

REGISTERED NUMBER: 03353887 (England and Wales)

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2018
FOR
WEST POINT PLANT LIMITED**

Prime Rochesters Limited
No. 3 Caroline Court
13 Caroline Street
St Paul's Square
Birmingham
B3 1TR

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2018

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	3

WEST POINT PLANT LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 30 SEPTEMBER 2018**

DIRECTORS:

M F P Regan
Mrs E Regan

SECRETARY:

Mrs E Regan

REGISTERED OFFICE:

Caitom House
Fishing Line Road
Redditch
Worcestershire
B97 6EW

REGISTERED NUMBER:

03353887 (England and Wales)

AUDITORS:

Prime Rochesters Limited
No. 3 Caroline Court
13 Caroline Street
St Paul's Square
Birmingham
B3 1TR

BALANCE SHEET
30 SEPTEMBER 2018

		2018	2017
	Notes	£	£
FIXED ASSETS			
Tangible assets	3	8,025,817	7,962,482
Investments	4	-	50,000
		<u>8,025,817</u>	<u>8,012,482</u>
CURRENT ASSETS			
Debtors	5	87,696	14,527
Cash at bank		<u>147,848</u>	<u>113,468</u>
		<u>235,544</u>	<u>127,995</u>
CREDITORS			
Amounts falling due within one year	6	<u>4,595,575</u>	<u>4,411,124</u>
NET CURRENT LIABILITIES		<u>(4,360,031)</u>	<u>(4,283,129)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>3,665,786</u>	<u>3,729,353</u>
CREDITORS			
Amounts falling due after more than one year	7	(1,935,802)	(1,870,411)
PROVISIONS FOR LIABILITIES	9	<u>(236,000)</u>	<u>(154,000)</u>
NET ASSETS		<u><u>1,493,984</u></u>	<u><u>1,704,942</u></u>
CAPITAL AND RESERVES			
Called up share capital		50,100	50,100
Revaluation reserve	10	222,934	222,934
Retained earnings	10	<u>1,220,950</u>	<u>1,431,908</u>
SHAREHOLDERS' FUNDS		<u><u>1,493,984</u></u>	<u><u>1,704,942</u></u>

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 6 March 2019 and were signed on its behalf by:

M F P Regan - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2018**

1. STATUTORY INFORMATION

West Point Plant 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.

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 as modified by the revaluation of certain assets.

Related party exemption

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Significant judgements and estimates

In the application of the company's accounting policies the directors are required to make judgements, estimates and assumptions about the carrying amounts 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 if the revision affects only that period, or in the period of revision and future periods if the revision affects both current and future periods.

In preparing these financial statements, the directors have made the following judgements:

The company determines whether leases entered into by it are operating or finance leases. This is dependant on whether all the risks and rewards of ownership have been transferred from the lessor to the lessee and is assessed by reference to the terms and conditions for each individual lease. Where there is evidence of a transfer of risks and rewards, an asset and liability are recognised.

The company reviews the carrying value of all assets for indications of impairment at each period. If indicators of impairment exist, the carrying value of the asset is subject to further testing to determine whether its carrying value exceeds its recoverable amount. This process will usually involve the estimation of future cash flows which are likely to be generated by the asset.

A provision is recognised when the company has a present legal or constructive obligation as a result of a past event for which it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. If the effect is material, provisions are determined by discounting the expected future cash flows at a rate that reflects the time value of money and the risk specific to the liability

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2018

2. ACCOUNTING POLICIES - continued

Significant judgements and estimates - continued

Whether a present obligation is probable or not requires judgement. The nature and type of risks for these provisions differ and management's judgement is applied regarding the nature and extent of obligations in deciding if an outflow of resources is probable or not.

The directors have reviewed the asset lives and associated residual values of all fixed assets classes. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projects disposal values.

Turnover

Turnover represents net invoiced equipment and labour hire charges, excluding value added tax. The hire charges are spread equally over the period of the contract.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life or, if held under a finance lease, over the lease term, whichever is the shorter.

Plant and machinery - 15% on cost

Freehold land and buildings are carried at their revalued amounts, being fair value at the date of valuation less subsequent depreciation and impairment losses. Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Any revaluation increase in the carrying amounts of land and buildings is recognised in other comprehensive income and included in a revaluation reserve in equity, except to the extent that it reverses a revaluation decrease of the same asset previously recognised in profit or loss, in which case the increase is credited to profit or loss to the extent of the decrease previously expended. Decreases that offset previous increases of the same asset are charged in other comprehensive income and debited against revaluation reserve in equity; decreases exceeding the balance in revaluation reserve relating to an asset are recognised in profit or loss. Each year the difference between depreciation based on the revalued carrying amount of the asset recognised in profit or loss and depreciation based on the asset's original costs is transferred from revaluation reserve to retained earnings.

Freehold land and buildings relates predominantly to land held by the company which is considered to have an unlimited economic life. The related depreciation in respect of the buildings is not considered material to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2018

2. ACCOUNTING POLICIES - continued

Financial instruments

(i) Cash and cash equivalents

Cash and cash equivalents 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.

(ii) Financial assets and liabilities

All financial assets and liabilities are recognised when the company becomes party to the contractual provisions of the instrument.

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 its liabilities.

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit and loss, which are initially measured at fair value unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset at the balance sheet date when, and only when there exists a legally enforceable right to set off the recognised amounts and the company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Debt instruments that have no stated interest rate and are classified as payable or receivable within one year are initially measured at an undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment. Other debt instruments not meeting these conditions are measured at fair value through profit and loss.

Commitments to make or receive loans which meet the conditions mentioned above are measured at cost less impairment.

Financial assets are derecognised when and only when the contractual rights to the cash flows for the financial asset expire or are settled, when the company transfers to another party substantially all the risks and rewards of ownership of the financial asset, or the company, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

(iii) Equity instruments

Equity instruments issued by the company are recorded at the fair value of cash or other resources received or receivable, net of direct issue costs.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2018

2. ACCOUNTING POLICIES - continued

(iv) Fair value measurement

The best evidence of fair value is a quoted price for an identical asset on an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant changes in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated using a valuation technique.

Current and deferred taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Hire purchase and leasing commitments

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to profit or loss over the relevant period. The capital element of the future payments is treated as a liability.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2018

2. ACCOUNTING POLICIES - continued

Impairment of assets

Assets, other than those measured at fair value, are assessed for indicators of impairment at each balance sheet date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss.

For financial assets carried at amortised costs, the amount of an impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

For financial assets carried at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that would be received for the asset if it were to be sold at the reporting date.

Where indicators exist for the decrease in impairment loss, and the decrease can be related objectively to an event occurring after the impairment was recognised, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired financial asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying value had no impairment been recognised.

3. TANGIBLE FIXED ASSETS

	Freehold land and buildings £	Plant and machinery £	Totals £
COST OR VALUATION			
At 1 October 2017	1,190,849	9,392,180	10,583,029
Additions	-	2,518,790	2,518,790
Disposals	-	(2,219,022)	(2,219,022)
At 30 September 2018	1,190,849	9,691,948	10,882,797
DEPRECIATION			
At 1 October 2017	-	2,620,547	2,620,547
Charge for year	-	1,358,986	1,358,986
Eliminated on disposal	-	(1,122,553)	(1,122,553)
At 30 September 2018	-	2,856,980	2,856,980
NET BOOK VALUE			
At 30 September 2018	1,190,849	6,834,968	8,025,817
At 30 September 2017	1,190,849	6,771,633	7,962,482

Included in freehold land and buildings is land valued at £763,969 (2017: £763,969)

All the assets are held for use in short-term operating leases within the group.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2018

3. TANGIBLE FIXED ASSETS - continued

Cost or valuation at 30 September 2018 is represented by:

	Freehold land and buildings £	Plant and machinery £	Totals £
Valuation in 2016	278,934	-	278,934
Cost	911,915	9,691,948	10,603,863
	<u>1,190,849</u>	<u>9,691,948</u>	<u>10,882,797</u>

If freehold land and buildings had not been revalued they would have been included at the following historical cost:

	2018 £	2017 £
Cost	<u>911,915</u>	<u>911,915</u>

Caitom House was valued on an open market basis on 11 January 2017 by John Truslove, an independent valuer.

Other land held by the company was valued by the Directors. The Directors did not consider there to have been a material increase in the value of this land.

Fixed assets, included in the above, which are held under hire purchase contracts are as follows:

	Plant and machinery £
COST OR VALUATION	
At 1 October 2017	7,334,820
Additions	2,501,290
Disposals	(1,278,950)
Transfer to ownership	(348,550)
At 30 September 2018	<u>8,208,610</u>
DEPRECIATION	
At 1 October 2017	1,117,344
Charge for year	1,217,822
Eliminated on disposal	(333,180)
Transfer to ownership	(104,565)
At 30 September 2018	<u>1,897,421</u>
NET BOOK VALUE	
At 30 September 2018	<u>6,311,189</u>
At 30 September 2017	<u>6,217,476</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2018

4. FIXED ASSET INVESTMENTS

	Unlisted investments £
COST	
At 1 October 2017	50,000
Disposals	(50,000)
At 30 September 2018	-
NET BOOK VALUE	
At 30 September 2018	-
At 30 September 2017	50,000

On 1 October 2017 the company's investment in West Point Construction Limited was transferred at cost to its parent undertaking, West Point UK Holdings Limited, by way of an in specie dividend.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018 £	2017 £
Other debtors	87,696	14,527

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018 £	2017 £
Bank loans and overdrafts	13,094	19,286
Hire purchase contracts	2,053,049	2,041,184
Amounts owed to group undertakings	2,429,679	2,260,978
Taxation and social security	93,800	85,055
Other creditors	5,953	4,621
	<u>4,595,575</u>	<u>4,411,124</u>

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2018 £	2017 £
Bank loans	252,868	294,471
Hire purchase contracts	1,682,934	1,575,940
	<u>1,935,802</u>	<u>1,870,411</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	<u>187,398</u>	<u>207,712</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2018

8. SECURED DEBTS

The following secured debts are included within creditors:

	2018 £	2017 £
Bank loans	265,962	313,757
Hire purchase contracts	3,735,983	3,617,124
	<u>4,001,945</u>	<u>3,930,881</u>

Bank borrowings are secured by a fixed and floating charge over the assets of the company. An unlimited cross guarantee also exists between the bank and West Point Construction Ltd and its fellow subsidiary West Point Plant Limited.

Hire purchase contracts are secured by the assets to which the contracts relate.

9. PROVISIONS FOR LIABILITIES

	2018 £	2017 £
Deferred tax		
On accelerated capital allowances	(67,000)	98,000
On revaluation of freehold land and buildings	56,000	56,000
	<u>(9,000)</u>	<u>154,000</u>

10. RESERVES

	Retained earnings £	Revaluation reserve £	Totals £
At 1 October 2017	1,431,908	222,934	1,654,842
Profit for the year	339,042	-	339,042
Dividends	(550,000)	-	(550,000)
At 30 September 2018	<u>1,220,950</u>	<u>222,934</u>	<u>1,443,884</u>

The company's reserves are as follows:

The retained earnings reserve which represents the cumulative profits or losses net of dividends paid.

The revaluation reserve is in respect gains and losses arising on the revaluation of freehold land and buildings, less deferred tax thereon.

11. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006

The Report of the Auditors was unqualified.

P K Hewston (Senior Statutory Auditor)
for and on behalf of Prime Rochesters Limited

12. **ULTIMATE CONTROLLING PARTY**

The company is under the control of the director M F P Regan by virtue of his majority shareholdings in the ultimate parent company.

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.