

# **Bonhay & Eagle Property Company Limited**

## **Annual Report and Financial Statements Year Ended 31 July 2020**

**Registration number: 00228967**

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# **Bonhay & Eagle Property Company Limited**

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# **Bonhay & Eagle Property Company Limited**

## **Company Information**

**Directors**                    Mr Alistair Nicholas Parkin  
                                      Mr James Dominic Gaisford  
                                      Mr Henry Robert Parkin

**Company secretary** Mr Richard Dudley Steer

**Registered office**    2 Berkeley Cottages  
                                 Collingwood Road  
                                 Stoke  
                                 Plymouth  
                                 PL1 5QT

**Auditors**                    PKF Francis Clark  
                                 Statutory Auditor  
                                 Centenary House  
                                 Peninsula Park  
                                 Rydon Lane  
                                 Exeter  
                                 EX2 7XE

# **Bonhay & Eagle Property Company Limited**

## **Directors' Report**

**Year Ended 31 July 2020**

The directors present their report and the financial statements for the year ended 31 July 2020.

### **Directors of the company**

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

Mr Alistair Nicholas Parkin

Mr James Dominic Gaisford

Mr Henry Robert Parkin

### **Principal activity**

The principal activity of the company is the continued management of its freehold and leasehold properties.

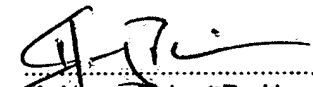
### **Disclosure of information to the auditors**

Each director has taken all the 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.

### **Small companies provision statement**

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved by the Board on 9/11/20 and signed on its behalf by:

  
.....  
Mr Henry Robert Parkin  
Director

# **Bonhay & Eagle Property Company Limited**

## **Statement of Directors' Responsibilities**

The directors acknowledge their responsibilities 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 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.

# **Bonhay & Eagle Property Company Limited**

## **Independent Auditor's Report to the Members of Bonhay & Eagle Property Company Limited**

### **Opinion**

We have audited the financial statements of Bonhay & Eagle Property Company Limited (the 'company') for the year ended 31 July 2020, which comprise the Statement of Income and Retained Earnings, Balance Sheet, 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) incorporating the requirements of Section 1A.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 July 2020 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.

# **Bonhay & Eagle Property Company Limited**

## **Independent Auditor's Report to the Members of Bonhay & Eagle Property Company Limited**

### **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 our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

### **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.

### **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 [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

## Bonhay & Eagle Property Company Limited

### Independent Auditor's Report to the Members of Bonhay & Eagle Property Company Limited

#### 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.

PKF Francis Clark

Stephanie Henshaw (Senior Statutory Auditor)  
PKF Francis Clark, Statutory Auditor

Centenary House  
Peninsula Park  
Rydon Lane  
Exeter  
EX2 7XE

Date: 12 November 2020



# Bonhay & Eagle Property Company Limited

## Statement of Income and Retained Earnings

Year Ended 31 July 2020

	2020 £	2019 £
Turnover	821,550	783,121
Cost of sales	<u>(35,680)</u>	<u>(33,207)</u>
Gross profit	785,870	749,914
Administrative expenses	(147,122)	(119,128)
Other operating income	<u>11,265</u>	<u>94,198</u>
Operating profit	650,013	724,984
Gain on investment properties at fair value through profit and loss account	600,000	-
Other interest receivable and similar income	40,604	32,003
Amounts written off investments	-	(24,995)
Interest payable and similar charges	<u>(288,733)</u>	<u>(262,003)</u>
Profit before tax	1,001,884	469,989
Taxation	<u>(146,254)</u>	<u>(91,144)</u>
Profit for the financial year	855,630	378,845
Retained earnings brought forward	6,193,663	5,916,861
Dividends paid	<u>(213,363)</u>	<u>(102,043)</u>
Retained earnings carried forward	<u><u>6,835,930</u></u>	<u><u>6,193,663</u></u>

Included in retained earnings is £2,800,223 (2019: £2,200,223) which relates to unrealised gains and losses on investment properties.

# Bonhay & Eagle Property Company Limited


## Balance Sheet

31 July 2020

	Note	2020 £	2019 £
<b>Fixed assets</b>			
Tangible assets	3	246,722	253,725
Investment property	4	10,864,970	10,218,185
Investments	5	1	1
Other investments	6	1	1
		<u>11,111,694</u>	<u>10,471,912</u>
<b>Current assets</b>			
Debtors	7	1,338,965	329,164
Cash at bank and in hand		<u>2,667,668</u>	<u>2,648,437</u>
		4,006,633	2,977,601
<b>Creditors: Amounts falling due within one year</b>	8	<u>(3,354,838)</u>	<u>(3,873,341)</u>
<b>Net current assets/(liabilities)</b>		<u>651,795</u>	<u>(895,740)</u>
<b>Total assets less current liabilities</b>		11,763,489	9,576,172
<b>Creditors: Amounts falling due after more than one year</b>	8	<u>(3,897,404)</u>	<u>(2,422,354)</u>
<b>Provisions for liabilities</b>		<u>(80,000)</u>	<u>(10,000)</u>
<b>Net assets</b>		<u>7,786,085</u>	<u>7,143,818</u>
<b>Capital and reserves</b>			
Called up share capital		234,499	234,499
Share premium reserve		223,618	223,618
Capital redemption reserve		492,038	492,038
Profit and loss account		<u>6,835,930</u>	<u>6,193,663</u>
<b>Total equity</b>		<u>7,786,085</u>	<u>7,143,818</u>

These financial statements have been prepared and delivered in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved and authorised by the Board on 9/11/20 and signed on its behalf by:

  
 Mr Henry Robert Parkin  
 Director

Company Registration Number: 00228967

The notes on pages 9 to 16 form an integral part of these financial statements.  
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# Bonhay & Eagle Property Company Limited

## Notes to the Financial Statements

Year Ended 31 July 2020

### 1 General information

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

2 Berkeley Cottages

Collingwood Road

Stoke

Plymouth

PL1 5QT

### 2 Accounting policies

#### 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 have been prepared in accordance with Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' including Section 1A and the Companies Act 2006. There are no material departures from FRS 102.

#### Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The functional currency of Bonhay and Eagle Property Company Limited is considered to be pounds sterling as it is the primary economic environment in which the entity operates.

#### Going concern

The financial statements have been prepared on a going concern basis. The directors have considered the future funding requirements of the business, and based on management forecasts (including the impact of COVID-19) have concluded that the Company will have sufficient funds to ensure that it can meet its financial liabilities as and when they fall due, for a period of at least 12 months from the date of approval of these financial statements.

#### Revenue recognition

Turnover comprises the invoiced value of property rentals receivable, exclusive of VAT. Turnover is recognised on a straight line basis over the term of the lease.

#### Tax

Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current corporation 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.

# Bonhay & Eagle Property Company Limited

## Notes to the Financial Statements

### Year Ended 31 July 2020

Deferred tax is recognised on all timing differences at the balance sheet date unless indicated below. Timing differences are differences between taxable profits and the results as stated in the profit and loss account and other comprehensive income. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

#### **Tangible assets**

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

#### **Depreciation**

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Freehold land & buildings	2% straight line
Plant & machinery	10% reducing balance

#### **Investment property**

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually. The directors use observable market prices and yields, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

#### **Investments**

Investments are stated at historical cost less provision for any diminuation in value.

# **Bonhay & Eagle Property Company Limited**

## **Notes to the Financial Statements**

**Year Ended 31 July 2020**

### **Financial instruments**

#### ***Classification***

The company holds the following financial instruments:

- Short term trade and other debtors and creditors;
- Bank loans; and
- Cash and bank balances.

All financial instruments are classified as basic.

#### ***Recognition and measurement***

The company has chosen to apply the recognition and measurement principles in FRS102.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument and derecognised when in the case of assets, the contractual rights to cash flows from the assets expire or substantially all the risks and rewards of ownership are transferred to another party, or in the case of liabilities, when the company's obligations are discharged, expire or are cancelled.

Except for bank loans, such instruments are initially measured at transaction price, including transaction costs, and are subsequently carried at the undiscounted amount of the cash or other consideration expected to be paid or received, after taking account of impairment adjustments.

Bank loans are initially measured at transaction price, including transaction costs, and are subsequently carried at amortised cost using the effective interest method.

# Bonhay & Eagle Property Company Limited

## Notes to the Financial Statements

Year Ended 31 July 2020

### 3 Tangible assets

	Freehold land and buildings £	Plant and machinery £	Total £
<b>Cost or valuation</b>			
At 1 August 2019	262,212	265,641	527,853
At 31 July 2020	262,212	265,641	527,853
<b>Depreciation</b>			
At 1 August 2019	26,074	248,054	274,128
Charge for the year	5,244	1,759	7,003
At 31 July 2020	31,318	249,813	281,131
<b>Carrying amount</b>			
At 31 July 2020	230,894	15,828	246,722
At 31 July 2019	236,138	17,587	253,725

Included within the net book value of land and buildings above is £230,894 (2019 - £236,138) in respect of freehold land and buildings.

### 4 Investment properties

	2020 £
At 1 August	10,218,185
Additions	46,785
Fair value adjustments	600,000
At 31 July	10,864,970

A valuation of the investment properties was undertaken by Jones Lang LaSalle in February 2020. These valuations were based on current open market values and indicated an increased value of £2,085,275. However, with the onset of the coronavirus pandemic the directors have reconsidered the fair values of the investment properties as at 31 July 2020. The directors have determined the fair value of investment properties using current market data for comparable real estate based on observable market prices and yields, adjusted where necessary for any differences in nature, location or condition. This has resulted in an upwards fair value adjustment of £600,000.

# Bonhay & Eagle Property Company Limited

## Notes to the Financial Statements

Year Ended 31 July 2020

### 5 Investments

	2020	2019
	£	£
Investments in joint ventures	<u>1</u>	<u>1</u>
<b>Joint ventures</b>		<b>£</b>
<b>Cost</b>		
At 1 August 2019		<u>1</u>
At 31 July 2020		<u>1</u>
<b>Carrying amount</b>		
At 31 July 2020		<u>1</u>
At 31 July 2019		<u>1</u>

### Details of undertakings

The principal activity of Unitbuild (SW) LLP is property development.

# Bonhay & Eagle Property Company Limited

## Notes to the Financial Statements

Year Ended 31 July 2020

### 6 Other fixed asset investments

	2020 £	2019 £
Financial assets at cost less impairment	<u>1</u>	<u>1</u>
		<b>Unlisted investments £</b>
<b>Cost</b>		
At 1 August 2019		<u>24,996</u>
At 31 July 2020		<u>24,996</u>
<b>Impairment</b>		
At 1 August 2019		<u>24,995</u>
At 31 July 2020		<u>24,995</u>
<b>Carrying amount</b>		
At 31 July 2020		<u>1</u>
At 31 July 2019		<u>1</u>

The company holds 2883 'A' ordinary shares in Silver Bullet Data Services Group Limited (Previously: IO Technologies Group Limited), an unlisted company registered in the UK at cost of £24,996.

### 7 Debtors

	2020 £	2019 £
Trade debtors	2,983	3,414
Other debtors	34,500	5,750
Due from Unitbuild (SW) LLP	<u>1,301,482</u>	<u>320,000</u>
	<u>1,338,965</u>	<u>329,164</u>



# Bonhay & Eagle Property Company Limited

## Notes to the Financial Statements

Year Ended 31 July 2020

### 8 Creditors

Creditors: amounts falling due within one year

	Note	2020 £	2019 £
<b>Due within one year</b>			
Loans and borrowings	9	2,169,558	2,650,000
Trade creditors		158	9,945
Corporation tax		77,030	88,102
Social security and other taxes		41,685	110,600
Other creditors		976,661	903,233
Accrued expenses		89,746	108,461
Deferred income		-	3,000
		<u>3,354,838</u>	<u>3,873,341</u>

Creditors: amounts falling due after more than one year

	Note	2020 £	2019 £
<b>Due after one year</b>			
Loans and borrowings	9	3,265,442	2,422,354
Other creditors		631,962	-
		<u>3,897,404</u>	<u>2,422,354</u>

### 9 Loans and borrowings

	2020 £	2019 £
<b>Loans and borrowings due after one year</b>		
Bank borrowings	3,265,442	-
Other borrowings	-	2,422,354
	<u>3,265,442</u>	<u>2,422,354</u>

# Bonhay & Eagle Property Company Limited

## Notes to the Financial Statements

Year Ended 31 July 2020

	2020 £	2019 £
<b>Current loans and borrowings</b>		
Bank borrowings	184,558	2,650,000
Other borrowings	1,985,000	-
	<u>2,169,558</u>	<u>2,650,000</u>

### 10 Obligations under leases and hire purchase contracts

#### Operating leases - lessor

The total of future minimum lease payments is as follows:

	2020 £	2019 £
Not later than one year	666,165	751,068
Later than one year and not later than five years	663,231	926,763
	<u>1,329,396</u>	<u>1,677,831</u>

Total rents recognised as income in the period are £814,268 (2019: £783,121).

### 11 Share capital

#### Allotted, called up and fully paid shares

	No.	2020 £	No.	2019 £
Ordinary shares of £1 each	152,889	152,889	152,889	152,889
'A' ordinary shares of £2.50 each	32,644	81,610.00	32,644	81,610.00
	<u>185,533</u>	<u>234,499</u>	<u>185,533</u>	<u>234,499</u>