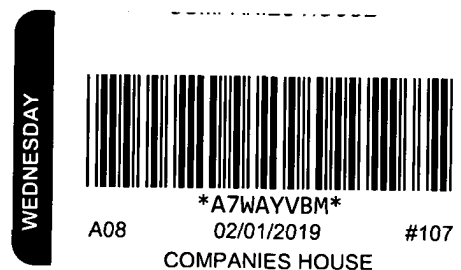


**NEW ABBEY DEVELOPMENTS LLP**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2018**



## **NEW ABBEY DEVELOPMENTS LLP**

### **INFORMATION**

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#### **Designated Members**

J. Chandler & Company (Buckfast) Limited  
Abbey (Design & Build) Limited

#### **LLP registered number**

OC388065

#### **Registered office**

Buckfast Abbey, Buckfast, Buckfast Leigh, Devon, TQ11 0EE

## **NEW ABBEY DEVELOPMENTS LLP**

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## **NEW ABBEY DEVELOPMENTS LLP**

### **MEMBERS' REPORT FOR THE YEAR ENDED 31 MARCH 2018**

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The members present their annual report together with the audited financial statements of New Abbey Developments LLP (the "LLP") for the year ended 31 March 2018.

#### **PRINCIPAL ACTIVITIES**

The group's principal activity is the development and selling of residential dwellings and commercial property.

#### **DESIGNATED MEMBERS**

J. Chandler & Company (Buckfast) Limited and Abbey (Design & Build) Limited were designated members of the LLP throughout the period.

#### **POLICY ON MEMBERS' DRAWINGS**


The initial members shall contribute to the LLP the total sum of capital in the proportions specified in the partnership agreement. At incorporation of the LLP, each of the initial members acquires a share in the LLP in accordance with the amount or value of its contribution to the LLP on incorporation. The members shall not be required to contribute any further capital on the insolvency of the LLP. The members shall contribute any further capital which the members unanimously determine as being required for the purposes of the LLP. Where, in accordance with instructions from the members, a member, contributes capital to the LLP at any time after incorporation of the LLP, that member acquires a share in the LLP in accordance with the amount or value of that contribution. The members shall share any profits or losses of a capital nature in the same proportions in which they share capital contributions. No member is entitled to receive interest on the amount of its proportion of the capital contributions to the LLP.

#### **DISCLOSURE OF INFORMATION TO AUDITORS**

The members at the time when this Members' report is approved has confirmed that:

- so far as that member is aware, there is no relevant audit information of which the Group's auditors are unaware, and
- that member has taken all the steps that ought to have been taken as a member in order to be aware of any relevant audit information and to establish that the Group's auditors are aware of that information.

This report was approved by the members on 24/12/18 and signed on their behalf by:



**Abbey (Design & Build) Limited**  
Designated member

## **NEW ABBEY DEVELOPMENTS LLP**

### **MEMBERS' RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 31 MARCH 2018**

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The members are responsible for preparing the annual report and the consolidated financial statements in accordance with applicable law and regulations.

Company law, (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008), requires the members to prepare financial statements for each financial year. Under that law the members has elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law, as applied to LLPs, the members must not approve the financial statements unless he is satisfied that they give a true and fair view of the state of affairs of the LLP and the Group and of the profit or loss of the Group for that period.

In preparing these financial statements, the members is required to:

- select suitable accounting policies for the Group's financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The members is responsible for keeping adequate accounting records that are sufficient to show and explain the LLP's transactions and disclose with reasonable accuracy at any time the financial position of the LLP and the Group and to enable him to ensure that the financial statements comply with the Limited Liability Partnerships (Accounts and Audit) (Application of the Companies Act 2006) Regulations 2008. He is also responsible for safeguarding the assets of the LLP and the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## **NEW ABBEY DEVELOPMENTS LLP**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF NEW ABBEY DEVELOPMENTS LLP**

---

#### **OPINION**

We have audited the financial statements of New Abbey Developments LLP (the 'parent LLP') and its subsidiaries (the 'Group') for the year ended 31 March 2018, which comprise the Group Statement of comprehensive income, the Group and LLP Statements of financial position, the Group Statement of cash flows, the Group Reconciliation of members' interests and the related notes, 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 Group's and of the parent LLP's affairs as at 31 March 2018 and of the Group's 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, as applied to limited liability partnerships by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008.

#### **BASIS FOR 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 members' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Group's or the parent LLP'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.

#### **OTHER INFORMATION**

The members are responsible for the other information. The other information comprises the information included in the Annual report, other than the financial statements and our Auditors' report thereon. Our opinion on the financial statements does not cover the other information and 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

## **NEW ABBEY DEVELOPMENTS LLP**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF NEW ABBEY DEVELOPMENTS LLP (CONTINUED)**

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required to report that fact.

We have nothing to report in this regard.

#### **MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006, as applied to limited liability partnerships, requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent LLP, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent LLP financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

#### **RESPONSIBILITIES OF MEMBERS**

As explained more fully in the Members' responsibilities statement on page 2, the members is 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 members determines 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 members is responsible for assessing the Group's and the parent LLP'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 members either intend to liquidate the Group or the parent LLP or to cease operations, or have no realistic alternative but to do so.

#### **AUDITORS' 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 Auditors' 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 on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' report.

#### **OTHER MATTERS**

The prior year comparative figures were not audited.

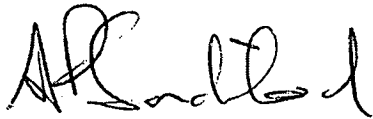
**NEW ABBEY DEVELOPMENTS LLP**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF NEW ABBEY DEVELOPMENTS LLP  
(CONTINUED)**

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**USE OF OUR REPORT**

This report is made solely to the LLP's members in accordance with Chapter 3 of Part 16 of the Companies Act 2006, as applied by Part 12 of The Limited Liability Partnerships (Accounts and Audit) (Applications of Companies Act 2006) Regulations 2008. Our audit work has been undertaken so that we might state to the LLP's members those matters we are required to state in an Auditors' 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 LLP and the LLP's members for our audit work, for this report, or for the opinions we have formed.



Andrew Sandiford BCom FCA (Senior statutory auditor)

for and on behalf of  
**Bishop Fleming Bath Limited**

Chartered Accountants  
Statutory Auditors

Minerva House  
Lower Bristol Road  
Bath

BA2 9ER

Date:

24/12/12



**NEW ABBEY DEVELOPMENTS LLP**

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 MARCH 2018**

	Note	2018 £	Unaudited 2017 £
Turnover	4	32,002,794	40,175
Cost of sales		(24,710,873)	(27,520)
		<hr/>	<hr/>
<b>GROSS PROFIT</b>		<b>7,291,921</b>	<b>12,655</b>
Administrative expenses		(262,731)	(14,756)
Exceptional administrative expense	9	(1,640,913)	-
Other operating income		46,279	22,000
		<hr/>	<hr/>
<b>OPERATING PROFIT</b>		<b>5,434,556</b>	<b>19,899</b>
Interest receivable and similar income		137,635	-
Interest payable and expenses	7	(416,610)	(459,364)
		<hr/>	<hr/>
<b>PROFIT/(LOSS) BEFORE TAX</b>		<b>5,155,581</b>	<b>(439,465)</b>
Tax on profit/(loss)	8	(1,350,068)	(10,000)
		<hr/>	<hr/>
<b>PROFIT/(LOSS) FOR THE YEAR</b>		<b>3,805,513</b>	<b>(449,465)</b>
		<hr/>	<hr/>

There was no other comprehensive income for 2018(2017:£NIL).

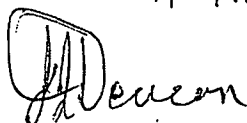
The notes on pages 12 to 22 form part of these financial statements.

**NEW ABBEY DEVELOPMENTS LLP**  
**REGISTERED NUMBER:OC388065**

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2018**

	Note	2018 £	Unaudited 2017 £
<b>CURRENT ASSETS</b>			
Stocks		6,702,962	24,582,471
Debtors: amounts falling due within one year	12	48,292	173,423
Cash at bank and in hand	13	631,088	646,633
		<u>7,382,342</u>	<u>25,402,527</u>
Creditors: amounts falling due within one year	14	(641,906)	(14,961,469)
<b>NET CURRENT ASSETS</b>		<u>6,740,436</u>	<u>10,441,058</u>
<b>NET ASSETS</b>		<u>6,740,436</u>	<u>10,441,058</u>
<b>CAPITAL AND RESERVES</b>			
<b>LOANS AND OTHER DEBTS DUE TO MEMBERS WITHIN ONE YEAR</b>			
Loans from members		6,484,355	11,240,490
		<u>6,484,355</u>	<u>11,240,490</u>
<b>MEMBERS' OTHER INTERESTS</b>			
Members' other interests		256,081	(799,432)
		<u>6,740,436</u>	<u>10,441,058</u>
<b>TOTAL MEMBERS' INTERESTS</b>			
Loans and other debts due to members		6,484,355	11,240,490
Members' other interests		256,081	(799,432)
		<u>6,740,436</u>	<u>10,441,058</u>

The financial statements were approved and authorised for issue by the members and were signed on their behalf on 24/12/18



**Abbey (Design & Build) Limited**  
Designated member

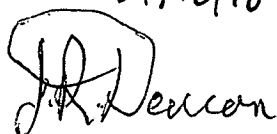
The notes on pages 12 to 22 form part of these financial statements.

**NEW ABBEY DEVELOPMENTS LLP**  
**REGISTERED NUMBER:OC388065**

**LLP STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2018**

	Note	2018 £	Unaudited 2017 £
<b>FIXED ASSETS</b>			
Investments	10	6,618,213	11,239,968
<b>CURRENT ASSETS</b>			
Debtors: amounts falling due within one year	12	30,536	536
Cash at bank and in hand	13	106,287	27,375
		<u>136,823</u>	<u>27,911</u>
Creditors: amounts falling due within one year	14	(10,000)	(28,055)
<b>NET CURRENT ASSETS/(LIABILITIES)</b>		<u>126,823</u>	<u>(144)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>6,745,036</u>	<u>11,239,824</u>
<b>NET ASSETS</b>		<u>6,745,036</u>	<u>11,239,824</u>
<b>LOANS AND OTHER DEBTS DUE TO MEMBERS WITHIN ONE YEAR</b>			
Loans from members		6,484,455	11,240,490
Members' other interests brought forward		(666)	(1,048)
Profit for the year available for discretionary division among members		3,011,247	382
Profit share paid to members		(2,750,000)	-
		<u>260,581</u>	<u>(666)</u>
Members' other interests carried forward		260,581	(666)
		<u>6,745,036</u>	<u>11,239,824</u>
<b>TOTAL MEMBERS' INTERESTS</b>			
Loans and other debts due to members		6,484,455	11,240,490
Members' other interests		260,581	(666)
		<u>6,745,036</u>	<u>11,239,824</u>

The financial statements were approved and authorised for issue by the members and were signed on their behalf on 24/12/18



**Abbey (Design & Build) Limited**  
Designated member

The notes on pages 12 to 22 form part of these financial statements.

**NEW ABBEY DEVELOPMENTS LLP**

**CONSOLIDATED RECONCILIATION OF MEMBERS' INTERESTS  
FOR THE YEAR ENDED 31 MARCH 2018**

	<b>EQUITY Members' other interests</b>	<b>DEBT Loans and other debts due to members less any amounts due from members in debtors</b>	<b>Total members' interests</b>
	<b>Other reserves £</b>	<b>Other amounts £</b>	<b>Total £</b>
Loans from members		11,240,490	
Profit for the year available for discretionary division among members	3,805,513	-	3,805,513
<b>MEMBERS' INTERESTS AFTER PROFIT FOR THE YEAR</b>	<b>3,006,081</b>	<b>11,240,490</b>	<b>14,246,571</b>
Profit share paid to members	(2,750,000)	-	(2,750,000)
Amounts introduced by members	-	5,858,155	5,858,155
Amounts repaid to members	-	(10,614,290)	(10,614,290)
Loans from members		6,484,355	
<b>BALANCE AT 31 MARCH 2018</b>	<b>256,081</b>	<b>6,484,355</b>	<b>6,740,436</b>

**NEW ABBEY DEVELOPMENTS LLP**

**LLP RECONCILIATION OF MEMBERS' INTERESTS  
FOR THE YEAR ENDED 31 MARCH 2018**

	<b>EQUITY Members' other interests</b>	<b>DEBT Loans and other debts due to members less any amounts due from members in debtors</b>	<b>Total members' interests</b>
	<b>Other reserves £</b>	<b>Other amounts £</b>	<b>Total £</b>
Loans from members		11,240,490	
Profit for the year available for discretionary division among members	3,011,247	-	3,011,247
<b>MEMBERS' INTERESTS AFTER PROFIT FOR THE YEAR</b>	<b>3,010,581</b>	<b>11,240,490</b>	<b>14,251,071</b>
Profit share paid to members	(2,750,000)	-	(2,750,000)
Amounts introduced by members	-	5,858,255	5,858,255
Amounts repaid to members	-	(10,614,290)	(10,614,290)
Loans from members		6,484,455	
<b>BALANCE AT 31 MARCH 2018</b>	<b>260,581</b>	<b>6,484,455</b>	<b>6,745,036</b>

There are no existing restrictions or limitations which impact the ability of the members of the LLP to reduce the amount of Members' other interests.

**NEW ABBEY DEVELOPMENTS LLP**

**CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2018**

	2018 £	Unaudited 2017 £
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit for the year	3,805,513	(449,465)
<b>ADJUSTMENTS FOR:</b>		
Interest paid	416,610	459,364
Interest received	(137,635)	-
Taxation charge	1,350,068	10,000
Decrease/(increase) in stocks	12,392,770	(15,506,770)
(Increase)/decrease in debtors	(47,756)	170,897
(Decrease)/increase in creditors	(663,409)	1,410,802
Profit share received from joint venture	(3,000,000)	-
Exceptional expense on loss of control of subsidiary	4,640,913	-
<b>NET CASH GENERATED FROM OPERATING ACTIVITIES</b>	<b>18,757,074</b>	<b>(13,905,172)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest received	137,635	-
Profit share received from joint venture	3,000,000	-
Cash outflow on disposal of subsidiary	(573,906)	-
<b>NET CASH FROM INVESTING ACTIVITIES</b>	<b>2,563,729</b>	<b>-</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Repayment of loans	(13,413,603)	-
Other new loans	-	13,413,603
Interest paid	(416,610)	(459,364)
Amounts introduced by members	5,858,155	1,439,568
Distribution paid to members	(10,614,290)	-
Profit share paid to members	(2,750,000)	-
<b>NET CASH USED IN FINANCING ACTIVITIES</b>	<b>(21,336,348)</b>	<b>14,393,807</b>
<b>(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>(15,545)</b>	<b>488,635</b>
Cash and cash equivalents at beginning of year	646,633	157,998
<b>CASH AND CASH EQUIVALENTS AT THE END OF YEAR</b>	<b>631,088</b>	<b>646,633</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF YEAR COMPRISE:</b>		
Cash at bank and in hand	631,088	646,633
	<b>631,088</b>	<b>646,633</b>

The notes on pages 12 to 22 form part of these financial statements.

## **NEW ABBEY DEVELOPMENTS LLP**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018**

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#### **1. GENERAL INFORMATION**

New Abbey Developments LLP is a Limited Liability Partnership registered in England & Wales. It's registered office is Buckfast Abbey, Buckfast, Buckfast Leigh, Devon, TQ11 0EE.

#### **2. ACCOUNTING POLICIES**

##### **2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006 and the requirements of the Statement of Recommended Practice "Accounting by Limited Liability Partnerships".

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires Group management to exercise judgement in applying the Group's accounting policies (see note 3).

The LLP has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of comprehensive income in these financial statements.

The following principal accounting policies have been applied:

##### **2.2 BASIS OF CONSOLIDATION**

The consolidated financial statements present the results of the LLP and its own subsidiaries ("the Group") as if they form a single entity. Intercompany transactions and balances between group companies are therefore eliminated in full.

The consolidated financial statements incorporate the results of business combinations using the purchase method. In the Statement of financial position, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair values at the acquisition date. The results of acquired operations are included in the Consolidated statement of comprehensive income from the date on which control is obtained. They are deconsolidated from the date control ceases.

##### **2.3 REVENUE**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

###### **Sale of goods**

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the Group has transferred the significant risks and rewards of ownership to the buyer;
- the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the Group will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2018

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**2. ACCOUNTING POLICIES (continued)**

**2.4 INTEREST INCOME**

Interest income is recognised in the Consolidated statement of comprehensive income using the effective interest method.

**2.5 FINANCE COSTS**

Finance costs are charged to the Consolidated statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**2.6 BORROWING COSTS**

All borrowing costs are recognised in the Consolidated statement of comprehensive income in the year in which they are incurred.

**2.7 CURRENT AND DEFERRED TAXATION**

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Consolidated statement of comprehensive income, except that a charge 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 reporting date in the countries where the LLP and the Group operate and generate income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of financial position 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, associates, branches and joint ventures and the Group can control the reversal of the timing differences and such reversal is not considered probable in the foreseeable future.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

**2.8 EXCEPTIONAL ITEMS**

Exceptional items are transactions that fall within the ordinary activities of the Group but are presented separately due to their size or incidence.

**2.9 VALUATION OF INVESTMENTS**

Investments in subsidiaries are measured at cost less accumulated impairment.



**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2018**

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**2. ACCOUNTING POLICIES (continued)**

**2.10 STOCKS**

Stocks and work in progress, comprising residential property development projects are valued at the lower of cost and net realisable value. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

**2.11 DEBTORS**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.12 CASH AND CASH EQUIVALENTS**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**2.13 CREDITORS**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.14 PROVISIONS FOR LIABILITIES**

Provisions are made where an event has taken place that gives the Group a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Consolidated statement of comprehensive income in the year that the Group becomes aware of the obligation, and are measured at the best estimate at the Statement of financial position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of financial position.

**2.15 FINANCIAL INSTRUMENTS**

The Group only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2018**

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**2. ACCOUNTING POLICIES (continued)**

**2.15 FINANCIAL INSTRUMENTS (CONTINUED)**

rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

**3. JUDGEMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION  
UNCERTAINTY**

The preparation of the financial statements requires the management to make judgements, estimations and assumptions that affect the amounts reported for assets and liabilities as at the date of the Statement of Financial Position and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates.

Apart from those judgements involving significant estimates as detailed in the accounting policies, there are no judgements to note that have had a significant effect on amounts recognised in the financial statements.

**4. TURNOVER**

The whole of the turnover is attributable to the principal activity of the Group.

	2018 £	Unaudited 2017 £
United Kingdom	32,002,794	40,175
	<u>32,002,794</u>	<u>40,175</u>

All turnover arose within the United Kingdom.

**5. AUDITORS' REMUNERATION**

	2018 £	Unaudited 2017 £
Fees payable to the Group's auditor and its associates for the audit of the Group's annual financial statements	4,500	4,295
	<u>4,500</u>	<u>4,295</u>

**6. EMPLOYEES**

During the period the average number of employees was 0 (2017: 0).

**NEW ABBEY DEVELOPMENTS LLP**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2018**

**7. INTEREST PAYABLE AND SIMILAR EXPENSES**

	2018 £	Unaudited 2017 £
Loans from members	416,610	459,364
	<u>416,610</u>	<u>459,364</u>

**8. TAXATION**

	2018 £	Unaudited 2017 £
<b>CORPORATION TAX</b>		
Current tax on profits for the year	1,350,068	-
<b>TOTAL CURRENT TAX</b>	<u>1,350,068</u>	<u>-</u>
<b>DEFERRED TAX</b>		
Origination and reversal of timing differences	-	10,000
<b>TOTAL DEFERRED TAX</b>	<u>-</u>	<u>10,000</u>
<b>TAXATION ON PROFIT ON ORDINARY ACTIVITIES</b>	<u>1,350,068</u>	<u>10,000</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2018**

**8. TAXATION (CONTINUED)**

**FACTORS AFFECTING TAX CHARGE FOR THE YEAR**

The tax assessed for the year is higher than (2017: higher than) the standard rate of corporation tax in the UK of 19% (2017: 20%). The differences are explained below:

	2018 £	Unaudited 2017 £
Profit/(loss) on ordinary activities before tax	<b>5,155,581</b>	(439,465)
Profit/(loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2017: 20%)	<b>979,560</b>	(87,893)
<b>EFFECTS OF:</b>		
Non-taxable income	(571,282)	(76)
Expense on loss of control of subsidiary	887,474	-
Effects of intra-group trade	54,477	97,609
Adjustments to deferred tax	-	360
Other differences leading to an increase (decrease) in the tax charge	(161)	-
<b>TOTAL TAX CHARGE FOR THE YEAR</b>	<b>1,350,068</b>	10,000

**FACTORS THAT MAY AFFECT FUTURE TAX CHARGES**

There were no factors that may affect future tax charges.

## NEW ABBEY DEVELOPMENTS LLP

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

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#### 9. EXCEPTIONAL ITEMS

On 24 November 2017 a loan provided to PG Lewins Ltd was fully repaid. Under the terms of the loan, following repayment of the loan, New Abbey Developments LLP no longer holds control over PG Lewins Ltd.

As a result of the loss of control, the trade and balances of PG Lewins Ltd are no longer consolidated from that date. Therefore, at the date of repayment, the assets and liabilities attributable to PG Lewins Ltd have been removed from the consolidated statement of financial position of New Abbey Developments LLP.

The net assets of PG Lewins Ltd at that date were £4,640,913. After the loss of control, PG Lewins Ltd paid a dividend of £3,000,000 to New Abbey Developments LLP. This dividend has been net off against the expense recognised on the loss of control.

The net expense of £1,640,913 is expected to be recovered through future dividends payable from PG Lewins Ltd.

	2018 £	Unaudited 2017 £
Exceptional administrative expense	1,640,913	-
	<u>1,640,913</u>	<u>-</u>

# NEW ABBEY DEVELOPMENTS LLP

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

### 10. FIXED ASSET INVESTMENTS

#### SUBSIDIARY UNDERTAKINGS & JOINT VENTURES

The following were subsidiary undertakings & joint ventures of the LLP:

Name	Country of incorporation	Principal activity
PG Carriageworks LLP	UK	Property development
PG Lewins Ltd	UK	Property development

The aggregate of the share capital and reserves or aggregate of members' interests as at 31 March 2018 and of the profit or loss for the year ended on that date for the subsidiary undertakings were as follows:

	Aggregate of owners' interests £	Profit/(loss) £
PG Carriageworks LLP	6,613,613	(4,500)
PG Lewins Ltd	1,191,553	6,712,052
	<u>7,805,166</u>	<u>6,707,552</u>

LLP

Loans to  
subsidiary  
entities  
£

#### COST OR VALUATION

At 1 April 2017	11,239,968
Additions	6,009,975
Disposals	(10,631,730)
At 31 March 2018	<u>6,618,213</u>

#### NET BOOK VALUE

At 31 March 2018	<u>6,618,213</u>
At 31 March 2017	<u>11,239,968</u>

**NEW ABBEY DEVELOPMENTS LLP**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2018**

**11. STOCKS**

	<b>Group</b>	<b>Group</b>
	<b>2018</b>	<b>Unaudited</b>
	<b>£</b>	<b>2017</b>
		<b>£</b>
Work in progress	<b>6,702,962</b>	24,582,471
	<b>6,702,962</b>	24,582,471

**12. DEBTORS**

	<b>Group</b>	<b>Group</b>	<b>LLP</b>	<b>LLP</b>
	<b>2018</b>	<b>Unaudited</b>	<b>2018</b>	<b>Unaudited</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Other debtors	<b>41,245</b>	76,208	<b>30,536</b>	536
Prepayments and accrued income	<b>7,047</b>	24,715	-	-
Deferred taxation	-	72,500	-	-
	<b>48,292</b>	173,423	<b>30,536</b>	536

**13. CASH AND CASH EQUIVALENTS**

	<b>Group</b>	<b>Group</b>	<b>LLP</b>	<b>LLP</b>
	<b>2018</b>	<b>Unaudited</b>	<b>2018</b>	<b>Unaudited</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Cash at bank and in hand	<b>631,088</b>	646,633	<b>106,287</b>	27,375
	<b>631,088</b>	646,633	<b>106,287</b>	27,375

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2018**

**14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>Group</b>	<b>Group</b>	<b>LLP</b>	<b>LLP</b>
	<b>2018</b>	<b>Unaudited</b>	<b>2018</b>	<b>Unaudited</b>
	<b>£</b>	<b>2017</b>	<b>£</b>	<b>2017</b>
		<b>£</b>		<b>£</b>
Bank loans	-	13,413,603	-	-
Trade creditors	<b>561,406</b>	1,277,262	-	-
Other creditors	<b>56,000</b>	214,697	<b>10,000</b>	28,055
Accruals and deferred income	<b>24,500</b>	55,907	-	-
	<b>641,906</b>	14,961,469	<b>10,000</b>	28,055

Creditors totalling £Nil (2017: £13,413,603) were secured against the assets of the group by virtue of a fixed and floating charge.

The bank loan had interest accruing at 3.75% above base rate, and was secured against assets of the group.

**15. FINANCIAL INSTRUMENTS**

	<b>Group</b>	<b>Group</b>	<b>LLP</b>	<b>LLP</b>
	<b>2018</b>	<b>Unaudited</b>	<b>2018</b>	<b>Unaudited</b>
	<b>£</b>	<b>2017</b>	<b>£</b>	<b>2017</b>
		<b>£</b>		<b>£</b>
<b>FINANCIAL ASSETS</b>				
Financial assets measured at fair value through profit or loss	<b>631,088</b>	646,633	<b>106,287</b>	27,375
Financial assets that are debt instruments measured at amortised cost	<b>41,245</b>	76,208	<b>6,648,749</b>	11,240,504
	<b>672,333</b>	722,841	<b>6,755,036</b>	11,267,879
<b>FINANCIAL LIABILITIES</b>				
Financial liabilities measured at amortised cost	<b>(7,126,261)</b>	(26,201,959)	<b>(6,494,455)</b>	(11,268,545)

Financial assets measured at fair value through profit or loss comprise cash and cash equivalents.

Financial assets that are debt instruments measured at amortised cost comprise other debtors (LLP: loans to subsidiary undertakings and other debtors).

Financial liabilities measured at amortised cost comprise bank loans, trade and other creditors and loans from members.



# NEW ABBEY DEVELOPMENTS LLP

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

### 16. LOANS AND OTHER DEBTS DUE TO MEMBERS

	Group 2018 £	Group Unaudited 2017 £	LLP 2018 £	LLP Unaudited 2017 £
Loans from members	(6,484,355)	(11,240,490)	(6,484,455)	(11,240,490)
	<u>(6,484,355)</u>	<u>(11,240,490)</u>	<u>(6,484,455)</u>	<u>(11,240,490)</u>

Loans and other debts due to members may be further analysed as follows:

	Group 2018 £	Group Unaudited 2017 £	LLP 2018 £	LLP Unaudited 2017 £
Falling due within one year	-	(10,614,290)	-	(10,614,290)
Falling due after more than one year	(6,484,355)	(626,200)	(6,484,455)	(626,200)
	<u>(6,484,355)</u>	<u>(11,240,490)</u>	<u>(6,484,455)</u>	<u>(11,240,490)</u>

### 17. RELATED PARTY TRANSACTIONS

During the year the group made purchases from companies with common owners totalling £853,123.

During the year the group made flat sales to related and connected parties totalling £2,154,700.

During the year members advanced loans to the group totalling £5,858,155 (2017: £1,439,568) and the group repaid loans totalling £10,614,290 (2017: £Nil). Interest was charged on these loans totalling £416,610 (2017: £459,364). At the year end amounts owing to members totalled £6,484,355 (2017: £11,240,490).

### 18. CONTROLLING PARTY

There is no ultimate controlling party.