

Registration number: 04536717

Acorn Industrial Estates Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 31 March 2017



HALLIDAYS

MORE THAN JUST ACCOUNTANTS

Hallidays
Chartered Accountants
Riverside House
Kings Reach Business Park
Yew Street
Stockport
SK4 2HD

WEDNESDAY



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17/01/2018
COMPANIES HOUSE

Acorn Industrial Estates Limited

Company Information

Directors	Mr J F Gow Mr A A O'Brien
Registered office	No 1 St Paul's Square Liverpool Merseyside L3 9SJ
Bankers	Bank of Scotland Edinburgh 600 Gorgie Road Edinburgh EH11 3XP
Accountants	Hallidays Chartered Accountants Riverside House Kings Reach Business Park Yew Street Stockport SK4 2HD

Acorn Industrial Estates Limited
(Registration number: 04536717)
Balance Sheet as at 31 March 2017

		(As restated)	
	Note	2017 £	2016 £
Fixed assets			
Tangible assets	4	1,058	2,190
Investment property	5	<u>4,075,807</u>	<u>4,073,000</u>
		<u>4,076,865</u>	<u>4,075,190</u>
Current assets			
Stocks	6	75,000	-
Debtors	7	43,298	28,266
Cash at bank and in hand		<u>245,643</u>	<u>145,755</u>
		363,941	174,021
Creditors: Amounts falling due within one year	8	<u>(189,946)</u>	<u>(328,261)</u>
Net current assets/(liabilities)		<u>173,995</u>	<u>(154,240)</u>
Total assets less current liabilities		4,250,860	3,920,950
Creditors: Amounts falling due after more than one year	8	(2,133,980)	(1,901,915)
Provisions for liabilities		<u>(150,000)</u>	<u>(167,000)</u>
Net assets		<u>1,966,880</u>	<u>1,852,035</u>
Capital and reserves			
Called up share capital		70	70
Revaluation reserve		1,461,481	1,444,481
Profit and loss account		<u>505,329</u>	<u>407,484</u>
Total equity		<u>1,966,880</u>	<u>1,852,035</u>

Acorn Industrial Estates Limited

**(Registration number: 04536717)
Balance Sheet as at 31 March 2017**

For the financial year ending 31 March 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 19/12/17 and signed on its behalf by:



Mr A A O'Brien

Director

Acorn Industrial Estates Limited

Statement of Changes in Equity for the Year Ended 31 March 2017

	Share capital £	Revaluation reserve £	Profit and loss account £	Total £
At 1 April 2016	70	1,444,481	407,485	1,852,036
Profit for the year	-	-	170,844	170,844
Total comprehensive income	-	-	170,844	170,844
Dividends	-	-	(56,000)	(56,000)
Transfers	-	17,000	(17,000)	-
At 31 March 2017	70	1,461,481	505,329	1,966,880
	Share capital £	Revaluation reserve £	Profit and loss account £	Total £
At 1 April 2015	70	1,282,789	394,794	1,677,653
Profit for the year	-	-	286,282	286,282
Total comprehensive income	-	-	286,282	286,282
Dividends	-	-	(111,900)	(111,900)
Transfers	-	161,692	(161,692)	-
At 31 March 2016	70	1,444,481	407,484	1,852,035

The notes on pages 5 to 12 form an integral part of these financial statements.

Acorn Industrial Estates Limited

Notes to the Financial Statements for the Year Ended 31 March 2017

1 General information

The company is a private company limited by share capital incorporated in England.

The address of its registered office is:

No 1 St Paul's Square
Liverpool
Merseyside
L3 9SJ

These financial statements were authorised for issue by the Board on 19 December 2017.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Tangible assets

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Plant & machinery	20% straight line
Motor vehicles	33% straight line

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call 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 change in value.

Acorn Industrial Estates Limited

Notes to the Financial Statements for the Year Ended 31 March 2017

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Stocks

Property acquired for resale is stated at the lower of cost and estimated selling price less costs to complete and sell (net realisable value).

When stocks are sold, the carrying amount of those stocks is recognised as an expense in the period in which the related revenue is recognised. The amount of any write-down of stocks to net realisable value and all losses of stocks are recognised as an expense in the period in which the write-down or loss occurs. The amount of any reversal of any write-down of stocks is recognised as a reduction in the amount of stocks recognised as an expense in the period in which the reversal occurs.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Dividends

Dividend distribution to the company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

Acorn Industrial Estates Limited

Notes to the Financial Statements for the Year Ended 31 March 2017

Defined contribution pension obligation

A defined contribution plan is a pension plan under which fixed contributions are paid into a pension fund and the company has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised as employee benefit expense when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 4 (2016 - 4).

4 Tangible assets

	Motor vehicles £	Plant and machinery £	Total £
Cost or valuation			
At 1 April 2016	39,762	37,151	76,913
Disposals	<u>(39,762)</u>	<u>-</u>	<u>(39,762)</u>
At 31 March 2017	<u>-</u>	<u>37,151</u>	<u>37,151</u>
Depreciation			
At 1 April 2016	39,662	35,061	74,723
Charge for the year	-	1,032	1,032
Eliminated on disposal	<u>(39,662)</u>	<u>-</u>	<u>(39,662)</u>
At 31 March 2017	<u>-</u>	<u>36,093</u>	<u>36,093</u>
Carrying amount			
At 31 March 2017	<u>-</u>	<u>1,058</u>	<u>1,058</u>
At 31 March 2016	<u>100</u>	<u>2,090</u>	<u>2,190</u>

5 Investment properties

	2017 £
At 1 April	4,073,000
Additions	<u>2,807</u>
At 31 March	<u>4,075,807</u>

The Investment properties classed as fixed assets were revalued on 24th June 2016 by D A Baker MRICS of Lambert Smith Hampton who is external to the company. The basis of this valuation was Market Value in accordance with the RICS Professional Standards UK January 2014(Revised April 2015). This class of asset has a current value of £4,075,807 (2016-£4,073,000) and a carrying amount at historical cost of £2,053,827 (2016-£2,051,020) .

Acorn Industrial Estates Limited

Notes to the Financial Statements for the Year Ended 31 March 2017

6 Stocks

	2017 £	2016 £
Property held for resale	<u>75,000</u>	<u>-</u>

7 Debtors

	2017 £	2016 £
Trade debtors	21,078	16,611
Other debtors	<u>22,220</u>	<u>11,655</u>
Total current trade and other debtors	<u>43,298</u>	<u>28,266</u>

8 Creditors

	Note	2017 £	2016 £
Due within one year			
Bank loans and overdrafts	9	57,020	70,000
Trade creditors		27,309	15,360
Amounts owed to group undertakings and undertakings in which the company has a participating interest		-	45,371
Taxation and social security		24,998	5,976
Other creditors		<u>80,619</u>	<u>191,554</u>
		<u>189,946</u>	<u>328,261</u>
Due after one year			
Loans and borrowings	9	1,858,980	1,501,915
Other non-current financial liabilities		<u>275,000</u>	<u>400,000</u>
		<u>2,133,980</u>	<u>1,901,915</u>

9 Loans and borrowings

	2017 £	2016 £
Non-current loans and borrowings		
Bank borrowings	<u>1,858,980</u>	<u>1,501,915</u>

	2017 £	2016 £
Current loans and borrowings		
Bank borrowings	<u>57,020</u>	<u>70,000</u>

Acorn Industrial Estates Limited

Notes to the Financial Statements for the Year Ended 31 March 2017

Bank borrowings

Bank loan is denominated in with a nominal interest rate of 2.88% above the base rate, and the final instalment is due on 14 November 2028. The carrying amount at year end is £1,916,000 (2016 - £1,571,915).

The bank loan is secured by a legal charge over all the Investment properties held by The Bank of Scotland PLC.

10 Transition to FRS 102

Recategorisation of the property and recognition of deferred tax on the revaluation of the investment properties

Balance Sheet at 1 April 2015

	Note	As originally reported £	Reclassification £	Remeasurement £	As restated £
Fixed assets					
Tangible assets		3,876,366	(3,875,308)	-	1,058
Investment property		-	3,875,308	-	3,875,308
		<u>3,876,366</u>	<u>-</u>	<u>-</u>	<u>3,876,366</u>
Current assets					
Debtors		26,467	-	-	26,467
Cash at bank and in hand		180,949	-	-	180,949
		<u>207,416</u>	<u>-</u>	<u>-</u>	<u>207,416</u>
Creditors: Amounts falling due within one year		(303,212)	-	-	(303,212)
Net current liabilities		<u>(95,796)</u>	<u>-</u>	<u>-</u>	<u>(95,796)</u>
Total assets less current liabilities		3,780,570	-	-	3,780,570
Creditors: Amounts falling due after more than one year		(1,971,916)	-	-	(1,971,916)
Provisions for liabilities		-	-	(131,000)	(131,000)
Net assets/(liabilities)		<u>1,808,654</u>	<u>-</u>	<u>(131,000)</u>	<u>1,677,654</u>
Capital and reserves					
Called up share capital		70	-	-	70
Revaluation reserve		1,413,789	-	(131,000)	1,282,789
Profit and loss account		394,795	-	-	394,795
Total equity		<u>1,808,654</u>	<u>-</u>	<u>(131,000)</u>	<u>1,677,654</u>

Acorn Industrial Estates Limited

Notes to the Financial Statements for the Year Ended 31 March 2017

Balance Sheet at 31 March 2016

	Note	As originally reported £	Reclassification £	Remeasurement £	As restated £
Fixed assets					
Tangible assets		4,075,191	(4,073,000)	-	2,191
Investment property		-	4,073,000	-	4,073,000
		<u>4,075,191</u>	<u>-</u>	<u>-</u>	<u>4,075,191</u>
Current assets					
Debtors		28,268	-	-	28,268
Cash at bank and in hand		145,755	-	-	145,755
		<u>174,023</u>	<u>-</u>	<u>-</u>	<u>174,023</u>
Creditors: Amounts falling due within one year		<u>(328,262)</u>	<u>-</u>	<u>-</u>	<u>(328,262)</u>
Net current liabilities		<u>(154,239)</u>	<u>-</u>	<u>-</u>	<u>(154,239)</u>
Total assets less current liabilities		3,920,952	-	-	3,920,952
Creditors: Amounts falling due after more than one year		(1,901,915)	-	-	(1,901,915)
Provisions for liabilities		-	(167,000)	-	(167,000)
Net assets/(liabilities)		<u>2,019,037</u>	<u>(167,000)</u>	<u>-</u>	<u>1,852,037</u>
Capital and reserves					
Called up share capital		70	-	-	70
Revaluation reserve		1,611,481	(167,000)	-	1,444,481
Profit and loss account		<u>407,486</u>	<u>-</u>	<u>-</u>	<u>407,486</u>
Total equity		<u>2,019,037</u>	<u>(167,000)</u>	<u>-</u>	<u>1,852,037</u>

Acorn Industrial Estates Limited

Notes to the Financial Statements for the Year Ended 31 March 2017

Profit and Loss Account for the year ended 31 March 2016

	Note	As originally reported £	Reclassification £	Remeasurement £	As restated £
Turnover		475,255	-	-	475,255
Cost of sales		<u>(35,899)</u>	-	-	<u>(35,899)</u>
Gross profit		439,356	-	-	439,356
Administrative expenses		<u>(145,749)</u>	-	-	<u>(145,749)</u>
Operating profit		<u>293,607</u>	-	-	<u>293,607</u>
Income from other fixed asset investments		-	197,692	-	197,692
Other interest receivable and similar income		1,843	-	-	1,843
Interest payable and similar expenses		<u>(138,953)</u>	-	-	<u>(138,953)</u>
		<u>(137,110)</u>	<u>197,692</u>	-	<u>60,582</u>
Profit before tax		156,497	197,692	-	354,189
Taxation		<u>(31,906)</u>	-	<u>(36,000)</u>	<u>(67,906)</u>
Profit/(loss) for the financial year		<u>124,591</u>	<u>197,692</u>	<u>(36,000)</u>	<u>286,283</u>