

MOUNT ANVIL (BUCKHOLD ROAD COMMERCIAL) LIMITED

Report and Financial Statements

Year Ended 31 December 2016

Company number: 08523232

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MOUNT ANVIL (BUCKHOLD ROAD COMMERCIAL) LIMITED

Annual report and financial statements for the year ended 31 December 2016

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Directors

P R Burslem
J A Spring
D R J Hurley

Secretary and registered office

E T Anderson
140 Aldersgate Street
London
EC1A 4HY

Company number

08523232

Auditors

BDO LLP
55 Baker Street
London
W1U 7EU

MOUNT ANVIL (BUCKHOLD ROAD COMMERCIAL) LIMITED

Report of the directors for the year ended 31 December 2016

The directors present their report together with the audited financial statements for the year ended 31 December 2016.

Results and principal activities

The principal activity of the Mount Anvil (Buckhold Road Commercial) Limited in the year was that of a commercial property developer. The company made a profit before tax of £1,776,000 (2015: £60,000). A dividend of £1,350,000 (2015: £nil) was paid in the year.

Directors

The following directors have held office during the year:

P R Burslem
J A Spring
D R J Hurley (appointed 24 March 2016)

Directors' responsibilities

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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), 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 year. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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.

Auditors

The current directors have taken all the steps that they ought to have taken to make themselves aware of any information needed by the company's auditors for the purposes of their audit and to establish that the auditors are aware of that information. The directors are not aware of any relevant audit information of which the auditors are unaware.

BDO LLP have expressed their willingness to continue in office and a resolution to reappoint them will be proposed at the next annual general meeting.

In preparing the directors' report advantage has been taken of the provisions applicable to companies subject to the small companies' regime.

By order of the Board



E T Anderson
Secretary

Date:

27 July 2017

MOUNT ANVIL (BUCKHOLD ROAD COMMERCIAL) LIMITED

Independent auditor's report to the members of Mount Anvil (Buckhold Road Commercial) Limited

We have audited the financial statements of Mount Anvil (Buckhold Road Commercial) Limited for the year ended 31 December 2016 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and the related notes. 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).

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 auditors

As explained more fully in the statement of directors' responsibilities, 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 (FRC'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 FRC'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 December 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, 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 the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

MOUNT ANVIL (BUCKHOLD ROAD COMMERCIAL) LIMITED

Independent auditor's report to the directors of Mount Anvil (Buckhold Road Commercial) Limited (*continued*)

Matters on which we are required to report by exception

In the light of the 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the strategic report.

BDO LLP

Thomas Edward Goodworth (senior statutory auditor)
For and on behalf of BDO LLP, statutory auditor
55 Baker Street
London
W1U 7EU

Date *27/07/17*

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

MOUNT ANVIL (BUCKHOLD ROAD COMMERCIAL) LIMITED**Statement of Comprehensive Income for the year ended 31 December 2016**

	Note	2016 £'000	2015 £'000
Turnover	3	4,102	60
Cost of sales		(2,326)	-
Gross profit		1,776	60
Administrative expenses		-	-
Operating profit and profit on ordinary activities before tax	4	1,776	60
Taxation on profit on ordinary activities	6	(355)	-
Profit and total comprehensive income for the year		1,421	60

All amounts relate to continuing operations.

The notes on pages 7 to 11 form part of these financial statements.

MOUNT ANVIL (BUCKHOLD ROAD COMMERCIAL) LIMITED

Statement of Financial Position as at 31 December 2016
Registration Number: 08523232

	Note	2016 £'000	2015 £'000
Current assets			
Stock	7	-	2,208
Debtors	8	4,013	137
		<u>4,013</u>	<u>2,345</u>
Creditors: amounts falling due within one year	9	(3,882)	(2,285)
		<u>131</u>	<u>60</u>
Net current assets			
		<u>131</u>	<u>60</u>
Total assets less current liabilities			
		<u>131</u>	<u>60</u>
Net assets		<u>131</u>	<u>60</u>
Capital and reserves			
Called up share capital	11	-	-
Profit and loss account		131	60
		<u>131</u>	<u>60</u>
Shareholder's funds		<u>131</u>	<u>60</u>

The notes on pages 7 to 11 form part of these financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors and authorised for issue on 27 July 2017



P R Burslem
Director

MOUNT ANVIL (BUCKHOLD ROAD COMMERCIAL) LIMITED**Statement of Changes in Equity as at 31 December 2016**

	Share capital £'000	Profit and loss account £'000	Total equity £'000
At 1 January 2015	-	-	-
Comprehensive income for the year			
Profit for the year	-	60	60
Total comprehensive income for the year	-	60	60
At 31 December 2015	-	60	60
At 1 January 2016	-	60	60
Comprehensive income for the year			
Profit for the year	-	1,421	1,421
Total comprehensive income for the year	-	1,421	1,421
Contributions by and distributions to owners			
Dividends paid	-	(1,350)	(1,350)
Total transactions with owners	-	(1,350)	(1,350)
At 31 December 2016	-	131	131

The notes on pages 7 to 11 form part of these financial statements.

MOUNT ANVIL (BUCKHOLD ROAD COMMERCIAL) LIMITED

Notes to the financial statements for the year ended 31 December 2016

1. Accounting policies

The principal accounting policies are summarised below. They have all been applied consistent throughout the period.

1.1 Basis of preparation of financial statements

The address of the company's registered office and the principal activities of the company are set out on the contents page and in the directors' report on page 1 respectively.

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The financial statements are prepared in sterling (£) which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest thousand.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company's accounting policies (see note 2).

The following principal accounting policies have been applied:

1.2 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); and
- the requirements of Section 33 Related Party Disclosures.

1.3 Turnover

Turnover represents the value of unconditional commercial property sales, net of value added tax.

1.4 Stock

Stock is stated at the lower of cost and net realisable value. Net realisable value is based on estimated selling price less additional cost to completion and disposal. Stock includes attributable interest, but excludes certain sales and marketing costs. At each reporting date, inventories are assessed for impairment. If stocks are impaired the carrying amount is reduced to its selling price less costs to complete and sell.

1.5 Debtors

Short term debtors are measured at transaction price, less any impairment.

1.6 Creditors

Short term creditors are measured at the transaction price.

1.7 Financial instruments

Financial assets

Financial assets, other than investments, are initially measured at transaction price (including transaction costs) and subsequently held at cost, less any impairment.

Financial liabilities and equity

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than the financial instrument's legal form. Financial liabilities are initially measured at transaction price (including transaction costs) and subsequently held at amortised cost.

MOUNT ANVIL (BUCKHOLD ROAD COMMERCIAL) LIMITED

Notes to the financial statements for the year ended 31 December 2016 (*continued*)

1. Accounting policies (continued)

1.8 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 change 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 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;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where they relate to timing differences in respect of interests in subsidiaries and joint ventures and the Company can control the reversal of the timing differences and such reversal is not considered probable in the foreseeable future.

Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

1.9 Reserves

The company's reserves are as follows:

- Called up share capital represents the nominal value of the shares issued.
- Profit and loss account represents the cumulative profits or losses, net of dividends paid and other adjustments.

1.10 Going concern

The financial statements have been prepared on a going concern basis, the directors consider the company is able to continue as a going concern based on the strong financial position of the company being sufficient to meet the liabilities of the company as they fall due.

MOUNT ANVIL (BUCKHOLD ROAD COMMERCIAL) LIMITED

Notes to the financial statements for the year ended 31 December 2016 (*continued*)

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

In preparing these financial statements, the directors have made the following judgements:

Carrying value of land and work in progress and estimation of costs to complete

The company holds inventories stated at the lower of cost and net realisable value. Such inventories include land and work in progress. As residential development is largely speculative by nature, not all inventories are covered by forward sales contracts. Furthermore due to the nature of the company's activity and, in particular the length of the development cycle, the company has to assess the risks and forecast the costs in future years to complete on such developments.

In making such assessments and allocations, there is a degree of inherent estimation uncertainty. The company has established internal controls designed to effectively assess and centrally review inventory carrying values and ensure the appropriateness of the estimates made.

Revenue recognition

Assumptions are made which complement external certifications to assess whether the building work for properties sold is physically complete and legal completion is highly probable and hence whether the company's revenue recognition criteria have been satisfied.

3. Turnover

Turnover represents the value of unconditional commercial property sales, net of value added tax. All turnover arose within the United Kingdom.

4. Operating profit

The audit fee for the year of £2,500 (2015: the audit fee was borne by a group company) has been included in cost of sales.

5. Employees

The company has no employees in the year (2015: none) and the directors did not receive any remuneration (2015 £nil).

MOUNT ANVIL (BUCKHOLD ROAD COMMERCIAL) LIMITED

Notes to the financial statements for the year ended 31 December 2016 (*continued*)

6. Taxation

	2016 £'000	2015 £'000
<i>UK corporation tax</i>		
Current tax on profits for the year	355	-
Taxation on profit on ordinary activities	355	-

FACTORS AFFECTING TAX CHARGE FOR THE YEAR

The tax assessed for the year is the same as (2015: lower than) the standard rate of corporation tax in the UK of 20% (2015: 20.25%). The differences are explained below:

	2016 £'000	2015 £'000
Profit on ordinary activities before tax	1,776	60
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 20% (2015: 20.25%)	355	12
Effects of:		
Group relief claimed	-	(12)
Total tax charge for the year	355	-

7. Stock

	2016 £'000	2015 £'000
Work in progress	-	2,208

Stock recognised in the statement of comprehensive income as cost of sales during the year was £2,326,000 (2015: £nil).

8. Debtors

	2016 £'000	2015 £'000
Trade debtors	-	33
Amounts due from fellow subsidiaries	4,013	104
	4,013	137

All amounts fall due for repayment within one year.

MOUNT ANVIL (BUCKHOLD ROAD COMMERCIAL) LIMITED

Notes to the financial statements for the year ended 31 December 2016 (*continued*)

9. Creditors: amounts falling due within one year

	2016 £'000	2015 £'000
Amounts owed to fellow subsidiaries	2,162	2,162
Amounts owed to parent company	1,350	-
Corporation tax	355	-
Other creditors	10	10
Accruals and deferred income	5	113
	<u>3,882</u>	<u>2,285</u>

10. Financial instruments

All financial assets and financial liabilities are measured at amortised cost.

Financial assets measured at amortised cost comprise trade receivables and short term receivables due from fellow subsidiaries.

Financial liabilities measured at amortised cost comprise other creditors, short term payables owing to fellow subsidiaries and accruals.

11. Share capital

	2016 £	2015 £
<i>Authorised</i>		
1,000 Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
<i>Allotted, called up and fully paid</i>		
1 Ordinary share of £1 each	<u>1</u>	<u>1</u>

12. Controlling party

At 31 December 2016 and 31 December 2015 the company's immediate parent company was Mount Anvil New Holdings Limited and the company's ultimate parent undertaking was Mount Anvil Group Limited. At 31 December 2016 and 31 December 2015 the company's ultimate controlling party was C K Hurley.

Copies of the consolidated financial statements of Mount Anvil New Holdings Limited and Mount Anvil Group Limited are available from the company's registered office, 140 Aldersgate Street, London, EC1A 4HY.