

REGISTERED NUMBER: 02764726 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2017
FOR
STANTON CONSTRUCTION LIMITED**

Prime
Chartered Accountants
Corner Oak
1 Homer Road
Solihull
B91 3QG

STANTON CONSTRUCTION LIMITED (REGISTERED NUMBER: 02764726)

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STANTON CONSTRUCTION LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30 SEPTEMBER 2017**

DIRECTORS: D Clarke
J Chandler

SECRETARY: D Clarke

REGISTERED OFFICE: Stanton House
1 Castlefield Road
Reigate
RH2 0SA

REGISTERED NUMBER: 02764726 (England and Wales)

ACCOUNTANTS: Prime
Chartered Accountants
Corner Oak
1 Homer Road
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B91 3QG

STANTON CONSTRUCTION LIMITED (REGISTERED NUMBER: 02764726)

BALANCE SHEET 30 SEPTEMBER 2017

| | Notes | 2017 £ | £ | 2016 £ | £ |
|--|-------|------------------|------------------|------------------|------------------|
| FIXED ASSETS | | | | | |
| Tangible assets | 4 | | 11,167 | | 12,884 |
| Investments | 5 | | 1,000 | | 1,000 |
| Investment property | 6 | | 2,213,115 | | 1,940,000 |
| | | | <u>2,225,282</u> | | <u>1,953,884</u> |
| CURRENT ASSETS | | | | | |
| Stocks | | 496,877 | | 1,859,350 | |
| Debtors | 7 | 503,569 | | 225,379 | |
| Cash at bank | | <u>1,687,469</u> | | <u>725,495</u> | |
| | | <u>2,687,915</u> | | <u>2,810,224</u> | |
| CREDITORS | | | | | |
| Amounts falling due within one year | 8 | <u>2,756,184</u> | | <u>3,222,583</u> | |
| NET CURRENT LIABILITIES | | | <u>(68,269)</u> | | <u>(412,359)</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | | <u>2,157,013</u> | | <u>1,541,525</u> |
| PROVISIONS FOR LIABILITIES | | | <u>552</u> | | <u>-</u> |
| NET ASSETS | | | <u>2,156,461</u> | | <u>1,541,525</u> |
| CAPITAL AND RESERVES | | | | | |
| Called up share capital | | | 100 | | 100 |
| Retained earnings | | | <u>2,156,361</u> | | <u>1,541,425</u> |
| SHAREHOLDERS' FUNDS | | | <u>2,156,461</u> | | <u>1,541,525</u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

STANTON CONSTRUCTION LIMITED (REGISTERED NUMBER: 02764726)

BALANCE SHEET - continued 30 SEPTEMBER 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 23 May 2018 and were signed on its behalf by:

D Clarke - Director

STANTON CONSTRUCTION LIMITED (REGISTERED NUMBER: 02764726)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2017

1. STATUTORY INFORMATION

Stanton Construction Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Preparation of consolidated financial statements

The financial statements contain information about Stanton Construction Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company has taken the option under Section 398 of the Companies Act 2006 not to prepare consolidated financial statements.

Turnover

Turnover represents net invoiced sales of services, excluding value added tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

| | |
|----------------------------------|---|
| Improvements to property | - 25% on reducing balance |
| Fixtures, fittings and equipment | - 20% on reducing balance |
| Motor vehicles | - at variable rates on reducing balance |

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Stocks

Work in progress is stated as the value of work certified at cost including a proportion of overheads and profits where appropriate, less progress payments on uncompleted contracts and provision for expected losses.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

Pension costs and other post-retirement benefits

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

Investments

Investments are shown on the balance sheet at cost at the balance sheet date. Any profits/(losses) on the investment disposals are written off to the profit and loss account in the year they are disposed of, together with any income arising from these investments.

STANTON CONSTRUCTION LIMITED (REGISTERED NUMBER: 02764726)

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2017

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 3 (2016 - 3) .

4. TANGIBLE FIXED ASSETS

| | Improvements to property £ | Fixtures, fittings and equipment £ | Motor vehicles £ | Totals £ |
|-----------------------|-------------------------------------|--|------------------------|---------------|
| COST | | | | |
| At 1 October 2016 | 3,122 | 12,254 | 33,449 | 48,825 |
| Additions | - | 737 | - | 737 |
| At 30 September 2017 | <u>3,122</u> | <u>12,991</u> | <u>33,449</u> | <u>49,562</u> |
| DEPRECIATION | | | | |
| At 1 October 2016 | 3,122 | 11,723 | 21,096 | 35,941 |
| Charge for year | - | 229 | 2,225 | 2,454 |
| At 30 September 2017 | <u>3,122</u> | <u>11,952</u> | <u>23,321</u> | <u>38,395</u> |
| NET BOOK VALUE | | | | |
| At 30 September 2017 | <u>-</u> | <u>1,039</u> | <u>10,128</u> | <u>11,167</u> |
| At 30 September 2016 | <u>-</u> | <u>531</u> | <u>12,353</u> | <u>12,884</u> |

5. FIXED ASSET INVESTMENTS

| | Other investments £ |
|--|---------------------------|
| COST | |
| At 1 October 2016 and 30 September 2017 | <u>1,000</u> |
| NET BOOK VALUE | |
| At 30 September 2017 | <u>1,000</u> |
| At 30 September 2016 | <u>1,000</u> |

Stanton Construction Limited acquired 100% of the shares of Reigate Heath Garage Limited (company number 00875720). The substance of this transaction was that Stanton Construction Limited purchased this company to acquire the land it owns which is its only remaining asset, and intended to develop this land. The acquisition price was therefore included within work in progress rather than as an investment as the directors believed this treatment was necessary in order to show a true and fair view.

STANTON CONSTRUCTION LIMITED (REGISTERED NUMBER: 02764726)

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2017

6. INVESTMENT PROPERTY

| | Total £ |
|-----------------------|------------------|
| FAIR VALUE | |
| At 1 October 2016 | 1,940,000 |
| Additions | 273,115 |
| At 30 September 2017 | <u>2,213,115</u> |
| NET BOOK VALUE | |
| At 30 September 2017 | <u>2,213,115</u> |
| At 30 September 2016 | <u>1,940,000</u> |

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 2017 £ | 2016 £ |
|------------------------------------|----------------|----------------|
| Trade debtors | 256,415 | 224,824 |
| Amounts owed by group undertakings | 228,654 | - |
| Other debtors | 18,500 | 555 |
| | <u>503,569</u> | <u>225,379</u> |

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 2017 £ | 2016 £ |
|------------------------------------|------------------|------------------|
| Trade creditors | 112,873 | 87,014 |
| Amounts owed to group undertakings | - | 570,601 |
| Taxation and social security | 264,679 | 280,498 |
| Other creditors | 2,378,632 | 2,284,470 |
| | <u>2,756,184</u> | <u>3,222,583</u> |

9. SECURED DEBTS

The following secured debts are included within creditors:

| | 2017 £ | 2016 £ |
|----------|-----------|-----------|
| Mortgage | - | 745,000 |

The bank overdraft and mortgage are secured by bank legal charges over land and properties included within work in progress, and the investment properties.

STANTON CONSTRUCTION LIMITED (REGISTERED NUMBER: 02764726)

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 SEPTEMBER 2017

10. OPERATING LEASE COMMITMENTS

The following operating lease payments are committed to be paid :

| | | 2017 | 2016 |
|----------------------------|----------|---------------------|---------------------|
| | £ | | |
| Within: | | | |
| One year | | 1,960 | 1,960 |
| Between two and five years | | - | 1,960 |
| | | <u>1,960</u> | <u>3,920</u> |

11. ULTIMATE CONTROLLING PARTY

As of 2 August 2017 the parent undertaking is Stanton Property Construction Limited, registered office Stanton House, Castlefield Road, Reigate, Surrey, United Kingdom, RH2 0SA.

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
STANTON CONSTRUCTION LIMITED**

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Stanton Construction Limited for the year ended 30 September 2017 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Stanton Construction Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Stanton Construction Limited and state those matters that we have agreed to state to the Board of Directors of Stanton Construction Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Stanton Construction Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Stanton Construction Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Stanton Construction Limited. You consider that Stanton Construction Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Stanton Construction Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Prime
Chartered Accountants
Corner Oak
1 Homer Road
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B91 3QG

Date:

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.