

MAENPORTH ESTATE COMPANY LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2019



MAENPORTH ESTATE COMPANY LIMITED

COMPANY INFORMATION

DIRECTORS

Mr D J Nottingham (Chairman)
Mr A L Daffern
Mr A C Hibbert
Mr S Rowe
Ms E L Sayer
Mrs N J Thomas
Mr G N Williams

COMPANY SECRETARY

Mr P Gray

REGISTERED NUMBER

2775229

REGISTERED OFFICE

Estate Office
Maenporth Estate
Falmouth
Cornwall
TR11 5HN

INDEPENDENT AUDITORS

Bishop Fleming LLP
Chartered Accountants & Statutory Auditors
Chy Nyverow
Newham Road
Truro
Cornwall
TR1 2DP

BANKERS

Lloyds Bank Plc
Falmouth
Cornwall
TR11 3RA

MAENPORTH ESTATE COMPANY LIMITED

CONTENTS

	Page
Directors' report	1 - 2
Directors' responsibilities statement	3
Independent auditors' report	4 - 6
Statement of comprehensive income	7
Statement of financial position	8
Statement of changes in equity	9
Notes to the financial statements	10 - 13

MAENPORTH ESTATE COMPANY LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2019

The directors present their report and the financial statements for the year ended 31 March 2019.

DIRECTORS

The directors who served during the year were:

Mr D J Nottingham (Chairman)
Mr A L Daffern
Mr A C Hibbert
Mr S Rowe
Ms E L Sayer
Mrs N J Thomas
Mr G N Williams

MAJOR REFURBISHMENTS AND REPAIRS

In the last five years £634,799 has been spent on the refurbishment of, and major repairs to, the leisure centre, plant room, swimming pool, spa pool and changing rooms. This has been funded from additional service charges and the sinking fund and is the first major renovation since the leisure centre was built over twenty five years ago.

Additional refurbishment and repairs are to be undertaken in the year ended 31 March 2020. There are no commitments at present that will require any further additional service charges.

The directors are considering the future long term funding of the sinking fund to potentially avoid the requirement for additional service charges when major refurbishment and repairs are required.

DISCLOSURE OF INFORMATION TO AUDITORS

Each of the persons who are directors at the time when this directors' report is approved has confirmed that:

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

MAENPORTH ESTATE COMPANY LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2019**

AUDITORS

The auditors, Bishop Fleming LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

SMALL COMPANIES NOTE

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.



Mr P Gray
Secretary

Date: 1st October 2019

Estate Office
Maenporth Estate
Falmouth
Cornwall
TR11 5HN

MAENPORTH ESTATE COMPANY LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 31 MARCH 2019

The directors are responsible for preparing the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with 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 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 for the company's financial statements and then apply them consistently;
- make judgments 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 to 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.

MAENPORTH ESTATE COMPANY LIMITED

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF MAENPORTH ESTATE COMPANY LIMITED

OPINION

We have audited the financial statements of Maenporth Estate Company Limited (the 'company') for the year ended 31 March 2019, which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity 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 company's affairs as at 31 March 2019 and of its loss 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 Auditors' 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 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 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 auditors' 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.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF MAENPORTH ESTATE COMPANY LIMITED (CONTINUED)

OPINION ON OTHER MATTERS 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 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 directors' report.

We have nothing to report in respect of the following matters in relation to which 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 directors' responsibilities statement 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.

MAENPORTH ESTATE COMPANY LIMITED

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF MAENPORTH ESTATE COMPANY LIMITED (CONTINUED)

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. This description forms part of our auditors' report.



Alison Oliver FCA (senior statutory auditor)

for and on behalf of

Bishop Fleming LLP

Chartered Accountants

Statutory Auditors

Chy Nyverow

Newham Road

Truro

Cornwall

TR1 2DP

Date: 11/11/19

MAENPORTH ESTATE COMPANY LIMITED**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2019**

	2019 £	2018 £
Turnover	431,919	409,460
Cost of sales	(5,495)	(6,702)
GROSS PROFIT	426,424	402,758
Administrative expenses	(441,523)	(381,733)
OPERATING (LOSS)/PROFIT	(15,099)	21,025
Interest receivable and similar income	791	270
(LOSS)/PROFIT BEFORE TAX	(14,308)	21,295
Tax on (loss)/profit	(3,637)	(2,156)
(LOSS)/PROFIT FOR THE FINANCIAL YEAR	(17,945)	19,139

There were no recognised gains and losses for 2019 or 2018 other than those included in the statement of comprehensive income.

There was no other comprehensive income for 2019 (2018:£NIL).

The notes on pages 10 to 13 form part of these financial statements.

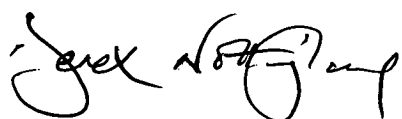
MAENPORTH ESTATE COMPANY LIMITED
REGISTERED NUMBER:2775229

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2019

	Note	2019 £	2018 £
FIXED ASSETS			
Tangible assets	4	59,518	62,386
Investments	5	1	-
		<u>59,519</u>	<u>62,386</u>
CURRENT ASSETS			
Stocks		1,764	1,291
Debtors: amounts falling due within one year	6	28,237	22,885
Cash at bank and in hand		97,700	102,270
		<u>127,701</u>	<u>126,446</u>
Creditors: amounts falling due within one year	7	(113,987)	(97,654)
NET CURRENT ASSETS		<u>13,714</u>	<u>28,792</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>73,233</u>	<u>91,178</u>
NET ASSETS		<u><u>73,233</u></u>	<u><u>91,178</u></u>
CAPITAL AND RESERVES			
Called up share capital	8	2	2
Other reserves		50,916	70,133
Profit and loss account		22,315	21,043
		<u>73,233</u>	<u>91,178</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



Mr D J Nottingham (Chairman)
 Director

Date:

1/10/19.

The notes on pages 10 to 13 form part of these financial statements.

MAENPORTH ESTATE COMPANY LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2019**

	Called up share capital	Sinking fund reserve	Profit and loss account	Total equity
	£	£	£	£
At 1 April 2017	2	61,561	10,476	72,039
Profit for the year	-	-	19,139	19,139
Transfer to/from profit and loss account	-	-	(8,572)	(8,572)
Transfer between other reserves	-	8,572	-	8,572
At 1 April 2018	2	70,133	21,043	91,178
Loss for the year	-	-	(17,945)	(17,945)
Transfer to/from profit and loss account	-	-	19,217	19,217
Transfer between other reserves	-	(19,217)	-	(19,217)
AT 31 MARCH 2019	2	50,916	22,315	73,233

The notes on pages 10 to 13 form part of these financial statements.

MAENPORTH ESTATE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019

1. GENERAL INFORMATION

Maenporth Estate Company Limited is a private limited liability company incorporated in England and Wales.

The registered number is: 2775229

The registered office is: Estate Office, Maenporth Estate, Falmouth, Cornwall, TR11 5HN

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 Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company's accounting policies.

The financial statements use British Pounds Sterling as the presentation currency, and are rounded to the nearest £1 throughout.

The following principal accounting policies have been applied:

2.2 REVENUE

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company 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 company has transferred the significant risks and rewards of ownership to the buyer;
- the company 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 company 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.

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

2. ACCOUNTING POLICIES (continued)

2.3 INTEREST INCOME

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

2.4 TANGIBLE FIXED ASSETS

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Freehold property	- 2% straight line
Plant and machinery	- 33%, 20% & 17% straight line
Tractors	- 20% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the statement of comprehensive income.

2.5 VALUATION OF INVESTMENTS

Investments in subsidiaries are measured at cost less accumulated impairment.

2.6 STOCKS

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis. Work in progress and finished goods include labour and attributable 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.

3. EMPLOYEES

The average monthly number of employees, including directors, during the year was 18 (2018: 17).

MAENPORTH ESTATE COMPANY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

4. TANGIBLE FIXED ASSETS

	Freehold property £	Plant and machinery £	Tractors £	Total £
COST				
At 1 April 2018	60,000	27,823	23,642	111,465
Additions	-	7,742	-	7,742
At 31 March 2019	60,000	35,565	23,642	119,207
DEPRECIATION				
At 1 April 2018	16,800	23,243	9,036	49,079
Charge for the year on owned assets	1,200	4,681	4,729	10,610
At 31 March 2019	18,000	27,924	13,765	59,689
NET BOOK VALUE				
At 31 March 2019	42,000	7,641	9,877	59,518
At 31 March 2018	43,200	4,580	14,606	62,386

5. FIXED ASSET INVESTMENTS

	Investments in subsidiary companies £
COST	
Additions	1
At 31 March 2019	1

MAENPORTH ESTATE COMPANY LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019****6. DEBTORS**

	2019 £	2018 £
Trade debtors	1,740	378
Amounts owed by group undertakings	1,999	-
Other debtors	10,445	9,511
Prepayments and accrued income	14,053	12,996
	<u>28,237</u>	<u>22,885</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Trade creditors	49,074	31,693
Amounts owed to group undertakings	42,008	41,856
Corporation tax	3,637	2,156
Accruals and deferred income	19,268	21,949
	<u>113,987</u>	<u>97,654</u>

8. SHARE CAPITAL

	2019 £	2018 £
ALLOTTED, CALLED UP AND FULLY PAID		
2 (2018: 2) Ordinary shares of £1.00 each	<u>2</u>	<u>2</u>

9. PENSION COMMITMENTS

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £1,769 (2018: £819). Contributions totalling £Nil (2018: £Nil) were payable to the fund at the reporting date and are included in creditors.

10. SUBSEQUENT EVENTS

After the year end the company's freehold property was severely damaged by fire. The directors are currently working with the insurers to assess the damage with a view to repairing the building. Whilst this is occurring, the company has insurance to cover loss of income.