

Sable Cottage Limited

Annual Report and Unaudited Financial Statements
for the Year Ended 31 March 2017

Kells Accounting Limited
Chartered Certified Accountants
68 Livingstone Road
Kings Heath
Birmingham
B14 6DN

Sable Cottage Limited

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Sable Cottage Limited

Company Information

Directors	Mr A K Patel Mr S A Patel
Registered office	1 Glanville Drive Sutton Coldfield West Midlands B75 5HW
Bankers	Royal Bank of Scotland 79/83 Colmore Row Birmingham B3 2AP
Accountants	Kells Accounting Limited Chartered Certified Accountants 68 Livingstone Road Kings Heath Birmingham B14 6DN

**Chartered Certified Accountants' Report to the Board of Directors on the Preparation of the
Unaudited Statutory Accounts of
Sable Cottage Limited
for the Year Ended 31 March 2017**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Sable Cottage Limited for the year ended 31 March 2017 as set out on pages 3 to 15 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at
<http://www.accaglobal.com/gb/en/discover/public-valuc/rulcbook.html>.

This report is made solely to the Board of Directors of Sable Cottage Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the accounts of Sable Cottage Limited and state those matters that we have agreed to state to the Board of Directors of Sable Cottage Limited, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at <http://www.accaglobal.com/gb/en/technical-activities/technical-resources-search/2009/october/factsheet-163-audit-exempt-companies.html>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Sable Cottage Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Sable Cottage Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Sable Cottage Limited. You consider that Sable Cottage Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Sable Cottage Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

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Kells Accounting Limited
Chartered Certified Accountants
68 Livingstone Road
Kings Heath
Birmingham
B14 6DN

11 September 2017

Sable Cottage Limited
(Registration number: 07014039)
Balance Sheet as at 31 March 2017

	Note	2017 £	2016 £
Fixed assets			
Intangible assets	<u>4</u>	80,625	107,500
Tangible assets	<u>5</u>	1,902,009	1,919,265
		<u>1,982,634</u>	<u>2,026,765</u>
Current assets			
Stocks	<u>6</u>	2,500	2,500
Debtors	<u>7</u>	118,601	143,595
Cash at bank and in hand		226,502	91,499
		347,603	237,594
Creditors: Amounts falling due within one year	<u>8</u>	<u>(135,732)</u>	<u>(86,919)</u>
Net current assets		<u>211,871</u>	<u>150,675</u>
Total assets less current liabilities		2,194,505	2,177,440
Creditors: Amounts falling due after more than one year	<u>8</u>	(1,478,180)	(1,580,108)
Provisions for liabilities		<u>(114,819)</u>	<u>(106,934)</u>
Net assets		<u>601,506</u>	<u>490,398</u>
Capital and reserves			
Called up share capital		100	100
Revaluation reserve		601,324	601,324
Profit and loss account		82	(111,026)
Total equity		<u>601,506</u>	<u>490,398</u>

The notes on pages 5 to 15 form an integral part of these financial statements.

Sable Cottage Limited

(Registration number: 07014039)

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 Directors Report or the Profit and Loss Account has been taken.

Approved and authorised by the Board on 11 September 2017 and signed on its behalf by:

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Mr S A Patel

Director

The notes on pages 5 to 15 form an integral part of these financial statements.

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Sable Cottage 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 & Wales. The company's registration number is 07014039.

The address of its registered office is:

1 Glanville Drive
Sutton Coldfield
West Midlands
B75 5HW

The principal place of business is:

Chester Road
Kelsall
Tarporey
Chester
CW6 0RZ

These financial statements were authorised for issue by the Board on 11 September 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.

The financial statements are presented in sterling which is the functional currency of the company and rounded to the nearest £.

Sable Cottage Limited

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

Changes in accounting policy

First time adoption of FRS102

These financial statements are the first financial statements of Sable Cottage Limited prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102). The financial statements of Sable Cottage Limited for the year ended 31 March 2016 were prepared in accordance with previous UK GAAP, so for the company having an 31 March 2017 year end, the 1 April 2015 is the 'transition date' and the start of the comparative period in the first mandatory FRS 102 accounts.

Some of the FRS 102 recognition, measurement, presentation and disclosure requirements and accounting policy choices differ from previous UK GAAP. The directors have taken advantage of certain exemptions from the requirements of FRS 102 permitted by FRS 102 Chapter 35 'Transition to this FRS'.

There has been no impact on the reporting of financial performance or financial position as shown under previous UK GAAP at the date of transition to FRS 102 or in the comparative period.

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

The amount of revenue can be reliably measured;

it is probable that future economic benefits will flow to the entity;

and specific criteria have been met for each of the company's activities.

Tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

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 taxable income.

Deferred income tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements and on unused tax losses or tax credits in the company. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

The carrying amount of deferred tax assets are reviewed at each reporting date and a valuation allowance is set up against deferred tax assets so that the net carrying amount equals the highest amount that is more likely than not to be recovered based on current or future taxable profit.

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.

Sable Cottage Limited

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

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
Fixtures, fittings and equipment	20% straight line
Land and buildings	2% straight line

Goodwill

Goodwill arising on the acquisition of an entity represents the excess of the cost of acquisition over the company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the entity recognised at the date of acquisition. Goodwill is initially recognised as an asset at cost and is subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is held in the currency of the acquired entity and revalued to the closing rate at each reporting period date. Goodwill is amortised over its useful life, which shall not exceed ten years if a reliable estimate of the useful life cannot be made.

Amortisation

Amortisation is provided on intangible assets so as to write off the cost, less any estimated residual value, over their useful life as follows:

Asset class	Amortisation method and rate
Goodwill	10% straight line

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.

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

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost is determined using the first-in, first-out (FIFO) method.

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.

Sable Cottage Limited

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

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.

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.

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

Financial instruments

Trade debtors

Trade debtors which are receivable within one year and which do not constitute a financing transaction are initially measured at the transaction price. Trade debtors are subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses.

Where the arrangement with a trade debtor constitutes a financing transaction, the debtor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument.

A provision for impairment of trade debtors is established when there is objective evidence that the amounts due will not be collected according to the original terms of the contract. Impairment losses are recognised in profit or loss for the excess of the carrying value of the trade debtor over the present value of the future cash flows discounted using the original effective interest rate. Subsequent reversals of an impairment loss that objectively relate to an event occurring after the impairment loss was recognised, are recognised immediately in profit or loss.

Financial instruments are classified as liabilities and equity instruments 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 Company after deducting all of its liabilities.

Trade creditors

Trade creditors payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

Where the arrangement with a trade creditor constitutes a financing transaction, the creditor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar instrument.

Borrowings

Borrowings are initially recognised at the transaction price, including transaction costs, and subsequently measured at amortised cost using the effective interest method. Interest expense is recognised on the basis of the effective interest method and is included in interest payable and other similar charges.

Commitments to receive a loan are measured at cost less impairment.

A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party. A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

3 Staff numbers

The average number of persons employed (including directors) during the year, was 38 (2016 - 33).

Sable Cottage Limited

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

4 Intangible assets

	Goodwill £	Total £
Cost or valuation		
At 1 April 2016	268,750	268,750
At 31 March 2017	268,750	268,750
Amortisation		
At 1 April 2016	161,250	161,250
Amortisation charge	26,875	26,875
At 31 March 2017	188,125	188,125
Carrying amount		
At 31 March 2017	80,625	80,625
At 31 March 2016	107,500	107,500

The aggregate amount of research and development expenditure recognised as an expense during the period is £Nil (2016 - £Nil).

5 Tangible assets

	Land and buildings £	Furniture, fittings and equipment £	Total £
Cost or valuation			
At 1 April 2016	1,736,609	622,823	2,359,432
Additions	-	5,999	5,999
At 31 March 2017	1,736,609	628,822	2,365,431
Depreciation			
At 1 April 2016	8,683	431,484	440,167
Charge for the year	8,683	14,572	23,255
At 31 March 2017	17,366	446,056	463,422
Carrying amount			
At 31 March 2017	1,719,243	182,766	1,902,009
At 31 March 2016	1,727,926	191,339	1,919,265

Included within the net book value of land and buildings above is £1,719,243 (2016 - £1,727,926) in respect of freehold land and buildings.

Revaluation

Sable Cottage Limited

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

The fair value of the company's land and buildings was revalued on 31 March 2015. An independent valuer was not involved. The property was valued by the directors at the accounting year end based on similar properties in the area. Had this class of asset been measured on a historical cost basis, the carrying amount would have been £998,401 (2016 - £1,011,843).

6 Stocks

	2017 £	2016 £
Finished goods and goods for resale	2,500	2,500

7 Debtors

	2017 £	2016 £
Trade debtors	96,426	119,153
Other debtors	1,415	2,171
Prepayments	20,760	22,271
Total current trade and other debtors	118,601	143,595

8 Creditors

	Note	2017 £	2016 £
Due within one year			
Loans and overdrafts	<u>8.1</u>	71,411	58,039
Trade creditors		1,464	5,650
Taxation and social security		18,486	-
Accrued expenses		23,230	23,230
Corporation tax liability		21,141	-
		135,732	86,919
Due after one year			
Loans and borrowings	<u>8.1</u>	1,478,180	1,580,108

Sable Cottage Limited

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

8.1 Loans and borrowings

	2017 £	2016 £
Current loans and borrowings		
Bank borrowings	61,559	58,039
Other borrowings	9,852	-
	<u>71,411</u>	<u>58,039</u>

	2017 £	2016 £
Non-current loans and borrowings		
Bank borrowings	1,170,989	1,232,748
Other borrowings	307,191	347,360
	<u>1,478,180</u>	<u>1,580,108</u>

9 Share capital

Allotted, called up and fully paid shares

	2017		2016	
	No.	£	No.	£
Ordinary shares of £1 each	100	100	100	100

Rights, preferences and restrictions

Ordinary shares have the following rights, preferences and restrictions:
 Holders of the ordinary share capital have a right to vote and receive dividends.

10 Dividends

	2017 £	2016 £
Final dividend of £55.00 (2016 - £Nil) per ordinary share	5,500	-

Sable Cottage Limited

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

11 Related party transactions

Summary of transactions with associates

The Seymour Home Ltd

Loans from related parties

	Associates £
2017	
At start of period	347,360
Repaid	<u>(40,169)</u>
At end of period	<u><u>307,191</u></u>
2016	

12 Transition to FRS 102

The accounts have been adjusted to reflect the revaluation of the freehold property to open market value at the date of transition and the deferred tax upon the revaluation.

Balance Sheet at 1 April 2015

Note	As originally reported £	Reclassification £	Remeasurement £	As restated £
Fixed assets				
Intangible assets	134,375	-	-	134,375
Tangible assets	<u>1,216,530</u>	<u>-</u>	<u>711,324</u>	<u>1,927,854</u>
	<u>1,350,905</u>	<u>-</u>	<u>711,324</u>	<u>2,062,229</u>
Current assets				
Stocks	1,500	-	-	1,500
Debtors	204,977	-	-	204,977
Cash at bank and in hand	<u>49,964</u>	<u>-</u>	<u>-</u>	<u>49,964</u>
	256,441	-	-	256,441
Creditors: Amounts falling due within one year	<u>(102,066)</u>	<u>-</u>	<u>-</u>	<u>(102,066)</u>
Net current assets	<u>154,375</u>	<u>-</u>	<u>-</u>	<u>154,375</u>
Total assets less current liabilities	1,505,280	-	711,324	2,216,604
Creditors: Amounts falling due after more than one year	(1,662,628)	-	-	(1,662,628)

Provisions for liabilities	<u>19,417</u>	<u>-</u>	<u>(110,000)</u>	<u>(90,583)</u>
Net (liabilities)/assets	<u>(137,931)</u>	<u>-</u>	<u>601,324</u>	<u>463,393</u>

Sable Cottage Limited

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

Note	As originally reported £	Reclassification £	Remeasurement £	As restated £
Capital and reserves				
Called up share capital	(100)	-	-	(100)
Revaluation reserve	-	-	(601,324)	(601,324)
Profit and loss account	138,031	-	-	138,031
	<hr/>	<hr/>	<hr/>	<hr/>
Total equity	137,931	-	(601,324)	(463,393)
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Sable Cottage 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				
Intangible assets	107,500	-	-	107,500
Tangible assets	1,203,182	-	716,083	1,919,265
	<u>1,310,682</u>	<u>-</u>	<u>716,083</u>	<u>2,026,765</u>
Current assets				
Stocks	2,500	-	-	2,500
Debtors	143,595	-	-	143,595
Cash at bank and in hand	91,499	-	-	91,499
	<u>237,594</u>	<u>-</u>	<u>-</u>	<u>237,594</u>
Creditors: Amounts falling due within one year	<u>(86,919)</u>	<u>-</u>	<u>-</u>	<u>(86,919)</u>
Net current assets	<u>150,675</u>	<u>-</u>	<u>-</u>	<u>150,675</u>
Total assets less current liabilities	1,461,357	-	716,083	2,177,440
Creditors: Amounts falling due after more than one year	(1,580,108)	-	-	(1,580,108)
Provisions for liabilities	<u>3,066</u>	<u>-</u>	<u>(110,000)</u>	<u>(106,934)</u>
Net (liabilities)/assets	<u>(115,685)</u>	<u>-</u>	<u>606,083</u>	<u>490,398</u>
Capital and reserves				
Called up share capital	(100)	-	-	(100)
Revaluation reserve	-	-	(601,324)	(601,324)
Profit and loss account	<u>115,785</u>	<u>-</u>	<u>(4,759)</u>	<u>111,026</u>
Total equity	<u>115,685</u>	<u>-</u>	<u>(606,083)</u>	<u>(490,398)</u>

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