

Claybrook Limited
Annual Report and Unaudited Financial Statements
Year Ended 31 October 2017
Registration number: 04222752



Claybrook Limited

Contents

Company Information	1
Balance Sheet	2 to 3
Notes to the Financial Statements	4 to 11

Claybrook Limited

Company Information

Directors	Mr A E N Ware
	Mr M G Capps
	Mr D E Sykes
Registered office	Strode Business Centre Strode Road Plympton Plymouth Devon PL7 4JN
Accountants	Francis Clark LLP North Quay House Sutton Harbour Plymouth Devon PL4 0RA

Claybrook Limited

Balance Sheet

31 October 2017

	Note	2017 £	2016 £
Fixed assets			
Tangible assets	4	248,044	257,840
Investment property	5	4,604,173	4,604,173
Investments	6	101	101
		<u>4,852,318</u>	<u>4,862,114</u>
Current assets			
Debtors	7	54,198	47,583
Cash at bank and in hand		74,875	90,220
		<u>129,073</u>	<u>137,803</u>
Creditors: Amounts falling due within one year	8	<u>(484,532)</u>	<u>(601,728)</u>
Net current liabilities		<u>(355,459)</u>	<u>(463,925)</u>
Total assets less current liabilities		4,496,859	4,398,189
Creditors: Amounts falling due after more than one year	8	(1,593,164)	(1,679,013)
Provisions for liabilities		<u>(158,268)</u>	<u>(183,439)</u>
Net assets		<u>2,745,427</u>	<u>2,535,737</u>
Capital and reserves			
Called up share capital		3,000	3,000
Capital redemption reserve		2,000	2,000
Revaluation reserve		1,623,073	1,597,902
Profit and loss account		<u>1,117,354</u>	<u>932,835</u>
Total equity		<u>2,745,427</u>	<u>2,535,737</u>

The notes on pages 4 to 11 form an integral part of these financial statements.

Claybrook Limited

Balance Sheet

31 October 2017

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

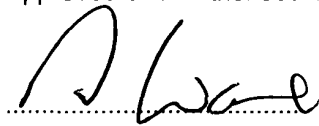
Directors' responsibilities:

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

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

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 15/01/2018 and signed on its behalf by:



Mr A E N Ware

Director

Company Registration Number: 04222752

Claybrook Limited

Notes to the Financial Statements

Year Ended 31 October 2017

1 General information

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

The address of its registered office is:

Strode Business Centre
Strode Road
Plympton
Plymouth
Devon
PL7 4JN

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.

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.

Change in basis of accounting

The company's financial statements have been prepared in accordance with FRS102 - the Financial Reporting Standard applicable in the UK and Republic of Ireland. The company has transferred from previously extant UK GAAP to FRS102 as at 1 November 2015. Comparatives have been restated, and an explanation of how transition to FRS 102 has affected the reported financial position and financial performance is given in note 11.

Tangible assets

Tangible assets are stated in the statement of financial position 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:

Asset class	Depreciation method and rate
Fixtures and fittings	15% reducing balance
Solar Panels	4% straight line

Claybrook Limited

Notes to the Financial Statements

Year Ended 31 October 2017

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, 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.

Business combinations

Business combinations are accounted for using the purchase method. The consideration for each acquisition is measured at the aggregate of the fair values at acquisition date of assets given, liabilities incurred or assumed, and equity instruments issued by the group in exchange for control of the acquired, plus any costs directly attributable to the business combination. When a business combination agreement provides for an adjustment to the cost of the combination contingent on future events, the group includes the estimated amount of that adjustment in the cost of the combination at the acquisition date if the adjustment is probable and can be measured reliably.

Investments

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

Defined contribution pension obligation

A defined contribution plan is a pension plan under which fixed contributions are paid into a pension fund and the company has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised as employee benefit expense when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

Claybrook Limited

Notes to the Financial Statements

Year Ended 31 October 2017

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.

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 5 (2016 - 5).

Claybrook Limited

Notes to the Financial Statements

Year Ended 31 October 2017

4 Tangible assets

	Land and buildings £	Furniture, fittings and equipment £	Other property, plant and equipment £	Total £
Cost or valuation				
At 1 November 2016	57,254	26,698	220,562	304,514
At 31 October 2017	57,254	26,698	220,562	304,514
Depreciation				
At 1 November 2016	-	20,208	26,466	46,674
Charge for the year	-	974	8,822	9,796
At 31 October 2017	-	21,182	35,288	56,470
Carrying amount				
At 31 October 2017	57,254	5,516	185,274	248,044
At 31 October 2016	57,254	6,490	194,096	257,840

Included within the net book value of land and buildings above is £Nil (2016 - £Nil) in respect of freehold land and buildings and £57,254 (2016 - £57,254) in respect of long leasehold land and buildings.

Revaluation

The fair value of the company's Freehold investment properties was revalued on 21 October 2010 by an independent valuer. The name and qualification of the independent valuer are Savills (L&P) Limited, chartered surveyors.

Had this class of asset been measured on a historical cost basis, the carrying amount would have been £3,395,032 (2016 - £3,395,032).

5 Investment properties

	2017
	£
At 1 November 2016 and at 31 October 2017	<u>4,604,173</u>

Valuations were performed by Savills (L&P) Ltd, a chartered surveyors, on an open market basis, on 21 October 2010 and 15 November 2015. The directors have considered the valuation of the investment property at 31 October 2017 and do not consider it to be different from the current value recorded in the financial statements.

Claybrook Limited

Notes to the Financial Statements

Year Ended 31 October 2017

6 Investments

	2017 £	2016 £
Investments in subsidiaries	<u>101</u>	<u>101</u>
Subsidiaries		£
Cost or valuation		
At 1 November 2016		<u>101</u>
Provision		
Carrying amount		
At 31 October 2017		<u>101</u>
At 31 October 2016		<u>101</u>

7 Debtors

	2017 £	2016 £
Trade debtors	41,266	35,716
Amounts due from group undertakings	3,671	4,287
Prepayments	<u>9,261</u>	<u>7,580</u>
	<u>54,198</u>	<u>47,583</u>

8 Creditors

	Note	2017 £	2016 £
Due within one year			
Loans and borrowings	9	132,132	172,034
Trade creditors		4,851	8,368
Social security and other taxes		23,251	23,840
Other creditors		190,253	291,135
Accrued expenses		63,110	34,288
Corporation tax		<u>70,935</u>	<u>72,063</u>
		<u>484,532</u>	<u>601,728</u>
Due after one year			
Loans and borrowings	9	<u>1,593,164</u>	<u>1,679,013</u>

Claybrook Limited

Notes to the Financial Statements

Year Ended 31 October 2017

	2017 £	2016 £
After more than five years by instalments	996,315	1,119,901

9 Loans and borrowings

	2017 £	2016 £
Non-current loans and borrowings		
Bank borrowings	<u>1,593,164</u>	<u>1,679,013</u>

	2017 £	2016 £
Current loans and borrowings		
Bank borrowings	<u>132,132</u>	<u>172,034</u>

Bank borrowings

Lloyds loan is denominated in sterling with a nominal interest rate of 2.9%, and the final instalment is due on 31 July 2028. The carrying amount at year end is £44,594 (2016 - £48,313).

The loan is secured against general assets held by the company.

Lloyds loan is denominated in sterling with a nominal interest rate of 4.785%, and the final instalment is due on 6 January 2028. The carrying amount at year end is £1,525,698 (2016 - £1,638,629).

The loan is secured against general assets held by the company.

Lloyds Solar loan is denominated in sterling with a nominal interest rate of 6.79%, and the final instalment is due on 17 July 2028. The carrying amount at year end is £155,002 (2016 - £162,384).

The loan is secured against the solar panels owned by the company.

10 Related party transactions

Summary of transactions with subsidiaries

Subsidiary company

During the year the subsidiary company repaid it's loan to the company of £4,287. A further £5,713 was advances to the company, from the subsidiary, during the year.

Summary of transactions with associates

Associate company under common control

During the year the company advanced £24,879 to its associate company. Repayments were made totalling £15,495 during the year.

Claybrook Limited

Notes to the Financial Statements

Year Ended 31 October 2017

Loans to related parties

	Subsidiary	Associates
	£	£
2017		
At start of period	4,287	-
Advanced	-	24,879
Repaid	(4,287)	(15,495)
At end of period	-	9,384
2016		Subsidiary
At start of period		£
		4,287

Loans from related parties

	Subsidiary
	£
2017	
Advanced	5,713

11 Transition to FRS 102

The company transitioned to FRS102 on 1 November 2015. The accounts for the year ended 31 October 2017 are the first set of accounts prepared under this standard. This note illustrates the impact of this change which has been presented as a prior year adjustments (for a fundamental change is accounting policy),

Reconciliation of Equity at 1 November 2015

	£
Funds attributable to members at 1 November 2015 under previous UK GAAP	2,475,658
Deferred tax on investment property revaluation gains	(191,370)
Funds attributable to members at 1 November 2015 under FRS 102	2,284,288

Reconciliation of Equity at 31 October 2016

	£
Funds attributable to members at 31 October 2016 under previous UK GAAP	2,719,177
Deferred tax as at 1 November 2015	(191,370)
Deferred tax on investment property revaluation gains in period	7,930
Funds attributable to members at 31 October 2016 under FRS 102	2,535,737

Claybrook Limited

Notes to the Financial Statements

Year Ended 31 October 2017

Reconciliation of Profit and Loss at 31 October 2016

	£
Profit for the year ended 31 October 2016 under previous UK GAAP	352,959
Deferred tax on investment property revaluation gains in period	<u>7,930</u>
Profit for the year ended 31 October 2016 under FRS 102	<u><u>360,889</u></u>

Deferred tax on investment property valuation gains

Claybrook Limited was not previously required to recognise deferred tax on investment property revaluation gains.

Under FRS102, deferred tax is required to be recognised on investment property revaluation gains. This is to take account of the potential taxable gain that exists as the balance sheet date on investment properties whose value has increased over time and should they be sold would generate taxable profits.

On transition to FRS102 a deferred tax liability of £191,370 was recognised in the Balance Sheet as at 1 November 2015. This decreased by £7,930 during the year ended 31 October 2016.