

Registration number: 09740563

East Street Homes (South East) Limited

Annual Report and Financial Statements

for the Year Ended 31 December 2018

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East Street Homes (South East) Limited

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East Street Homes (South East) Limited

Directors' Report for the Year Ended 31 December 2018

The Directors present their report and the financial statements for the year ended 31 December 2018.

Principal activity

The principal activity of the company is that of property development.

Fair review of the business

The directors consider that the results for the year and the financial position at the end of the year are in line with expectations due to the early stage of the current property development.

The results for the year are set out in the financial statements.

The Company's key financial and other performance indicators during the year were as follows:

	2018	2017
Loss before tax	£470,087	£133,865

Principal risks and uncertainties

The main risks and uncertainties affecting the company are the continued uncertainties of the property market.

Directors of the Company

The directors who held office during the year were as follows:

M F Richardson

A M Fryer

L S Richardson

T C Wheeler

Dividend

The directors do not recommend the payment of a dividend (2017 - £Nil).

Directors' liabilities

The company maintains an appropriate level of directors' insurance whereby directors are indemnified against liabilities to third parties to the extent permitted by the Companies Act. The directors also benefited from qualifying third party indemnity provisions in place during the financial year and at the date of this report.

Disclosure of information to the auditors

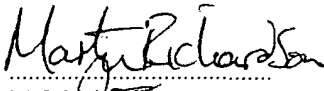
Each Director has taken steps that they ought to have taken as a Director in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information. The Directors confirm that there is no relevant information that they know of and of which they know the auditors are unaware.

East Street Homes (South East) Limited

Directors' Report for the Year Ended 31 December 2018

In preparing the directors' report the directors have taken advantage of the exemptions allowed for small companies' as set out in the Companies Act 2006.

Approved by the Board on 26/06/19 and signed on its behalf by:


.....
M F Richardson
Director

Registered office

100 Dudley Road East,
Oldbury,
West Midlands.
B69 3DY

East Street Homes (South East) Limited

Statement of 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 UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

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 apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards has 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 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.

East Street Homes (South East) Limited

Independent Auditor's Report to the members of East Street Homes (South East) Limited

Opinion

We have audited the financial statements of East Street Homes (South East) Limited "the Company" for the year ended 31 December 2018, which comprise the Profit and Loss account, Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2018 and of its loss for the year 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.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

East Street Homes (South East) Limited

Independent Auditor's Report to the members of East Street Homes (South East) Limited

Other information

The Directors are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matter 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.

Matters on which we are required to report by exception

In the light of knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any 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 Directors' were not entitled to take advantage of the small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic Report; 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

Responsibilities of Directors

As explained more fully in the Statement of Directors' Responsibilities (set out on page 3), the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

East Street Homes (South East) Limited

Independent Auditor's Report to the members of East Street Homes (South East) Limited

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located at the Financial Reporting Council's website at:

<https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

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.



.....
Alexander Tapp (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor

London
United Kingdom

Date: 27 June 2019

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

East Street Homes (South East) Limited

Profit and Loss Account for the Year Ended 31 December 2018

	Note	2018 £	2017 £
Turnover		-	-
Cost of sales		<u>(303,657)</u>	<u>-</u>
Gross loss		(303,657)	-
Administrative expenses		(187,904)	(133,865)
Other operating income		<u>21,474</u>	<u>-</u>
Operating loss		<u>(470,087)</u>	<u>(133,865)</u>
Loss before tax		(470,087)	(133,865)
Taxation	5	<u>136,510</u>	<u>-</u>
Loss for the financial year		<u><u>(333,577)</u></u>	<u><u>(133,865)</u></u>

Operating loss derives wholly from continuing operations.

East Street Homes (South East) Limited

Statement of Comprehensive Income for the Year Ended 31 December 2018

	2018	2017
	£	£
Loss for the year	<u>(333,577)</u>	<u>(133,865)</u>
Total comprehensive income for the year	<u><u>(333,577)</u></u>	<u><u>(133,865)</u></u>


The notes on pages 11 to 17 form an integral part of these financial statements.

East Street Homes (South East) Limited

(Registration number: 09740563)
Balance Sheet as at 31 December 2018

	Note	2018 £	2017 £
Current assets			
Stocks	6	6,771,254	5,716,781
Debtors	7	358,158	312,946
Cash at bank and in hand		45,990	129,811
		<u>7,175,402</u>	<u>6,159,538</u>
Creditors: Amounts falling due within one year	8	<u>(7,849,421)</u>	<u>(6,499,980)</u>
Net liabilities		<u>(674,019)</u>	<u>(340,442)</u>
Capital and reserves			
Called up share capital	10	100	100
Profit and loss account	11	<u>(674,119)</u>	<u>(340,542)</u>
Shareholder's funds		<u>(674,019)</u>	<u>(340,442)</u>

Approved and authorised by the Board on 26/06/19 and signed on its behalf by:


M F Richardson
Director

East Street Homes (South East) Limited

Statement of Changes in Equity for the Year Ended 31 December 2018

	Share capital £	Profit and loss account £	Total £
At 1 January 2018	100	(340,542)	(340,442)
Loss for the year	-	(333,577)	(333,577)
Total comprehensive income	-	(333,577)	(333,577)
At 31 December 2018	100	(674,119)	(674,019)

	Share capital £	Profit and loss account £	Total £
Issue of shares	100	(206,677)	(206,577)
Loss for the year	-	(133,865)	(133,865)
Total comprehensive income	-	(133,865)	(133,865)
At 31 December 2017	100	(340,542)	(340,442)

The notes on pages 11 to 17 form an integral part of these financial statements.

East Street Homes (South East) Limited

Notes to the Financial Statements for the Year Ended 31 December 2018

1 Accounting policies

East Street Homes (South East) Limited Limited is a company limited by shares and incorporated in the UK.

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 were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' ("FRS 102").

Basis of preparation

These financial statements have been prepared using applicable accounting standards and in accordance with the Companies Act 2006.

The presentation currency of these financial statements is Sterling and the figures are presented in round pounds.

Summary of disclosure exemptions

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

- The requirements of Section 4 Statement of Financial Position paragraph 4.12 (a) (iv);
- 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 11.39 to 11.48A;
- The requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.29;
- The requirements of Section 33 Related Party Disclosures 33.7.

The information is included in the consolidated financial statements of Regalhill Limited.

Name of parent of group

These financial statements are consolidated in the financial statements of Regalhill Limited.

The financial statements of Regalhill Limited may be obtained from Companies House, Crown Way, Cardiff CF14 3UZ.

Going concern

The financial statements have been prepared on a going concern basis which the directors believe is appropriate for the following reasons. Regalhill Limited, the company's parent company, has confirmed that it will continue to provide financial support to the company if needed. The directors consider that this should enable the company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe it will not do so.

East Street Homes (South East) Limited

Notes to the Financial Statements for the Year Ended 31 December 2018

Tax

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

The current 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 tax is recognised, without discounting, in respect of timing differences which have arisen but not reversed by the balance sheet date and is provided for if material in value. A deferred tax asset in respect of losses is not created until it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

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.

Stocks

Stocks comprise development work in progress. Stocks are stated at the lower of cost and net realisable value. Cost is determined on an actual basis and comprises land, property, materials, costs and attributable overheads. Net realisable value is based on estimated selling price less further costs anticipated to disposal.

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 instruments contractual obligations, rather than the financial instruments' legal form. Financial liabilities are initially measured at transaction price (including transaction cost) and subsequently held at amortised cost.

Trade and other debtors and creditors

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.

East Street Homes (South East) Limited

Notes to the Financial Statements for the Year Ended 31 December 2018

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.

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.

Judgements in applying accounting policies and key sources of estimation uncertainty

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

Determine whether there are any indicators of impairment of the company's stock. Factors taken into consideration in reaching such a decision include the economic viability and expected future performance of the asset.

2 Staff numbers and costs

The aggregate payroll costs (including directors' remuneration) were as follows:

	2018 £	2017 £
Wages and salaries	134,168	96,315
Social security costs	16,073	9,625
	<u>150,241</u>	<u>105,940</u>

The average number of persons employed by the company (including directors) during the year, analysed by category was as follows:

	2018 No.	2017 No.
Administration and support	<u>5</u>	<u>5</u>

3 Directors' remuneration

The directors' remuneration for the year was as follows:

	2018 £	2017 £
Remuneration	<u>75,000</u>	<u>75,000</u>

East Street Homes (South East) Limited

Notes to the Financial Statements for the Year Ended 31 December 2018

4 Auditors' remuneration

Dukehill Services Limited has borne the audit fees provided by the auditors for the Regalhill Limited Group of companies for the current period.

Auditor's other services

Amounts receivable by the Company's auditors and their associates in respect of services to the company and its associates other than the audit of the Company's financial statements have been borne by Dukehill Services Limited for the current period.

5 Taxation

The tax on profit before tax for the year is lower than the standard rate of corporation tax in the UK (2017 - higher than the standard rate of corporation tax in the UK) of 19% (2017 - 19.25%).

The differences are reconciled below:

	2018 £	2017 £
Loss before tax	(470,087)	(133,865)
Corporation tax at standard rate	(89,317)	(25,769)
Effect of expense not deductible in determining taxable profit (tax loss)	499	246
Effect of tax losses	88,818	25,523
Deferred tax	(136,510)	-
Total tax credit	(136,510)	-

Factors that may effect future tax

Deferred tax

Deferred tax assets and liabilities

2018	Asset £
Tax losses recoverable	136,510

Reductions in the UK corporation tax rate from 19% to 17% (effective from 1 April 2020) were substantively enacted on 6 September 2016. This reduction will reduce the future current taxation charge accordingly.

6 Stocks

	2018 £	2017 £
Work in progress	6,771,254	5,716,781

East Street Homes (South East) Limited

Notes to the Financial Statements for the Year Ended 31 December 2018

7 Debtors

	Note	2018 £	2017 £
VAT repayable		7,233	311,596
Other debtors		214,415	1,350
Deferred tax assets		136,510	-
Total current trade and other debtors		<u>358,158</u>	<u>312,946</u>

8 Creditors

	2018 £	2017 £
Due within one year		
Trade creditors	2,891	58,979
Amounts due to related parties	7,608,684	6,435,710
Other payables	237,846	5,291
	<u>7,849,421</u>	<u>6,499,980</u>

9 Deferred tax

Deferred tax at 31 December 2018 has been calculated at 17%.

	Deferred tax £
At 1 January 2018	-
Tax losses recoverable against future profits	136,510
At 31 December 2018	<u>136,510</u>

10 Share capital

Allotted, called up and fully paid shares

	2018		2017	
	No.	£	No.	£
A Ordinary shares of £1 each	90	90	90	90
B Ordinary shares of £1 each	5	5	5	5
C Ordinary shares of £1 each	5	5	5	5
	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

Each class of shares rank equally, in respect of voting rights. Each class of shares is entitled to a dividend at the discretion of the directors.

11 Reserves

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

East Street Homes (South East) Limited

Notes to the Financial Statements for the Year Ended 31 December 2018

12 Related party transactions

Transactions with directors

	At 1 January 2018 £	Repayments to directors £	Advances from directors £	Other payments made to company by director £	At 31 December 2018 £
2018					
A M Fryer					
Loan account	<u>314,411</u>	<u>(12,400)</u>	<u>75,714</u>	<u>-</u>	<u>377,725</u>
T C Wheeler					
Loan account	<u>316,910</u>	<u>(12,400)</u>	<u>75,714</u>	<u>-</u>	<u>380,224</u>

Loans from related parties

	Dukehill Holdings Limited £	Dukehill Finance Limited £
31 December 2018		
At start of period	(90)	5,804,479
Advanced	-	1,369,546
Repaid	-	(323,200)
At end of period	<u>(90)</u>	<u>6,850,825</u>
	Dukehill Holdings Limited £	Dukehill Finance Limited £
31 December 2017		
At start of period	(90)	3,575,659
Advanced	-	2,228,820
At end of period	<u>(90)</u>	<u>5,804,479</u>

Terms of loans from related parties

Loans from Directors and fellow subsidiaries are repayable on demand and interest free.

East Street Homes (South East) Limited

Notes to the Financial Statements for the Year Ended 31 December 2018

13 Parent and ultimate parent undertaking

The company's immediate parent is Dukehill Holdings Limited, incorporated in UK.

The ultimate parent is Regalhill Limited, incorporated in UK.

The most senior parent entity producing publicly available financial statements is Regalhill Limited. These financial statements are available upon request from Companies House, Crown Way, Cardiff CF14 3UZ.