

Company Registration No. 05150902 (England and Wales)

**QUINN ESTATES LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2017**  
**PAGES FOR FILING WITH REGISTRAR**

# QUINN ESTATES LIMITED

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# QUINN ESTATES LIMITED

## BALANCE SHEET

AS AT 31 MARCH 2017

	Notes	2017 £	£	2016 £	£
<b>Fixed assets</b>					
Tangible assets	3		16,923		19,603
<b>Current assets</b>					
Stocks		1,018,948		1,383,085	
Debtors	4	2,472,133		996,589	
Cash at bank and in hand		386,069		756,441	
		<u>3,877,150</u>		<u>3,136,115</u>	
<b>Creditors: amounts falling due within one year</b>	5	<u>(2,953,632)</u>		<u>(2,572,765)</u>	
<b>Net current assets</b>			923,518		563,350
<b>Total assets less current liabilities</b>			<u>940,441</u>		<u>582,953</u>
<b>Provisions for liabilities</b>			<u>(2,483)</u>		<u>(2,980)</u>
<b>Net assets</b>			<u>937,958</u>		<u>579,973</u>
<b>Capital and reserves</b>					
Called up share capital	6		1		1
Profit and loss reserves			<u>937,957</u>		<u>579,972</u>
<b>Total equity</b>			<u>937,958</u>		<u>579,973</u>

The director of the company have elected not to include a copy of the profit and loss account within the financial statements.

## **QUINN ESTATES LIMITED**

### **BALANCE SHEET (CONTINUED)**

***AS AT 31 MARCH 2017***

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

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and signed by the director and authorised for issue on 29 December 2017

M W Quinn

**Director**

**Company Registration No. 05150902**

# QUINN ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 MARCH 2017**

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### **1 Accounting policies**

#### **Company information**

Quinn Estates Limited is a private company limited by shares incorporated in England and Wales. The registered office is 77 Bekesbourne Lane, Littlebourne, Canterbury, Kent, CT3 1UZ.

#### **1.1 Accounting convention**

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

These financial statements for the year ended 31 March 2017 are the first financial statements of Quinn Estates Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

#### **1.2 Turnover**

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

#### **1.3 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

# QUINN ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

### 1 Accounting policies

(Continued)

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and machinery	25% reducing balance
Fixtures, fittings & equipment	25% reducing balance
Computer equipment	25% reducing balance
Motor vehicles	25% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

#### 1.4 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### 1.5 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at the lower of replacement cost and cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

#### 1.6 Cash at bank and in hand

Cash at bank and in hand 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. Bank overdrafts are shown within borrowings in current liabilities.

# QUINN ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

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### 1 Accounting policies

(Continued)

#### 1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Classification of financial liabilities**

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 of its liabilities.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### 1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

#### 1.9 Derivatives

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to fair value at each reporting end date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset, whereas a derivative with a negative fair value is recognised as a financial liability.

#### 1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

# QUINN ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

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### 1 Accounting policies

(Continued)

#### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

#### **Deferred tax**

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

#### **1.11 Employee benefits**

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### **1.12 Retirement benefits**

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

#### **1.13 Leases**

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 12 (2016 - 12).



# QUINN ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

### 3 Tangible fixed assets

	Plant and machinery etc £
<b>Cost</b>	
At 1 April 2016	98,545
Additions	3,122
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At 31 March 2017	101,667
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<b>Depreciation and impairment</b>	
At 1 April 2016	78,942
Depreciation charged in the year	5,802
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At 31 March 2017	84,744
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<b>Carrying amount</b>	
At 31 March 2017	16,923
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At 31 March 2016	19,603
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### 4 Debtors

	2017 £	2016 £
<b>Amounts falling due within one year:</b>		
Trade debtors	461,459	620,074
Amounts owed by group undertakings	-	160,171
Other debtors	2,010,674	216,344
	<hr/>	<hr/>
	2,472,133	996,589
	<hr/>	<hr/>

### 5 Creditors: amounts falling due within one year

	2017 £	2016 £
Trade creditors	1,856,221	2,248,590
Amounts due to group undertakings	778,963	-
Corporation tax	116,420	80,816
Other taxation and social security	13,658	20,561
Other creditors	188,370	222,798
	<hr/>	<hr/>
	2,953,632	2,572,765
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## QUINN ESTATES LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2017

#### 6 Called up share capital

	2017 £	2016 £
Ordinary share capital Issued and fully paid		
1 Ordinary share of £1 each	1	1
	<u>1</u>	<u>1</u>
	<u>1</u>	<u>1</u>

#### 7 Financial commitments, guarantees and contingent liabilities

The company is part of a group registration for value added tax along with its parent company Quinn Investments Limited. The company would become liable should Quinn Investments Limited become unable to meet any future VAT obligations. As at 31 March 2017 the VAT liability of Quinn Estates Limited amounted to £265,243. The group VAT liability as at 31 March 2017 amounted to £235,737.

#### 8 Operating lease commitments

##### Lessee

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2017 £	2016 £
Within one year	51,386	40,000
Between two and five years	44,744	40,000
In over five years	63,333	103,333
	<u>159,463</u>	<u>183,333</u>
	<u>159,463</u>	<u>183,333</u>

#### 9 Related party transactions

## QUINN ESTATES LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### FOR THE YEAR ENDED 31 MARCH 2017

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##### 9 Related party transactions

(Continued)

M Quinn, a director of Quinn Estates Limited, is also a director of PQW Millstrood Limited. Included within other debtors is an amount due from PQW Millstrood Limited of £53,659 (2016: £53,659) in respect of a loan made to that company. Included within trade debtors is an amount due from PQW Millstrood Limited of £3,835 (2016: £3,835) in respect of sales made in earlier years.

M Quinn, a director of Quinn Estates Limited was also a director of Terlingham Estates Limited which entered into liquidation on 15 March 2016. During the year, Quinn Estates Limited made sales to Terlingham Estates Limited of £Nil (2016: £28,352). Included within trade creditors is an amount due to Terlingham Estates Limited of £Nil (2016: £54).

M Quinn, a director of Quinn Estates Limited is also a director of Hammill Properties Limited. Included within other creditors is an amount due to Hammill Properties Limited of £4,109 (2016: debtor balance £41,000). Included within trade debtors is an amount due from Hammill Properties Limited of £Nil (2016: £432,178). During the year, Quinn Estates Limited made sales to Hammill Properties Limited of £Nil (2016: £1,260,648).

M Quinn, a director of Quinn Estates Limited is also a director of Newmaquinn Commercial Limited. Included within other creditors is an amount due to Newmaquinn Commercial Limited of £19,151 (2016: £Nil).

During the year, Quinn Estates Limited made sales to M Quinn, a director of the company of £862,111 (2016: £Nil) in respect of the construction of his personal property.

Quinn Estates Limited is a wholly owned subsidiary of Quinn Investments Limited. Included within other creditors is an amount due to Quinn Investments Limited of £778,963 (2016: Debtors balance of £160,171) in respect of a loan from Quinn Investments Limited. Included within trade creditors is also an amount due to Quinn Investments of £25,281 (2016: £25,281). During the year, Quinn Estates Limited made purchases from Quinn Investments Limited of £Nil (2016: £24,911). During the year Quinn Estates Limited paid a dividend to Quinn Investments Limited of £100,000 (2016: £200,000).

M Quinn, a director of Quinn Estates Limited, was also a director of PQW Foundry Limited which entered into liquidation on 15 March 2016. Included within other creditors is an amount due to PQW Foundry Limited of £Nil (2016: £173,016). Included within trade creditors is an amount due to PQW Foundry Limited of £Nil (2016: £716,760). During the year, Quinn Estates Limited made sales to PQW Foundry Limited of £Nil (2016: £155,388).

M Quinn, a director of Quinn Estates Limited, is also a director of Quinn Wilson Estates (1) Limited. Included within other debtors is an amount due from Quinn Wilson Estates (1) Limited of £14,323 (2016: £16,882.) Included within trade debtors is an amount due from Quinn Wilson Estates (1) Limited of £153,277 (2016: £131,677). Included within trade creditors is an amount due from Quinn Wilson Estates (1) Limited of £67,364 (2016: £19,364). During the year Quinn Estates Limited made sales to Quinn Wilson Estates (1) Limited of £18,000 (2016: £177,902). During the year, Quinn Estates Limited made purchases from Quinn Wilson Estates (1) Limited of £40,000 (2016: £16,137).

M Quinn, a director of Quinn Estates Limited, is also a director of Quinn Estates Kent Limited. Included within other debtors is an amount due from Quinn Estates Kent Limited of £1,989,590 (2016: £45,364).

M Quinn, a director of Quinn Estates Limited, is also a director of Quinn Patel & Hayes Developments Limited. Included within other debtors is an amount due from Quinn Patel & Hayes Developments Limited of £3,912 (2016: £35,000). Included within trade debtors is an amount due from Quinn Patel & Hayes Developments Limited of £105,681 (2016: £1,443). During the year Quinn Estates Limited made sales to Quinn Patel & Hayes Developments Limited of £86,865 (2016: £142,870).

## **QUINN ESTATES LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

***FOR THE YEAR ENDED 31 MARCH 2017***

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M Quinn, a director of Quinn Estates Limited, is also a director of SQE Grafty Green Limited. Included within other debtors is an amount due from SQE Grafty Green Limited of £5,542 (2016: £Nil). Included within trade debtors is an amount due from SQE Grafty Green Limited of £31,683 (2016: £12,298). During the year Quinn Estates Limited made sales to SQE Grafty Green Limited of £278,327 (2016: £74,778).

M Quinn, a director of Quinn Estates Limited, is also a director of Clover House (Whitstable) Limited. Included within other creditors is an amount due to Clover House (Whitstable) Limited of £22,193 (2016: £22,193).

M Quinn, a director of Quinn Estates Limited, is also a director of Quinnatori Limited. Included within other debtors is an amount due from Quinnatori Limited of £5,100 (2016: £Nil).

M Quinn, a director of Quinn Estates Limited, is also a director of Quinn Estates Sittingbourne Limited. Included within other debtors is an amount due from Quinn Estates Sittingbourne Limited of £250 (2016: £Nil).

M Quinn, a director of Quinn Estates Limited, is also a director of Ashford Commercial Quarter Limited. Included within other debtors is an amount due from Ashford Commercial Quarter Limited of £100 (2016: £Nil).

M Quinn, a director of Quinn Estates Limited, is also a director of Binbury Park Estates Limited. Included within trade creditors is an amount due to Binbury Park Estates Limited of £64,104 (2016: £Nil). During the year, Quinn Estates Limited made purchases from Binbury Park Estates Limited of £53,420 (2016: £Nil).

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.