

COMPANY REGISTRATION NUMBER: 03736814

**Kemble Airfield Estates Limited**  
**Filleted Unaudited Financial Statements**  
**31 March 2017**

# **Kemble Airfield Estates Limited**

## **Financial Statements**

**Year ended 31st March 2017**

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**The following pages do not form part of the financial statements**

Chartered accountants report to the board of directors on the preparation of the unaudited statutory financial statements

# Kemble Airfield Estates Limited

## Statement of Financial Position

31 March 2017

		2017	2016
	Note	£	£
<b>Fixed assets</b>			
Tangible assets	4	19,153,157	19,167,913
Investments	5	28,002	28,002
		<u>19,181,159</u>	<u>19,195,915</u>
<b>Current assets</b>			
Debtors	6	1,185,699	1,921,923
Cash at bank and in hand		514,994	336,037
		<u>1,700,693</u>	<u>2,257,960</u>
<b>Creditors: amounts falling due within one year</b>	7	1,302,259	798,381
<b>Net current assets</b>		<u>398,434</u>	<u>1,459,579</u>
<b>Total assets less current liabilities</b>		<u>19,579,593</u>	<u>20,655,494</u>
<b>Creditors: amounts falling due after more than one year</b>	8	6,964,948	8,344,765
<b>Provisions</b>			
Taxation including deferred tax		153,549	150,226
<b>Net assets</b>		<u>12,461,096</u>	<u>12,160,503</u>

# Kemble Airfield Estates Limited

## Statement of Financial Position *(continued)*

**31 March 2017**

	2017	2016
Note	£	£
<b>Capital and reserves</b>		
Called up share capital	2	2
Revaluation reserve	10,168,146	10,168,146
Profit and loss account	2,292,948	1,992,355
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<b>Shareholder funds</b>	<b>12,461,096</b>	12,160,503
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These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the statement of income and retained earnings has not been delivered.

For the year ending 31st March 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476 ;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements .

These financial statements were approved by the board of directors and authorised for issue on 6 November 2017 , and are signed on behalf of the board by:

Miss S H Harvey

Director

Company registration number: 03736814

# **Kemble Airfield Estates Limited**

## **Notes to the Financial Statements**

**Year ended 31st March 2017**

### **1. General information**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is McGills, Oakley House, Tetbury Road, Cirencester, Gloucestershire, GL7 1US.

### **2. Statement of compliance**

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

### **3. Accounting policies**

#### **Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

#### **Transition to FRS 102**

The entity transitioned from previous UK GAAP to FRS 102 as at 1st April 2015. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 11.

#### **Consolidation**

The company has taken advantage of the option not to prepare consolidated financial statements contained in Section 398 of the Companies Act 2006 on the basis that the company and its subsidiary undertakings comprise a small group.

#### **Revenue recognition**

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax. Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

#### **Income tax**

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

#### **Tangible assets**

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

**Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Plant and machinery	-	20% reducing balance
Fixtures and fittings	-	15% reducing balance

No depreciation has been charged in respect of Freehold Land and Buildings. The company has a policy of regular revaluations. In the opinion of the directors the Freehold Property currently has a value in excess of the Balance Sheet carrying amount.

**Investments**

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

**Investments in associates**

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses. Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value recognised in other comprehensive income/profit or loss. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted. Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

**Investments in joint ventures**

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses. Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value recognised in other comprehensive income/profit or loss. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted. Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

**Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date. For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets. For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

**Finance leases and hire purchase contracts**

Assets held under finance leases and hire purchase contracts are recognised in the statement of financial position as assets and liabilities at the lower of the fair value of the assets and the present value of the minimum lease payments, which is determined at the inception of the lease term. Any initial direct costs of the lease are added to the amount recognised as an asset. Lease payments are apportioned between the finance charges and reduction of the outstanding lease liability using the effective interest method. Finance charges are allocated to each period so as to produce a constant rate of interest on the remaining balance of the liability.

**Provisions**

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense. Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

## Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

### 4. Tangible assets

	Freehold property £	Plant and machinery £	Equipment £	Total £
<b>Cost</b>				
At 1st April 2016	18,785,737	998,511	15,992	<b>19,800,240</b>
Additions	—	43,421	31,255	<b>74,676</b>
	-----	-----	-----	-----
<b>At 31st March 2017</b>	<b>18,785,737</b>	<b>1,041,932</b>	<b>47,247</b>	<b>19,874,916</b>
	-----	-----	-----	-----
<b>Depreciation</b>				
At 1st April 2016	—	623,843	8,484	<b>632,327</b>
Charge for the year	—	83,618	5,814	<b>89,432</b>
	-----	-----	-----	-----
<b>At 31st March 2017</b>	<b>—</b>	<b>707,461</b>	<b>14,298</b>	<b>721,759</b>
	-----	-----	-----	-----
<b>Carrying amount</b>				
<b>At 31st March 2017</b>	<b>18,785,737</b>	<b>334,471</b>	<b>32,949</b>	<b>19,153,157</b>
	-----	-----	-----	-----
At 31st March 2016	18,785,737	374,668	7,508	19,167,913
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### Tangible assets held at valuation

The freehold property is valued at open market value. The valuation has been made by Miss Suzannah Harvey, Director. The Historical cost of the land and buildings was £5,407,355.

### Finance leases and hire purchase contracts

Included within the carrying value of tangible assets are the following amounts relating to assets held under finance leases or hire purchase agreements:

	Plant and machinery £
<b>At 31st March 2017</b>	<b>303,777</b>
	-----
At 31st March 2016	379,721
	-----



## 5. Investments

	Other investments other than loans £
<b>Cost</b>	
At 1st April 2016 and 31st March 2017	28,002
	-----
<b>Impairment</b>	
At 1st April 2016 and 31st March 2017	—
	-----
<b>Carrying amount</b>	
At 31st March 2017	28,002
	-----
At 31st March 2016	28,002
	-----

The company owns 100% of the issued share capital of Kemble Air Services Limited, which is registered in England and Wales under Company Number 4182147. The figures below relate to the periods ended 31 December 2016 and 31 December 2015. An inter company bank guarantee also exists between Kemble Airfield Services Ltd and Kemble Airfield Estates Limited .

### Aggregate capital and reserves

	2016 £	2015 £
Kemble Air Services Limited	(608,578)	(512,075)
<b>Profit and (loss) for the year</b>		
	2016 £	2015 £
Kemble Air Services Limited	(96,503)	(16,565)

## 6. Debtors

	2017 £	2016 £
Trade debtors	72,590	297,467
Amounts owed by group undertakings and undertakings in which the company has a participating interest	1,059,957	1,586,415
Other debtors	53,152	38,041
	-----	-----
	1,185,699	1,921,923
	-----	-----

The debtors above include the following amounts falling due after more than one year:

	2017 £	2016 £
Amounts owed by group undertakings and undertakings in which the company has a participating interest	—	1,586,415
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**7. Creditors: amounts falling due within one year**

	2017	2016
	£	£
Bank loans and overdrafts	194,879	252,219
Trade creditors	68,995	20,179
Corporation tax	48,992	49,269
Social security and other taxes	74,502	77,476
Other creditors	914,891	399,238
	<u>1,302,259</u>	<u>798,381</u>

**8. Creditors: amounts falling due after more than one year**

	2017	2016
	£	£
Bank loans and overdrafts	6,832,473	8,133,903
Other creditors	132,475	210,862
	<u>6,964,948</u>	<u>8,344,765</u>

There is a First Legal Charge over the freehold and leasehold property of the company known as Kemble Airfield commercial let properties and at F Site, in favour of Lloyds Bank PLC, in the form of a legal debenture dated 19 January 2015.

There is also an unlimited cross guarantee by and between Kemble Airfield Estates Limited and Kemble Airfield Services.

**9. Contingencies**

The company has given a cross guarantee in respect of the bank borrowings of Kemble Air Services Limited.

**10. Related party transactions**

The company was under the control of Mr R Harvey throughout the current and previous year. Mr R Harvey is the majority shareholder. During the year, the company had the following transactions with Kemble Airfield Services Limited, a 100% subsidiary of Kemble Airfield Estates Limited. Net sales of £10,604 (2016: £30,218) were made to Kemble Airfield Services Limited and at balance sheet date there was a balance of £171 (2016: £18,063) included in trade debtors. Net purchases of £185,933 (2016: £180,869) were made from Kemble Airfield Services Limited and at balance sheet date there was a balance of £20,521 (2016: £18,594) included in trade creditors. Included within Debtors at balance sheet date is £1,059,957 (2016: £893,957) due from Kemble Airfield Services Limited. During the year, the company had the following transactions with Polydron International (BVI) a company controlled by Mr R Harvey. Management charges of £162,182 (2016: £431,428) were charged to Polydron International (BVI). At balance sheet date there was a loan of £nil (2016: £692,458) due from Polydron International BVI included in debtors. All of the above transactions were on a normal commercial basis.

## **11. Transition to FRS 102**

These are the first financial statements that comply with FRS 102. The company transitioned to FRS 102 on 1st April 2015.

No transitional adjustments were required in equity or profit or loss for the year.

# **Kemble Airfield Estates Limited**

## **Management Information**

**Year ended 31st March 2017**

**The following pages do not form part of the financial statements.**

# **Kemble Airfield Estates Limited**

## **Chartered Accountants Report to the Board of Directors on the Preparation of the Unaudited Statutory Financial Statements of Kemble Airfield Estates Limited**

### **Year ended 31st March 2017**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Kemble Airfield Estates Limited for the year ended 31st March 2017, which comprise the statement of financial position 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 at [www.icaew.com/en/membership/regulations-standards-and-guidance](http://www.icaew.com/en/membership/regulations-standards-and-guidance). This report is made solely to the Board of Directors of Kemble Airfield Estates Limited, as a body, in accordance with the terms of our engagement letter dated 16th November 2016. Our work has been undertaken solely to prepare for your approval the financial statements of Kemble Airfield Estates Limited and state those matters that we have agreed to state to you, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF as detailed at [www.icaew.com/compilation](http://www.icaew.com/compilation). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Kemble Airfield Estates Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Kemble Airfield Estates 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 Kemble Airfield Estates Limited. You consider that Kemble Airfield Estates 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 Kemble Airfield Estates 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.

McGILLS Chartered Accountants

Oakley House Tetbury Road Cirencester Gloucestershire GL7 1US

10 November 2017

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.