

PINNACLE PLACEMAKING LIMITED

**DIRECTORS' REPORT AND FINANCIAL
STATEMENTS**

For the year to 31 March 2016



Company number 08777384

PINNACLE PLACEMAKING LIMITED
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For the period ended 31 March 2016

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PINNACLE PLACEMAKING LIMITED

DIRECTORS' REPORT

For the year ended 31 March 2016

FINANCIAL STATEMENTS

The directors present their report and the financial statements of Pinnacle Placemaking Limited (the "Company") for the year to 31 March 2016. During the year the Company adopted Financial Reporting Standard 101 'Reduced Disclosure Framework' ("FRS 101").

The prior year relates to the period from incorporation to the first balance sheet date therefore a third balance sheet has not been prepared as part of the transition for FRS 101.

PRINCIPAL ACTIVITY AND REVIEW OF BUSINESS

The principal activity of the Company is the development of new build residential properties followed by sale.

RESULTS AND DIVIDENDS

The loss for the year after taxation amounted to £26,000 (2015: £4,000). The directors do not recommend the payment of a dividend.

DIRECTORS

The directors who served during the period were as follows:

PMA Lloyd	
MWH Penny	(resigned 31 December 2015)
HA Saunders	(appointed 31 December 2015)

STATEMENT OF INFORMATION PROVIDED TO AUDITOR

Each of the directors has confirmed that:

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

This report has been prepared in accordance with the special provision of part 15 of the Companies Act 2006 relating to small entities.

This report was approved by the Board on 16 August 2016.



H Andrew Saunders
Group Finance & Resources Director
First Floor
6 St. Andrew Street
London
EC4A 3AE

PINNACLE PLACEMAKING LIMITED
STATEMENT OF DIRECTORS' RESPONSIBILITIES
For the year ended 31 March 2016

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 period. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 101 *Reduced Disclosure Framework*.

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 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;
- 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 enable them to ensure that the financial statements comply with the Companies Act 2006. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PINNACLE PLACEMAKING LIMITED

For the year ended 31 March 2016

We have audited the financial statements of Pinnacle Placemaking Limited for the period ended 31 March 2016 set out on pages 4 to 11. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice), including FRS 101 Reduced Disclosure Framework.

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 set out on page 2, 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 Auditing Practices Board'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 2016 and of its loss for the period then ended
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice; 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 the information given in the Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

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 take advantage of the small companies' exemption from the requirement to prepare a strategic report.



Shaun Kirby (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
15 Canada Square
London, E14 5GL
16 August 2016

PINNACLE PLACEMAKING LIMITED**STATEMENT OF PROFIT AND LOSS & OTHER COMPREHENSIVE INCOME**

For the year ended 31 March 2016

	Note	2016 £000	2015 £000
Revenue	1	20	3
Other external charges		(4)	(1)
Operating profit	2	16	2
Interest payable and similar charges	3	(49)	(7)
Loss on ordinary activities before taxation		(33)	(5)
Tax on loss on ordinary activities	4	7	1
Loss for the financial period		(26)	(4)

There are no recognised gains or losses for the financial year other than as stated in the profit and loss account and therefore no other comprehensive income statement has been presented.

All the above amounts are attributable to continuing operations.

There is no difference between the loss on ordinary activities before taxation and the loss for the period stated above, and their historical cost equivalents.

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

PINNACLE PLACEMAKING LIMITED
STATEMENT OF FINANCIAL POSITION
As at 31 March 2016

	Notes	31 March 2016 £000	31 March 2015 £000
Current assets			
Inventories	5	1,063	1,061
Trade and other receivables	6	4	3
Total current assets		1,067	1,064
Trade and other payables	7	(1,097)	(1,068)
Net current liabilities		(30)	(4)
Net liabilities		(30)	(4)
CAPITAL AND RESERVES			
Called up share capital		-	-
Profit and loss account		(30)	(4)
Total equity shareholders' funds		(30)	(4)

These financial statements were approved and authorised for issue by the board and were signed on its behalf on 16 August 2016.



H Andrew Saunders
Group Finance & Resources Director

Company number: 08777384

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

PINNACLE PLACEMAKING LIMITED
STATEMENT OF CHANGES IN EQUITY
As at 31 March 2016

	Share capital £000	Retained earnings £000	Total equity £000
Balance at 15 th November 2013	-	-	-
Loss for the period	-	(4)	(4)
Balance at 31 st March 2015	-	(4)	(4)
Loss for the year	-	(26)	(26)
Balance at 31st March 2016	-	(30)	(30)

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

PINNACLE PLACEMAKING LIMITED
NOTES TO THE ACCOUNTS
For the period ended 31 March 2015

1 ACCOUNTING POLICIES

Pinnacle Placemaking Limited (the "Company") is a company incorporated and domiciled in the UK.

These financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101"). The amendments to FRS 101 (2013/14 Cycle) issued in July 2014 and effective immediately have been applied.

In preparing these financial statements, the Company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs"), but makes amendments where necessary in order to comply with Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

In the transition to FRS 101, the Company has applied IFRS 1 whilst ensuring that its assets and liabilities are measured in compliance with FRS 101. An explanation of how the transition to FRS 101 has affected the reported financial position, financial performance and cash flows of the Company is provided in note 12.

In these financial statements, the company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- a Cash Flow Statement and related notes;
- Disclosures in respect of transactions with wholly owned subsidiaries;

As the consolidated financial statements of Pinnacle Group Limited include the equivalent disclosures, the Company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

- Certain disclosures required by IAS 36 Impairment of assets in respect of the impairment of goodwill and indefinite life intangible assets;
- Certain disclosures required by IFRS 13 Fair Value Measurement and the disclosures required by IFRS 7 Financial Instrument Disclosures

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements, however no opening FRS 101 IFRS balance sheet has been prepared as the company was incorporated in the prior year.

1.1 MEASUREMENT CONVENTION

The financial statements are prepared on the historical cost basis.

1.2 GOING CONCERN

The financial statements have been prepared on a going concern basis. The company has accumulated losses to date of £30k but acts as a holding company for the investment in the Foxley Road site. The losses are as a result of intercompany interest charges but has support from the parent company, Pinnacle Group Limited. On this basis the Directors believe that the Company will have adequate resources to continue in operational existence for the foreseeable future and meet its obligations as they fall due.

PINNACLE PLACEMAKING LIMITED

NOTES TO THE ACCOUNTS

For the period ended 31 March 2015

1.3 NON-DERIVATIVE FINANCIAL INSTRUMENT

Non-derivative financial instruments comprise trade and other receivables and trade and other payables.

Trade and other receivables

Trade and other receivables are recognised initially at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses.

Trade and other payables

Trade and other payables are recognised initially at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method.

1.4 INVENTORIES

Inventories represent the value for the land and buildings under development. This is recognised at the lower of cost and net realisable value.

1.5 REVENUE

Revenue represents fees from the rental of the building at the Foxley Road site. This is recognised on a straight line basis over the lease term

1.6 EXPENSES

Interest payable

Interest payable is recognised in profit or loss as it accrues, using the effective interest method.

1.7 TAXATION

Tax on the profit or loss for the year comprises current tax. Tax is recognised in the profit and loss except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

2 OPERATING LOSS

Auditor's remuneration for the audit of the Company was £2,000 (2015: £2,000). The audit fee is borne by the overall group parent company.

3 INTEREST PAYABLE AND SIMILAR CHARGES

	2016	2015
	£000	£000
Intercompany interest payable	(49)	(7)

PINNACLE PLACEMAKING LIMITED
NOTES TO THE ACCOUNTS
For the period ended 31 March 2015

4 TAX ON LOSS ON ORDINARY ACTIVITIES

(a) Analysis of credit in the period

	2016	2015
	£000	£000
Current Tax		
Group relief surrendered	(7)	(1)

(b) Factors affecting tax credit for period

The tax assessed in each period varies from the standard rate of corporation tax in the UK. The differences are explained below:

	2016	2015
	£000	£000
Loss on ordinary activities before tax	(33)	(5)
Loss on ordinary activities before tax multiplied by standard rate of UK Corporation tax of 20% (2015: 21%)	(7)	(1)

The Chancellor announced on 8th July 2015 that the UK corporation tax rate will reduce to 18% by 2020. A reduction in the rate from 20% to 19% will become effective on 6 April 2017 with a further reduction to 18% planned to take effect from 6 April 2020.

It has not yet been possible to quantify the fully anticipated effect of the further 2% rate reduction, although this will further reduce the Group's future current tax charge and reduce the Group's deferred tax asset accordingly.

5 INVENTORIES

	2016	2015
	£000	£000
Assets under course of construction	1,063	1,061

In January 2015 the Company completed the purchase of a site in Foxley Road, London to develop for residential purposes. At the year end the book value of £1.1m represents the cost price for the site and the costs incurred to date for developing the land.

PINNACLE PLACEMAKING LIMITED
NOTES TO THE ACCOUNTS
For the period ended 31 March 2015

6 TRADE AND OTHER RECEIVABLES

	2016	2015
	£000	£000
Other tax and social security	4	2
Prepayments	-	1
Total trade and other receivables	4	3

7 TRADE AND OTHER PAYABLES

	2016	2015
	£000	£000
Amounts owed to group undertakings	1,096	1,056
Accruals and deferred income	1	12
Total trade and other payables	1,097	1,068

8 DIRECTORS' EMOLUMENTS

PMA Lloyd, MWH Penny (resigned during year) and HA Saunders are directors of Pinnacle Group Limited, the Company's Group parent undertaking. Their services were deemed to relate mostly to work carried out for Pinnacle Group Limited and the related costs were therefore included in the administrative expenses of Pinnacle Group Limited.

9 RELATED PARTY TRANSACTIONS

In accordance with International Accounting Standard 24 'Related Party Transactions' the Company is exempt from disclosing details of arrangements with other wholly owned companies in the Group.

10 PARENT UNDERTAKING AND CONTROLLING PARTY

The immediate parent undertaking is Pinnacle Group Limited which owns 100% of the ordinary share capital of the Company.

These financial statements are consolidated into the financial statements of Pinnacle Group Limited. The financial statements of this company are available from 1st Floor, 6 St Andrew Street, London, EC4A 3AE.

11 CONTINGENT LIABILITIES

In the normal course of business claims arise that are subject to a process of negotiation that in some cases can be protracted over a significant period of time. Provision has been made for all amounts which the directors consider likely to be payable in respect of such claims.

PINNACLE PLACEMAKING LIMITED

NOTES TO THE ACCOUNTS

For the period ended 31 March 2015

12 EXPLANATION OF TRANSITION TO FRS 101

As stated in note 1, these are the Company's first financial statements prepared in accordance with FRS 101.

The accounting policies set out in note 1 have been applied in preparing the financial statements for the year ended 31 March 2016 and the comparative information presented in these financial statements for the year ended 31 March 2015 which forms the opening FRS 101 balance sheet as the Company was incorporated last year.

There have been no adjustments required in preparing the Company balance sheet under FRS 101 when compared to the old basis of accounting (UK GAAP).