,852</u>
Cash at bank and in hand		1,679,930	1,432,021
		<u>6,063,158</u>	<u>5,761,334</u>
Creditors: amounts falling due within one year	17	<u>(3,869,680)</u>	<u>(3,126,143)</u>
Net current assets		2,193,478	2,635,191
Total assets less current liabilities		2,631,282	3,193,910
Provisions for liabilities	18	<u>(68,700)</u>	<u>(76,944)</u>
Net assets		<u>2,562,582</u>	<u>3,116,966</u>
Capital and reserves			
Called up share capital	20	40,000	40,000
Share premium account		99,891	99,891
Capital redemption reserve		45,000	45,000
Profit and loss account		<u>2,377,691</u>	<u>2,932,075</u>
Shareholder's funds		<u>2,562,582</u>	<u>3,116,966</u>

The financial statements were approved by the board of directors and authorised for issue on 24 January 2017.



R K Roe
Director

24 January 2017

Eddisons Commercial Limited

Statement of changes in equity for the year ended 30 April 2016

Capital and reserves	Note	Share capital £	Share premium £	Capital redemption reserve £	Profit and loss account £	Total equity £
At 1 April 2014		40,000	99,891	45,000	3,516,308	3,701,199,
Loss and other comprehensive income for the period		-	-	-	(584,233)	(584,233)
At 30 April 2015		40,000	99,891	45,000	2,932,075	3,116,966
Profit and other comprehensive income for the year		-	-	-	645,616	645,616
Dividends paid	11	-	-	-	(1,200,000)	(1,200,000)
At 30 April 2016		40,000	99,891	45,000	2,377,691	2,562,582

Eddisons Commercial Limited

Notes forming part of the financial statements for the year ended 30 April 2016

1 Accounting policies

The principal accounting policies are summarised below. They have all been applied consistently throughout the year and preceding year. Details of the transition to FRS 102 can be found in note 25.

General information and basis of preparation

Eddisons Commercial Limited is incorporated in the United Kingdom under the Companies Act 2006. The address of the registered office is given on the contents page. The nature of the company's operations and its principal activities are set out in the director's report on page 1. The financial statements have been prepared under the historical cost convention and in accordance with applicable United Kingdom accounting standards. The functional currency of Eddisons Commercial Limited is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates.

Going concern

The directors acknowledge the codified guidance on going concern issued by the Financial Reporting Council. In preparing these financial statements the directors have considered the financial position and trading of the company, the forecast financial performance for twelve months from the date of signing these financial statements, and the financial strength of the ultimate parent undertaking, Begbies Traynor Group plc.

After making these enquiries, the directors have adopted the going concern basis in preparing these financial statements.

Related party transactions

The Company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned as permitted by FRS 102 Section 33.

Consolidation

The company is exempt from the requirement to prepare consolidated financial statements on the basis that it is consolidated in the publicly-available group financial statements of Begbies Traynor Group plc.

FRS102 exemption

FRS 102 allows a qualifying entity certain disclosure exemptions. The Company has taken advantage of available exemptions to not disclose:

- a) A statement of cash flows;
- b) Certain financial instrument disclosures on the basis that equivalent disclosures are included in the consolidated financial statements of the group in which the Company is consolidated; and
- c) Key management personnel compensation in total.

Goodwill

Goodwill arising on an acquisition of a trade or subsidiary undertaking is the difference between the amounts paid on the acquisition of a business and the fair value of the identifiable assets and liabilities acquired. It is capitalised and written off to the profit and loss account on a straight-line basis over its estimated useful economic life. The directors consider this useful life to be 20 years. Provision is made for any impairment.

Turnover

Turnover represents sales to external customers, for services rendered within the period to which it relates and is at invoiced amounts less value added tax on sales.

Eddisons Commercial Limited

Notes forming part of the financial statements for the year ended 30 April 2016 (*continued*)

1 Accounting policies (continued)

Investments

Fixed asset investments in subsidiary undertakings are stated at cost less provision for impairment.

Tangible fixed assets

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Fixtures, fittings and equipment	- 25% straight line
Computer equipment	- 33% straight line

Work in progress

Work in progress is assessed on a job by job basis and recognised at the anticipated recoverable amount where the outcome can be assessed with reasonable certainty.

Taxation

Current tax, including UK corporation tax and foreign tax, is provided at amounts 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 in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

Leased assets

Operating lease annual rentals are charged to the profit and loss account on a straight-line basis over the term of the lease.

Pension costs

Contributions to the company's defined contribution pension scheme are charged to the profit and loss account in the period in which they become payable.

Financial instruments

Financial assets and financial liabilities are recognised when the company becomes a party to the contractual provisions of the instrument.

Eddisons Commercial Limited

Notes forming part of the financial statements for the year ended 30 April 2016 (continued)

Financial instruments (continued)

Cash and cash equivalents

Cash and cash equivalents comprise cash in hand and on-demand deposits and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

Trade debtors

Trade debtors are stated at amortised cost less allowances for estimated irrecoverable amounts.

Trade creditors

Trade creditors are stated at their amortised cost.

Financial liabilities and equity instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the group after deducting all of its liabilities.

Equity instruments

Equity instruments issued by the company are recorded at the fair value of proceeds received, net of direct issue costs.

Bank borrowings

Interest bearing bank loans and overdrafts are recorded at the proceeds received, net of direct issue costs. Finance charges, including premiums payable on settlement or redemption and direct issue costs, are accounted for on an amortised cost basis to the consolidated statement of comprehensive income using the effective interest method and are added to the carrying amount of the instrument to the extent that they are not settled in the period in which they arise.

2 Statement of Compliance

The financial statements of Eddisons Commercial Limited have been prepared in accordance with United Kingdom Accounting Standards, including Financial Reporting Standard FRS 102, "The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland" ("FRS 102"), and the Companies Act 2006.

3 Critical Accounting Judgements and Estimation Uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(i) Critical judgements in applying the Company's accounting policies

The directors do not consider there to be any critical accounting judgements that must be applied.

(ii) Key accounting estimates and assumptions

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The directors do not consider there to be any estimates or assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Eddisons Commercial Limited

Notes forming part of the financial statements for the year ended 30 April 2016 (continued)

4 Turnover

Turnover is wholly attributable to the principal activity of the company and arises solely within the United Kingdom.

5 Operating profit (loss)

	Year ended 30 April 2016 £	13 months ended 30 April 2015 £
This is arrived at after charging:		
Depreciation of tangible fixed assets	234,056	301,852
Loss on disposal of fixed assets	84,007	-
Impairment of positive goodwill	-	1,091,924
Operating lease rentals	363,627	415,066
Fees payable to the company's auditor for the auditing of the company's annual accounts	19,000	17,300
	<u>234,056</u>	<u>301,852</u>

No non-audit fees were paid to the company's auditor in either year.

6 Employees

Staff costs (including directors) consist of:

	Year ended 30 April 2016 £	13 months ended 30 April 2015 £
Wages and salaries	3,566,143	4,630,765
Social security costs	408,942	503,703
Other pension costs	153,014	200,972
	<u>4,128,099</u>	<u>5,335,440</u>

The average number of employees (including directors) during the year was as follows:

	Year ended 30 April 2016 Number	13 months ended 30 April 2015 Number
Fee earners	52	63
Administration	43	51
	<u>95</u>	<u>114</u>

In the prior year 4 contracted staff on the payroll were recharged to the company's clients.

Eddisons Commercial Limited

Notes forming part of the financial statements for the year ended 30 April 2016 (continued)

7 Directors' remuneration

	Year ended 30 April 2016 £	13 months ended 30 April 2015 £
Directors' emoluments	342,953	572,909
Company contributions to money purchase pension schemes	27,625	48,262

There were 3 directors in the company's defined contribution pension scheme during the period (2015 – 5).

The total amount payable to the highest paid director in respect of emoluments was £126,306 (2015 - £136,531). Company pension contributions of £11,700 (2015 - £12,675) were made to a money purchase scheme on their behalf.

8 Interest receivable and similar income

	Year ended 30 April 2016 £	13 months ended 30 April 2015 £
Interest receivable	3,947	6,875
	<u>3,947</u>	<u>6,875</u>

9 Interest payable and similar charges

	Year ended 30 April 2016 £	13 months ended 30 April 2015 £
Bank loans and overdrafts	-	6,599
Other interest payable	-	10,645
	<u>-</u>	<u>17,244</u>

Eddisons Commercial Limited

Notes forming part of the financial statements
for the year ended 30 April 2016 (*continued*)

10 Taxation on profit on ordinary activities

	Year ended 30 April 2016 £	13 months ended 30 April 2015 £
<i>UK Corporation tax</i>		
Current tax on profits of the period	240,252	264,726
Adjustment in respect of previous periods	527	3,402
Total current tax	240,779	268,128
<i>Deferred tax</i>		
Origination and reversal of timing differences	(3,800)	25,221
Adjustment in respect of previous periods	20,800	(4,040)
Movement in deferred tax provision	17,000	21,181
Taxation on profit on ordinary activities	257,779	289,309

The difference between the total tax charge shown below and the amount calculated by applying the standard rate of UK corporation tax to the profit before tax is as follows:

	Year ended 30 April 2016 £	13 months ended 30 April 2015 £
Profit (loss) on ordinary activities before tax	903,395	(294,924)
Profit (loss) on ordinary activities at the standard rate of corporation tax in the UK of 20% (2015 – 20.92%)	180,679	(61,710)
Effect of:		
Expenses not deductible for tax purposes	51,277	317,100
Capital allowances for period in excess of depreciation	(3,846)	(5,167)
Utilisation of tax losses	(221)	-
Adjustment to tax charge in respect of previous periods	21,327	(638)
Short term timing differences	(3,800)	51,917
Adjustment to brought forward values	-	(22,715)
Other timing differences	12,363	10,522
Total tax charge	257,779	289,309

The Government has announced that it intends to reduce the rate of corporation tax to 17% with effect from 1 April 2020. As this legislation was not substantively enacted as at year end the impact of the anticipated rate change is not reflected in the tax provisions reported in these accounts. Finance Act 2015 (No.2), which was substantively enacted in October 2015, included provisions to reduce the rate of corporation tax to 19% with effect from 1 April 2017 and 18% from 1 April 2020.

Eddisons Commercial Limited

Notes forming part of the financial statements
for the year ended 30 April 2016 (*continued*)

11 Dividends

	Year ended 30 April 2016 £	13 months ended 30 April 2015 £
Ordinary shares		
Proposed final dividend for the year ended 30 April 2016 of £nil (2015 - £30) per share	-	1,200,000

The dividends proposed in the prior year were paid in the current year.

12 Intangible fixed assets

	Purchased goodwill £
<i>Cost or valuation</i>	
At 1 May 2015 and 30 April 2016	1,191,189
<i>Amortisation</i>	
At 1 May 2015 and 30 April 2016	1,191,189
Net book value	-
At 30 April 2016 and 30 April 2015	-

In the prior year, the business fully impaired goodwill following the closure of a division, prior to its acquisition by Begbies Traynor Group plc.

13 Tangible fixed assets

	Fixtures and fittings £	Computer equipment £	Total £
<i>Cost</i>			
At 1 May 2015	488,331	602,487	1,090,818
Additions	111,692	97,215	208,907
Disposals	(215,886)	(146,852)	(362,738)
At 30 April 2016	384,137	552,850	936,987
<i>Depreciation</i>			
At 1 May 2015	213,591	318,508	532,099
Charge for the year	113,945	120,112	234,056
Disposals	(130,971)	(136,001)	(266,972)
At 30 April 2016	196,565	302,619	499,183
<i>Net book value</i>			
At 30 April 2016	187,572	250,231	437,804
At 30 April 2015	274,740	283,979	558,719

Eddisons Commercial Limited

Notes forming part of the financial statements
for the year ended 30 April 2016 (continued)

14 Fixed asset investments

Subsidiary undertakings

The undertakings in which the company's interest at the period end is 20% or more are as follows:

	Country of incorporation or registration	Class of share capital held	Proportion of share capital held	Nature of business
Philip Davies & Sons (Group) Limited	England and Wales	Ordinary	100%	Auctioneers and valuers
Philip Davies and Sons Limited	England and Wales	Ordinary	100%	Dormant

The investment in Philip Davies and Sons Limited is held indirectly.

15 Stocks

	30 April 2016 £	30 April 2015 £
Work in progress	-	300,461

16 Debtors

	30 April 2016 £	30 April 2015 £
Amounts receivable within one year		
Trade debtors	1,141,832	998,051
Amounts owed by group undertakings	2,386,432	163,792
Prepayments and accrued income	854,964	871,216
	4,383,228	2,033,059
Amounts owed by group undertakings	-	1,995,793
Total debtors	4,383,228	4,028,852

Amounts owed by group undertakings are repayable on demand.

Eddisons Commercial Limited

Notes forming part of the financial statements
for the year ended 30 April 2016 (continued)

17 Creditors: amounts falling due within one year

	30 April 2016 £	30 April 2015 £
Trade creditors	678,694	673,608
Amounts owed to group undertakings	1,212,894	1,122,372
Corporation tax	125,624	264,234
Other taxation and social security	565,773	363,293
Other creditors	-	39,705
Accruals and deferred income	1,286,695	662,931
	<u>3,869,680</u>	<u>3,126,143</u>

All amounts included in creditors due within one year are unsecured and repayable on demand.

18 Provisions for liabilities

	Deferred taxation £	Dilapidations provision £	Total £
At 1 May 2015	51,700	25,244	76,944
Utilised in period	-	(25,244)	(25,244)
Charge in the period	17,000	-	17,000
At 30 April 2016	<u>68,700</u>	<u>-</u>	<u>68,700</u>

Deferred taxation

	30 April 2016 £	30 April 2015 £
Accelerated capital allowances	45,494	34,505
Sundry timing differences	(450)	(28,605)
Capital gains	23,656	45,800
	<u>68,700</u>	<u>51,700</u>

19 Pensions

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension charge amounted to £153,014 (2015 - £200,972). There were no outstanding or prepaid contributions at either the beginning or end of the financial period.

Eddisons Commercial Limited

Notes forming part of the financial statements
for the year ended 30 April 2016 (*continued*)

20 Share capital

	30 April 2016 £	30 April 2015 £
<i>Allotted, called up and fully paid</i>		
40,000 Ordinary shares of £1 each	40,000	40,000

21 Commitments under operating leases

Total future minimum lease payments under non-cancellable operating leases are as follows:

	Land and buildings 30 April 2016 £	Other 30 April 2016 £	Land and buildings 30 April 2015 £	Other 30 April 2015 £
Within one year	152,618	84,295	323,538	56,368
Between one and five years	776,824	69,587	1,013,608	60,994
After five years	411,943	-	623,607	-
	<u>1,341,385</u>	<u>153,882</u>	<u>1,960,753</u>	<u>117,362</u>

22 Related party disclosures

As the company is a wholly owned subsidiary of Begbies Traynor Group plc it has taken advantage of the exemption conferred by FRS 102 not to disclose transactions with Begbies Traynor Group plc or other wholly owned subsidiaries within the group.

Related party transactions and balances

In the prior period, Eddisons Residential Limited was a fellow subsidiary undertaking of Eddisons Commercial (Holdings) Limited that was not wholly owned. Eddisons Residential Limited was disposed of prior to Eddisons Commercial Limited being acquired by Begbies Traynor Group plc.

	Costs recharged to related party £	Amounts owed by related parties £
2015		
Eddisons Residential Limited	25,002	-

23 Contingent Liabilities

The LLP has entered into cross guarantees with fellow group undertakings in the ordinary course of business in connection with Group's banking facilities. As at 30 April 2016, the Group's total net indebtedness to the bank was £11,798,425 (2015: £15,990,707).

Eddisons Commercial Limited

Notes forming part of the financial statements for the year ended 30 April 2016 (continued)

24 Parent company and ultimate controlling party

The company is a subsidiary of Eddisons Commercial (Holdings) Ltd. The ultimate parent undertaking is Begbies Traynor Group plc, a company registered in England and Wales.

The largest and smallest group in which the results of the company are consolidated is that headed by Begbies Traynor Group plc, incorporated in England and Wales. The registered office is 340 Deansgate, Manchester, M3 4LY. Consolidated accounts of this company are available to the public and may be obtained from Companies House, Crown Way, Maindy, Cardiff, CF14 3UZ. No other group accounts include the results of the company.

25 Explanation of transition to FRS 102

This is the first year that the Company has presented its financial statements under Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council. The following disclosures are required in the year of transition. The last financial statements under previous UK GAAP were for the 13 months ended 30 April 2015 and the date of transition to FRS 102 was therefore 1 April 2014.

There are no adjustments to opening equity at 1 April 2014, and no adjustments to equity or profit in 2015.

Approval of reduced disclosure

Eddisons Commercial Limited meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it in respect of its financial statements. Exemptions have been taken in these financial statements in relation to share-based payments, financial instruments, presentation of a cash flow statement and remuneration of key management personnel.

The Company's shareholders have been notified in writing about the intention to take advantage of the disclosure exemptions and no objections have been received.

The Company also intend to take advantage of these exemptions in the financial statements to be issued in the following year. Objections may be served on the Company by its shareholders.