Registered number: 04153470

Royale Park Home Estates Limited

Unaudited

Financial statements

Information for filing with the registrar

For the Period Ended 30 September 2018

Royale Park Home Estates Limited
Registered number:04153470

Balance Sheet
As at 30 September 2018

	Note		30 September 2018 £		*30 November 2017 £*
Fixed assets					
Intangible assets			**29,443**		*34,999*
Tangible assets	7		**25,764,039**		*17,833,715*
			25,793,482		*17,868,714*
Current assets					
Stocks		**1,080,109**		*4,411,949*	
Debtors: amounts falling due within one year	9	**9,552,376**		*4,614,336*	
Cash at bank and in hand		**83,425**		*2,791*	
		10,715,910		*9,029,076*	
Creditors: amounts falling due within one year	10	**(7,204,228)**		*(14,499,361)*	
Net current assets/(liabilities)			**3,511,682**		*(5,470,285)*
Total assets less current liabilities			**29,305,164**		*12,398,429*
Creditors: amounts falling due after more than one year			**(11,406,369)**		*-*
Provisions for liabilities					
Deferred tax	12		**(2,074,484)**		*(1,095,388)*
Net assets			**15,824,311**		*11,303,041*
Capital and reserves					
Called up share capital			**100**		*100*
Revaluation reserve	14		**9,232,996**		*5,920,468*
Profit and loss account	14		**6,591,215**		*5,382,473*
			15,824,311		*11,303,041*

Balance Sheet (continued)
As at 30 September 2018

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the period in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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 have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

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

....

Robert Lee Jack Bull
Director
Date: 18 June 2019

The notes on pages 5 to 14 form part of these financial statements.

Statement of Changes in Equity
For the Period Ended 30 September 2018

	Called up share capital	Revaluation reserve	Profit and loss account	Total equity
	£	£	£	£
At 1 December 2017	100	5,920,468	5,382,473	11,303,041
Comprehensive income for the period				
Profit for the period	-	-	1,208,742	1,208,742
Surplus on revaluation of freehold property	-	4,291,624	-	4,291,624
Deferred tax charge on revaluation	-	(979,096)	-	(979,096)
Total comprehensive income for the period	-	3,312,528	1,208,742	4,521,270
At 30 September 2018	100	9,232,996	6,591,215	15,824,311

The notes on pages 5 to 14 form part of these financial statements.

Statement of Changes in Equity
For the Period Ended 30 November 2017

	Called up share capital	Revaluation reserve	Profit and loss account	Total equity
	£	£	£	£
At 1 December 2016	**100**	**5,789,228**	**3,891,519**	**9,680,847**
Comprehensive income for the year				
Profit for the year	-	-	1,490,954	1,490,954
Deferred tax charge on revaluation	-	131,240	-	131,240
Total comprehensive income for the year	-	131,240	1,490,954	1,622,194
At 30 November 2017	**100**	**5,920,468**	**5,382,473**	**11,303,041**

The notes on pages 5 to 14 form part of these financial statements.

1. General information

Royale Park Home Estates Limited is a Private company, limited by shares and incorporated in England and Wales under the Companies Act 2006. The address of the registered office is shown on the Company Information page.

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 Financial reporting standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.41(b), 11.41(c), 11.41(e), 11.41(f), 11.42, 11.44 to 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Royale Parks Limited as at 30 September 2018 and these financial statements may be obtained from Companies House, Crown Way, Cardiff, CF14 3UZ.

2.3 Going concern

The company is reliant upon the support of its parent company, Royale Parks Limited and fellow group subsidiaries.

The directors have prepared cash flow forecasts which demonstrate that the cash reserves of the group will be sufficient to meet the liabilities of the group as they fall due.

The directors are confident that the group has sufficient resources to continue as a going concern and have prepared the financial statements on that basis.

2. Accounting policies (continued)

2.4 Revenue

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 is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Pitch Fees
Pitch fees are recognised on an accruals basis in the period to which they relate.

Sale of Homes
Sales of homes are recognised when the risks and rewards of ownership are transferred to the customer, usually on occupation when the park home agreement is signed or the legal completion takes place.

2.5 Interest income

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

2.6 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.7 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the period in which they are incurred.

2.8 Current and deferred taxation

The tax expense for the period 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 balance sheet 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 Balance Sheet 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 balance sheet date.

2. Accounting policies (continued)

2.9 Intangible assets

Goodwill

Goodwill represents the difference between amounts paid on the cost of a business combination and the acquirer's interest in the fair value of its identifiable assets and liabilities of the acquiree at the date of acquisition. Subsequent to initial recognition, goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is amortised on a straight line basis to the Statement of Comprehensive Income over its useful economic life.

Other intangible assets

Intangible assets are initially recognised at cost. After recognition, under the cost model, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

All intangible assets are considered to have a finite useful life. If a reliable estimate of the useful life cannot be made, the useful life shall not exceed ten years.

Amortisation is provided on the following bases:

Goodwill	-	13 %

2.10 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:

Hire fleet	-	10%
Park plant & equipment	-	20%
Office & computer equipment	-	20%

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. Accounting policies (continued)

2.11 Revaluation of tangible fixed assets

Individual freehold and leasehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the Balance Sheet date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Statement of Comprehensive Income unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the excess losses are recognised in profit or loss.

2.12 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

2.13 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.

2.14 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.

2.15 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.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the directors have had to make the following judgements:

- Determine whether there are indicators of impairment of the Company's tangible and intangible assets. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the asset and where it is a component of a larger cash-generating unit, the viability and expected future performance of that unit.

Other key sources of estimation uncertainty

- Tangible fixed assets (see note 7)
  Tangible fixed assets, other than freehold properties, are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on the number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

4. Employees

The average monthly number of employees during the period was 32 (2017: 22).

The directors are executives of the holding company, Royale Parks Limited, and are also directors of other group entities. The directors were remunerated through Royale Parks Limited during the period, but it is not practicable to allocate this between their services as executives of Royale Parks Limited and their services as directors of the fellow subsidiaries.

5. Interest payable and similar expenses

	Period ended 30 September 2018 £	*Year ended 30 November 2017 £*
Bank interest payable	**11,248**	*7,505*
Early redemption charges	**216,205**	-
Intercompany interest payable	**126,792**	-
Hire purchase interest payable	**373,524**	-
	727,769	*7,505*

6. Intangible assets

	Goodwill £
Cost	
At 1 December 2017	**48,333**
At 30 September 2018	**48,333**
Amortisation	
At 1 December 2017	**13,334**
Charge for the year	**5,556**
At 30 September 2018	**18,890**
Net book value	
At 30 September 2018	**29,443**
At 30 November 2017	*34,999*

7. Tangible fixed assets

	Freehold property £	Hire fleet £	Motor vehicles £	Fixtures and fittings £	Office equipment £	Total £
Cost or valuation						
At 1 December 2017	**17,635,549**	**192,250**	**50,129**	**80,066**	**22,865**	**17,980,859**
Additions	**3,437,827**	**-**	**-**	**13,003**	**243,532**	**3,694,362**
Disposals	**-**	**-**	**(49,332)**	**-**	**-**	**(49,332)**
Revaluations	**4,291,624**	**-**	**-**	**-**	**-**	**4,291,624**
At 30 September 2018	**25,365,000**	**192,250**	**797**	**93,069**	**266,397**	**25,917,513**
Depreciation						
At 1 December 2017	**-**	**76,626**	**17,804**	**48,824**	**3,890**	**147,144**
Charge for the period	**-**	**(3,696)**	**7,697**	**9,474**	**17,985**	**31,460**
Disposals	**-**	**-**	**(25,130)**	**-**	**-**	**(25,130)**
At 30 September 2018	**-**	**72,930**	**371**	**58,298**	**21,875**	**153,474**
Net book value						
At 30 September 2018	**25,365,000**	**119,320**	**426**	**34,771**	**244,522**	**25,764,039**
At 30 November 2017	*17,635,549*	*115,624*	*32,325*	*31,242*	*18,975*	*17,833,715*

The borrowings in the parent entity, Royale Parks Limited are secured by way of a fixed charge over the assets of the group, this includes those held by this company.

The freehold property was valued in July 2018 by an independent 3rd party.

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

	30 September 2018 £	*30 November 2017 £*
Cost	**14,016,836**	*10,579,009*

8. Stocks

	30 September 2018 £	*30 November 2017 £*
Work in progress	**619,000**	*591,620*
Homes for resale	**461,109**	*3,820,329*
	1,080,109	*4,411,949*

9. Debtors

	30 September 2018 £	*30 November 2017 £*
Trade debtors	**248,480**	*416,283*
Amounts owed by group undertakings	**6,774,865**	-
Amounts owed by related parties	**858,177**	*391,004*
Other debtors	**797,699**	*3,759,916*
Prepayments and accrued income	**873,155**	*47,133*
	9,552,376	*4,614,336*

10. Creditors: Amounts falling due within one year

	30 September 2018 £	*30 November 2017 £*
Bank loans	-	*245,000*
Payments received on account	**79,641**	*165,000*
Trade creditors	**5,788,791**	*3,442,169*
Amounts owed to group undertakings	**109,662**	*8,808,937*
Amounts owed to related parties	**17,288**	-
Corporation tax	**1,036,798**	*1,036,798*
Other taxation and social security	**87,833**	*26,867*
Other creditors	**4,530**	*493,459*
Accruals and deferred income	**79,685**	*281,131*
	7,204,228	*14,499,361*

Trade Creditors includes £1.94m of liabilities which are secured over the homes to which they relate.

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

	30 September 2018 £	*30 November 2017 £*
Amounts owed to group undertakings	**11,406,369**	-

12. Deferred taxation

	2018 £
At beginning of year	(1,095,388)
Charged to profit or loss	-
Charged to other comprehensive income	(979,096)
At end of year	**(2,074,484)**

The provision for deferred taxation is made up as follows:

	30 September 2018 £	*30 November 2017 £*
Accelerated capital allowances	**(31,814)**	*(31,814)*
Tax on unrealised gain	**(2,042,670)**	*(1,063,574)*
	(2,074,484)	*(1,095,388)*

13. Share capital

	30 September 2018 £	*30 November 2017 £*
Allotted, called up and fully paid		
100 Ordinary shares of £1.00 each	**100**	*100*

14. Reserves

Revaluation reserve

The aggregate surplus or deficit arising on revaluation is transferred to the revaluation reserve except where a deficit is deemed to represent a permanent diminution in value in which case it is charged to the Statement of Comprehensive Income.

Profit and loss account

Profit and loss account represents cumulative profits or losses net of dividends paid and other adjustments.

15. Related party transactions

Time GB Group Limited
Time GB Group Limited is a related party by virtue of common shareholder and director. As at the Balance Sheet date Time GB Group Limited owed £825,265 (2017: £Nil) to the company. During the period to 30 September 2018 the company made sales to Time GB Group Limited of £1,065,750 (2017: £Nil).

Willows Park Gloucester Limited
Willows Park Gloucester Limited is a related party by virtue of common shareholder and director. As at the Balance Sheet date Willows Park Gloucester Limited was owed £14,578 (2017: £Nil) by the company. During the period the company made sales to Willows Park Gloucester Limited of £4,231 (2017: £Nil).

Sun-Valley Park Cornwall Limited
Sun-Valley Park Cornwall Limited is a related party by virtue of common shareholder and director. As at the Balance Sheet date Sun-Valley Park Cornwall Limited owed £20,310 (2017: £Nil) to the company. During the period the company made sales to Sun-Valley Park Cornwall Limited of £16,925 (2017: £Nil).

Norfolk Caravan Park Limited
Norfolk Caravan Park Limited is a related party by virtue of common shareholder and director. As at the Balance Sheet date Norfolk Caravan Park Limited owed £12,602 (2017: £Nil) to the company. During the period the company made sales to Norfolk Caravan Park Limited of £10,578 (2017: £Nil).

Stephen Meredith
Stephen Meredith is a related party by virtue of being a director and shareholder. As at the Balance Sheet date Stephen Meredith was owed £2,710 (2017: £Nil) by the company.

16. Controlling party

The company is a subsidiary of Royale Parks Limited, which is the ultimate parent company, incorporated in England and Wales. The directors consider that no one party controls the Group.