

Financial Statements

Llanover Properties (Corby) Limited

For the Year Ended 31 March 2017

Registered number: 03899413



Llanover Properties (Corby) Limited

Company Information

Directors	R A E Herbert, CBE (resigned 5 December 2016) R E Phillips, FRICS (resigned 5 December 2016) H E Murray S M Ford
Company secretary	C M A Lane, FCA
Registered number	03899413
Registered office	23a Gold Tops Newport South Wales NP20 4UL
Independent auditor	Grant Thornton UK LLP Chartered Accountants & Statutory Auditor 11/13 Penhill Road Cardiff South Glamorgan CF11 9UP
Bankers	National Westminster Bank Plc High Street Newport South Wales NP20 1GG

Llanover Properties (Corby) Limited

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Directors' Report

For the Year Ended 31 March 2017

The directors present their report and the financial statements for the year ended 31 March 2017.

Directors' responsibilities statement

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 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'. 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 for the Company's financial statements and then apply them consistently;
- make judgments 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 to 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.

Results and dividends

The profit for the year, after taxation, amounted to £393,917 (2016 - £206,321).

Directors

The directors who served during the year were:

R A E Herbert, CBE (resigned 5 December 2016)

R E Phillips, FRICS (resigned 5 December 2016)

H E Murray

S M Ford

Disclosure of information to auditor

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Llanover Properties (Corby) Limited

Directors' Report (continued)

For the Year Ended 31 March 2017

Auditor

The auditor, Grant Thornton UK LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on *23 October 2017* and signed on its behalf.



C M A Lane, FCA
Secretary



Independent Auditor's Report to the Shareholders of Llanover Properties (Corby) Limited

We have audited the financial statements of Llanover Properties (Corby) Limited for the year ended 31 March 2017, set out on pages 5 to 13. The relevant financial reporting framework that has been applied in their preparation is applicable law and the 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 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 Auditor

As explained more fully in the Directors' responsibilities statement on page 1, 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 Financial Reporting Council's Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

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 31 March 2017 and of its profit or loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Small Entities; 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, based on the work undertaken in the course of the audit, the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with those financial statements and this report has been prepared in accordance with applicable legal requirements.



Independent Auditor's Report to the Shareholders of Llanover Properties (Corby) Limited (continued)

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' report.

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.
- the directors were not entitled to prepare the financial statements and the Directors' report in accordance with the small companies regime and to the exemption from the requirement to prepare a strategic report.

A handwritten signature in black ink, appearing to read "Rhian Owen", written over the printed name.

Rhian Owen (Senior statutory auditor)

for and on behalf of

Grant Thornton UK LLP

Chartered Accountants

Statutory Auditor

11/13 Penhill Road

Cardiff

South Glamorgan

CF11 9UP

Date:

23 October 2017

Statement of Comprehensive Income

For the Year Ended 31 March 2017

	2017 £	2016 £
Turnover	821,434	794,748
Cost of sales	(335,148)	(335,160)
Gross profit	486,286	459,588
Administrative expenses	(154,692)	(296,756)
Operating profit	331,594	162,832
Interest receivable and similar income	114,451	104,239
Profit before tax	446,045	267,071
Tax on profit	(52,128)	(60,750)
Profit for the financial year	393,917	206,321

There were no recognised gains and losses for 2017 or 2016 other than those included in the statement of comprehensive income.

There was no other comprehensive income for 2017 (2016: £NIL).

The notes on pages 7 to 13 form part of these financial statements.

Statement of Financial Position

As at 31 March 2017

	Note	2017 £	2016 £
Fixed assets			
Tangible assets	5	3,690,000	3,690,000
		<u>3,690,000</u>	<u>3,690,000</u>
Current assets			
Debtors: amounts falling due within one year	6	2,857,257	2,597,955
Cash at bank and in hand	7	782,801	339,869
		<u>3,640,058</u>	<u>2,937,824</u>
Creditors: amounts falling due within one year	8	(1,168,700)	(809,409)
Net current assets		<u>2,471,358</u>	<u>2,128,415</u>
Total assets less current liabilities		<u>6,161,358</u>	<u>5,818,415</u>
Creditors: amounts falling due after more than one year	9	(3,336,938)	(3,389,208)
Provisions for liabilities			
Deferred tax	11	(1,296)	-
Net assets		<u><u>2,823,124</u></u>	<u><u>2,429,207</u></u>
Capital and reserves			
Called up share capital		10,000	10,000
Revaluation reserve	12	77,483	77,483
Profit and loss account	12	2,735,641	2,341,724
		<u><u>2,823,124</u></u>	<u><u>2,429,207</u></u>

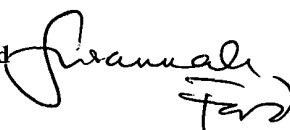
The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

H E Murray
Director



S M Ford
Director



Date: 23/10/17

The notes on pages 7 to 13 form part of these financial statements.

Notes to the Financial Statements

For the Year Ended 31 March 2017

1. General information

Llanover Properties (Corby) Limited is a private company limited by shares, incorporated in Wales, United Kingdom with its registered office at: 23a Gold Tops, Newport, South Wales, NP20 4UL. The financial statements are prepared in sterling, the functional currency of the Company. Monetary amounts in these financial statements are rounded to the nearest £1.

Llanover Properties (Corby) Limited's principal activity is letting property and property investment.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue in respect of rents receivable is recognised over the period to which the rent relates. Revenue is stated net of value added tax and arises in the United Kingdom.

2.3 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Fixtures and fittings	-	25% per annum
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

2.4 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of comprehensive income.

Notes to the Financial Statements

For the Year Ended 31 March 2017

2. Accounting policies (continued)

2.5 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.6 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.7 Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

2.8 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.9 Pensions

One director of the company is a member of the Llanarth and Llanover Estates Pension and Life Assurance Scheme. This multi-employer scheme is accounted for as if it were a defined contribution scheme.

Contributions are charged to the profit and loss as they fall due.

The pension costs, as disclosed in note 13, represent contributions payable by the company to the fund.

2.10 Interest income

Interest income is recognised in the Statement of comprehensive income using the effective interest method.

Notes to the Financial Statements

For the Year Ended 31 March 2017

2. Accounting policies (continued)

2.11 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of comprehensive income in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Statement of financial position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of financial position.

2.12 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of financial position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

3. Auditor's remuneration

	2017 £	2016 £
Fees payable to the Company's auditor and its associates for the audit of the Company's annual accounts	<u>4,100</u>	<u>4,500</u>

Notes to the Financial Statements

For the Year Ended 31 March 2017

4. Employees

The average monthly number of employees, including directors, during the year was 1 (2016 - 1).

5. Tangible fixed assets

	Investment properties - Cronin Courtyard, Corby £	Fixtures and fittings £	Total £
Cost or valuation			
At 1 April 2016	3,690,000	54,051	3,744,051
At 31 March 2017	3,690,000	54,051	3,744,051
Depreciation			
At 1 April 2016	-	54,051	54,051
At 31 March 2017	-	54,051	54,051
Net book value			
At 31 March 2017	3,690,000	-	3,690,000
At 31 March 2016	3,690,000	-	3,690,000

Investment properties were valued on the open market existing use basis at 31 March 2017 by an independent valuer, M Steven, MRICS, of Linnells Property Consultants. Such properties are not depreciated. The historical cost of the investment properties is £3,612,517 (2016 - £3,612,517).

The directors have exercised judgement by not recognising the full valuation amount, to account for changes in occupancy since the valuation date and cost of repairs to be undertaken.

Notes to the Financial Statements

For the Year Ended 31 March 2017

6. Debtors

	2017 £	2016 £
Trade debtors	229,139	209,914
Amounts owed by parent company	2,535,651	2,294,382
Other debtors and prepayments	92,467	93,659
	<u>2,857,257</u>	<u>2,597,955</u>

7. Cash and cash equivalents

	2017 £	2016 £
Cash at bank and in hand	782,801	339,869
	<u>782,801</u>	<u>339,869</u>

8. Creditors: Amounts falling due within one year

	2017 £	2016 £
Trade creditors	16,798	1,572
Amounts owed to parent company	818,469	475,461
Amounts owed to related parties	-	15,637
Corporation tax	50,833	54,984
Other taxation and social security	19,445	15,688
Other creditors	5,375	5,375
Accruals and deferred income	257,780	240,692
	<u>1,168,700</u>	<u>809,409</u>

9. Creditors: Amounts falling due after more than one year

	2017 £	2016 £
Deferred income	3,336,938	3,389,208
	<u>3,336,938</u>	<u>3,389,208</u>

Deferred income relates to a reverse premium received as part of a lease transfer in 2000 which is treated as deferred income and released over the period of the lease at a rate of £52,270 per annum.

Notes to the Financial Statements

For the Year Ended 31 March 2017

10. Financial instruments

	2017 £	2016 £
Financial assets		
Financial assets measured at fair value through profit or loss	782,801	339,869
	<u>782,801</u>	<u>339,869</u>

Financial assets measured at fair value through profit or loss comprise cash at bank and in hand.

11. Deferred taxation

	2017 £
Charged to profit or loss	(1,296)
At end of year	<u>(1,296)</u>

The deferred taxation balance is made up as follows:

	2017 £
Accelerated capital allowances	(1,525)
Effect of changes in tax rates	229
	<u>(1,296)</u>

12. Reserves

Revaluation reserve

Recognises the difference between historical cost and revalued amounts.

Profit and loss account

Includes all current and prior period retained profits and losses.

13. Pension commitments

The company operates a defined benefit scheme for one director. This multi-employer scheme is accounted for as if it were a defined contribution scheme. Contributions are charged to the profit and loss as they fall due. The pension contributions paid by the Company to the fund amounted to £4,592 (£3,838). There are no outstanding pension contributions at the year end for the current or prior year.

Notes to the Financial Statements

For the Year Ended 31 March 2017

14. Related party transactions

Name of Related Party	Relationship
Trustees of Llanover Estate	R A E Herbert, CBE (Director holding trusteeship)
R E Phillips & Partners	R E Phillips, FRICS (Director with significant interest)

R A E Herbert and R E Phillips resigned as directors during the year.

During the year, Llanover Properties (Corby) Limited made purchases from Trustees of Llanover Estate of £7,240 (2016: £15,637) and R E Phillips & Partners of £75,349 (2016: £72,164).

At 31 March 2017, the Company owed £7,240 (2016: £15,637) to Trustees of Llanover Estate and £16,108 (2016: £Nil) to R E Phillips & Partners.

The Company has taken advantage of the exemption afforded under FRS 102 section 33, 'Related party disclosures', as a subsidiary undertaking which is 100% controlled by the ultimate parent undertaking, and has not disclosed transactions with other group companies. The ultimate parent undertaking of the company is Llanover Properties Limited.

15. Controlling party

The controlling party of the company is the ultimate parent company, Llanover Properties Limited, a company registered in England and Wales. This is the parent of the smallest and largest group of which the company is a member. Consolidated financial statements are not prepared.

Copies of the financial statements of Llanover Properties Limited are available from Companies House, Crown Way, Maindy, Cardiff, CF14 3UZ.