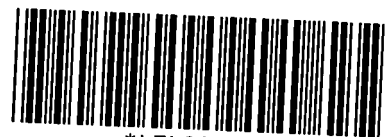


**Company Registration No. SC192482 (Scotland)**

**SANTON GROUP DEVELOPMENTS LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2018**

FRIDAY



L19 \*L7L92J6G\* 21/12/2018 #332  
COMPANIES HOUSE

# **SANTON GROUP DEVELOPMENTS LIMITED**

## **COMPANY INFORMATION**

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**Directors**                      B. S. Sandhu  
   V. Donnelly  
   Santon Close Nominees Limited  
   Santon Management Limited  
   R. Patel

**Secretary**                      R. Patel

**Company number**              SC192482

**Registered office**              c/o DLA  
   Rutland Square  
   Edinburgh  
   Lothians  
   EH1 2AA

**Auditors**                        Gerald Edelman  
   73 Cornhill  
   London  
   EC3V 3QQ

**Business address**              Santon House  
   53/55 Uxbridge Road  
   Ealing  
   London  
   W5 5SA

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# **SANTON GROUP DEVELOPMENTS LIMITED**

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# **SANTON GROUP DEVELOPMENTS LIMITED**

## **STRATEGIC REPORT**

**FOR THE YEAR ENDED 31 MARCH 2018**

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The directors present the strategic report for the year ended 31 March 2018.

### **Fair review of the business**

Turnover increased by £52m in the period to 31 March 2018 to £180m as a result of increased disposals of property. Operating profit decreased from £6.5m to £3.9m.

At 31 March 2018, the company had £24m of commercial development stock on its books; a significant reduction from the prior year (2017: £220.8m) as a result of property disposals.

These property development activities are principally financed by bank loans and overdrafts. At 31 March 2018, bank loans and overdrafts amounted to £28.6m (2017: £200.7m) and are secured by first charges over the company's development properties. The reduction in bank loans and overdrafts resulted from the repayment of loans in connection with properties disposed during the period. A summary of loans at the year end, including loan maturity analysis, is set out in Note 14. The company continues to maintain an excellent relationship with its funders.

### **Principal risk and uncertainties**

In accordance with the underlying agreement with its main customer, it is the customer that bears the entire risk and rewards of the development properties, and consequently they are ultimately liable for the underlying bank loans.

### **Future developments**

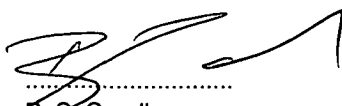
The directors continue to look for potential development opportunities and the company is well placed, with its experienced team and with the support of its bank, to exploit these opportunities in the coming years.

### **Key performance indicators**

The directors' focus remains on efficiently managing and completing the sale of the development properties held as stock at the period end. The directors key performance measurement is the delivery of the completed properties in accordance with the agreement and achievement of its management fees.

There are no other performance indicators.

On behalf of the board



.....  
B. S. Sandhu  
Director  
18/12/2018

# **SANTON GROUP DEVELOPMENTS LIMITED**

## **DIRECTORS' REPORT**

### **FOR THE YEAR ENDED 31 MARCH 2018**

---

The directors present their annual report and financial statements for the year ended 31 March 2018.

#### **Principal activities**

The principal activity of the company continued to be that of property development.

#### **Directors**

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

B. S. Sandhu  
V. Donelly  
Santon Close Nominees Limited  
Santon Management Limited  
R. Patel

#### **Results and dividends**

The results for the year are set out on page 6.

Ordinary dividends were paid amounting to £600,000. The directors do not recommend payment of a further dividend.

#### **Auditors**

The auditors, Gerald Edelman, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

#### **Statement of directors' responsibilities**

The directors are responsible for preparing the annual 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). 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 accounting estimates that are reasonable and prudent;
- 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.

#### **Statement of disclosure to auditor**

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

# **SANTON GROUP DEVELOPMENTS LIMITED**

## **DIRECTORS' REPORT (CONTINUED)**

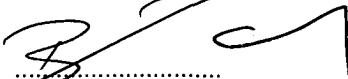
***FOR THE YEAR ENDED 31 MARCH 2018***

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### **Going concern**

Having reviewed the company's financial forecasts and expected future cash flows, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis in preparing the financial statements for year ended 31 March 2018.

On behalf of the board



.....  
B. S. Sandhu

Director

18/12/18.....

# **SANTON GROUP DEVELOPMENTS LIMITED**

## **INDEPENDENT AUDITOR'S REPORT**

### **TO THE MEMBERS OF SANTON GROUP DEVELOPMENTS LIMITED**

---

#### **Opinion**

We have audited the financial statements of Santon Group Developments Limited (the 'company') for the year ended 31 March 2018 which comprise the Income Statement, the Statement of Comprehensive Income, the Statement Of Financial Position, the 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 FRS 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 March 2018 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.

#### **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 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.

#### **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.

#### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Directors' Report have been prepared in accordance with applicable legal requirements.

# SANTON GROUP DEVELOPMENTS LIMITED

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### TO THE MEMBERS OF SANTON GROUP DEVELOPMENTS LIMITED

---

#### 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 Strategic Report and 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.
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime.

#### Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement, 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.

#### 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 on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's 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.



**Hiten Patel FCCA (Senior Statutory Auditor)**  
for and on behalf of Gerald Edelman

*18 December 2018*

**Chartered Accountants**  
**Statutory Auditor**

73 Cornhill  
London  
EC3V 3QQ



# SANTON GROUP DEVELOPMENTS LIMITED

## INCOME STATEMENT

FOR THE YEAR ENDED 31 MARCH 2018

		Year ended 31 March 2018 £	Period ended 31 March 2017 £
	Notes		
Turnover	3	180,278,941	128,356,670
Cost of sales		(176,011,941)	(121,235,678)
<b>Gross profit</b>		<b>4,267,000</b>	<b>7,120,992</b>
Administrative expenses		(406,799)	(608,256)
<b>Operating profit</b>	4	<b>3,860,201</b>	<b>6,512,736</b>
Interest receivable and similar income	6	14,500	14,229
Interest payable and similar expenses	7	(3,735,043)	(6,435,883)
<b>Profit before taxation</b>		<b>139,658</b>	<b>91,082</b>
Taxation	8	(14,817)	(2,846)
<b>Profit for the financial year</b>		<b>124,841</b>	<b>88,236</b>

The Income Statement has been prepared on the basis that all operations are continuing operations.

# **SANTON GROUP DEVELOPMENTS LIMITED**

## **STATEMENT OF COMPREHENSIVE INCOME**

***FOR THE YEAR ENDED 31 MARCH 2018***

---

	<b>Year ended 31 March 2018 £</b>	<b>Period ended 31 March 2017 £</b>
<b>Profit for the year</b>	<b>124,841</b>	<b>88,236</b>
<b>Other comprehensive income</b>	<b>-</b>	<b>-</b>
<b>Total comprehensive income for the year</b>	<b><u>124,841</u></b>	<b><u>88,236</u></b>

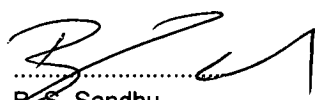
# SANTON GROUP DEVELOPMENTS LIMITED

## STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2018

		2018		2017	
	Notes	£	£	£	£
<b>Current assets</b>					
Stocks	11	23,996,879		220,834,185	
Debtors	12	6,718,578		3,059,467	
Cash at bank and in hand		10,442,085		7,061,542	
		<u>41,157,542</u>		<u>230,955,194</u>	
<b>Creditors: amounts falling due within one year</b>	13	<u>(40,921,361)</u>		<u>(29,564,409)</u>	
<b>Net current assets</b>			236,181		201,390,785
<b>Creditors: amounts falling due after more than one year</b>	15		-		(200,679,445)
<b>Net assets</b>			<u>236,181</u>		<u>711,340</u>
<b>Capital and reserves</b>					
Called up share capital	16		2		2
Profit and loss reserves			<u>236,179</u>		<u>711,338</u>
<b>Total equity</b>			<u>236,181</u>		<u>711,340</u>

The financial statements were approved by the board of directors and authorised for issue on 18/12/2018 and are signed on its behalf by:

  
 B. S. Sandhu  
 Director

Company Registration No. SC192482

# SANTON GROUP DEVELOPMENTS LIMITED

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2018

		Share capital £	Profit and loss reserves £	Total £
<b>Balance at 1 May 2016</b>		2	623,102	623,104
<b>Period ended 31 March 2017:</b>				
Profit and total comprehensive income for the period		-	88,236	88,236
<b>Balance at 31 March 2017</b>		2	711,338	711,340
<b>Period ended 31 March 2018:</b>				
Profit and total comprehensive income for the period		-	124,841	124,841
Dividends	9	-	(600,000)	(600,000)
<b>Balance at 31 March 2018</b>		2	236,179	236,181

# **SANTON GROUP DEVELOPMENTS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2018**

---

### **1 Accounting policies**

#### **Company information**

Santon Group Developments Limited is a company limited by shares incorporated in Scotland. The registered office is 50 Lothian Road, Festival Square, Edinburgh, EH3 9WJ.

#### **1.1 Accounting convention**

The financial statements are prepared under the historical cost convention. The principal accounting policies adopted are set out below.

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 sterling pound (£).

This company is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this company, which are intended to give a true and fair view of the assets, liabilities, financial position and profit or loss of the group. The company has therefore taken advantage of exemptions from the following disclosure requirements:

- Section 7 'Statement of Cash Flows' – Presentation of a statement of cash flow and related notes and disclosures;

The financial statements of the company are consolidated in the financial statements of Santon Capital Plc. These consolidated financial statements are available from its registered office and the England and Wales Registrar of companies.

#### **1.2 Going concern**

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

#### **1.3 Turnover**

Turnover comprises the sales value of property developments, property rents receivable and development income where this can be reliably measured at the period end.

Revenue from the sale of developments is recognised when the significant risks and rewards of ownership of the properties have passed to the buyer (at point of completion and land transfer), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

#### **1.4 Stocks**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Net realisable value is defined as estimated selling price less all further costs of developments and estimated expenses.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

# SANTON GROUP DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

---

### 1 Accounting policies

(Continued)

#### 1.5 Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Impairment of financial assets**

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

##### **Derecognition of financial assets**

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

##### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

# SANTON GROUP DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

---

### 1 Accounting policies

(Continued)

#### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

### 1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

### 1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

#### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

#### **Deferred tax**

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit. The deferred tax balance has not been discounted.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

# SANTON GROUP DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

### 2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

### 3 Turnover

An analysis of the company's turnover is as follows:

	2018 £	2017 £
<b>Turnover analysed by class of business</b>		
Sale of development properties	172,484,329	114,214,288
Rental income	7,794,612	14,142,382
	<u>180,278,941</u>	<u>128,356,670</u>

	2018 £	2017 £
<b>Turnover analysed by geographical market</b>		
United Kingdom	<u>180,278,941</u>	<u>128,356,670</u>

### 4 Operating profit

	2018 £	2017 £
Operating profit for the period is stated after charging:		

Fees payable to the company's auditor for the audit of the company's financial statements	23,500	21,000
Cost of stocks recognised as an expense	<u>176,011,941</u>	<u>121,235,678</u>

### 5 Employees

There were no employees during the year apart from the directors.

### 6 Interest receivable and similar income

	2018 £	2017 £
<b>Interest income</b>		
Interest on bank deposits	<u>14,500</u>	<u>14,229</u>



# SANTON GROUP DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

### 7 Interest payable and similar expenses

	2018 £	2017 £
<b>Interest on financial liabilities measured at amortised cost:</b>		
Interest on bank loans	3,735,043	6,435,883

### 8 Taxation

	2018 £	2017 £
<b>Current tax</b>		
UK corporation tax on profits for the current period	14,817	2,846

The actual charge for the year can be reconciled to the expected charge for the year based on the profit or loss and the standard rate of tax as follows:

	2018 £	2017 £
Profit before taxation	139,658	91,082
Expected tax charge based on the standard rate of corporation tax in the UK of 19.00% (2017: 20.00%)	26,535	18,216
Tax effect of expenses that are not deductible in determining taxable profit	18,910	-
Tax effect of utilisation of tax losses not previously recognised	(30,628)	(15,370)
Taxation charge for the period	14,817	2,846

### 9 Dividends

	2018 £	2017 £
Final paid	600,000	-

### 10 Financial instruments

	2018 £	2017 £
<b>Carrying amount of financial assets</b>		
Debt instruments measured at amortised cost	6,718,578	2,596,440
<b>Carrying amount of financial liabilities</b>		
Measured at amortised cost	35,210,976	229,716,926

# SANTON GROUP DEVELOPMENTS LIMITED

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

### 11 Stocks

	2018 £	2017 £
Development properties	23,996,879	220,834,185

### 12 Debtors

	2018 £	2017 £
<b>Amounts falling due within one year:</b>		
Amounts owed by group undertakings	2,598,440	2,596,440
Other debtors	4,120,138	-
Prepayments and accrued income	-	463,027
	6,718,578	3,059,467

### 13 Creditors: amounts falling due within one year

	Notes	2018 £	2017 £
Bank loans and overdrafts	14	28,599,429	-
Other loans	14	1,377,956	4,832,075
Trade creditors		-	21,848
Corporation tax		14,817	2,846
Other taxation and social security		5,695,568	524,082
Other creditors		135,394	18,875,263
Accruals and deferred income		5,098,197	5,308,295
		40,921,361	29,564,409

### 14 Loans and overdrafts

	2018 £	2017 £
Bank loans	28,599,429	200,679,445
Other loans	1,377,956	4,832,075
	29,977,385	205,511,520
Payable within one year	29,977,385	4,832,075
Payable after one year	-	200,679,445

The long-term loans are secured by a floating charge over the company's development properties and by a floating charge over its undertakings and assets.

# SANTON GROUP DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

### 14 Loans and overdrafts

(Continued)

The balance is made up of numerous loans for each development property held as stock, with the loan interest rates at margin over Libor of 1.30% at the year end. Each loan is satisfied at the point the development property is sold to the customer in accordance with the head agreement terms. In accordance with the head agreement the customer is ultimately liable for the loans.

### 15 Creditors: amounts falling due after more than one year

	Notes	2018 £	2017 £
Bank loans	14	-	200,679,445

### 16 Share capital

	2018 £	2017 £
Ordinary share capital Issued and fully paid 2 Ordinary shares of £1 each	2	2

### 17 Parent company and controlling party

The parent undertaking is Santon Capital Plc, a company registered in England and Wales which is controlled by B.S. Sandhu. Santon Capital Plc prepares group consolidated financial statements, copies of which can be obtained from Companies House.

### 18 Related party transactions

No guarantees have been given or received.

The company has taken the advantage of the exemption available in FRS102 section 33.1A "Related Party Disclosures" whereby it has not disclosed transactions with the ultimate parent company or any wholly owned subsidiary undertaking of the group.