

NWES PROPERTY SERVICES LIMITED

Financial statements

Information for filing with the registrar

For the Year Ended 31 March 2018



NWES PROPERTY SERVICES LIMITED
Registered number: 05361073

Balance Sheet
As at 31 March 2018

	Note	2018 £	As restated 2017 £
Fixed assets			
Intangible assets	4	-	16,179
Tangible assets	5	494,045	258,334
Investment property	6	8,025,000	8,798,199
		<u>8,519,045</u>	<u>9,072,712</u>
Current assets			
Debtors: amounts falling due after more than one year	7	469,114	546,228
Debtors: amounts falling due within one year	7	957,494	580,614
Cash at bank and in hand	8	380,293	396,033
		<u>1,806,901</u>	<u>1,522,875</u>
Creditors: amounts falling due within one year	9	(6,171,826)	(4,531,080)
Net current liabilities		<u>(4,364,925)</u>	<u>(3,008,205)</u>
Total assets less current liabilities		<u>4,154,120</u>	<u>6,064,507</u>
Creditors: amounts falling due after more than one year	10	(5,879,294)	(7,737,586)
Net liabilities		<u><u>(1,725,174)</u></u>	<u><u>(1,673,079)</u></u>
Capital and reserves			
Called up share capital		1	1
Profit and loss account		(1,725,175)	(1,673,080)
		<u><u>(1,725,174)</u></u>	<u><u>(1,673,079)</u></u>

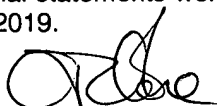
The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 29 March 2019.

J Clarke
Director



The notes on pages 2 to 17 form part of these financial statements.

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

1. Accounting policies

1.1 Basis of preparation of financial statements

NWES Property Services Limited is a private company limited by shares and incorporated in the United Kingdom. The address of the registered office is given in the company information of these financial statements and this is also the place of business. The company's registration number is 05361073.

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 financial statements are presented in sterling which is the functional currency of the company and have been rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

1.2 Financial reporting standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Norfolk and Waveney Enterprise Services as at 31 March 2018 and these financial statements may be obtained from Norwich Enterprise Centre, 4b Guildhall Hill, Norwich, Norfolk, NR2 1JH.

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

1. Accounting policies (continued)

1.3 Going concern

The company continues to face demands on its working capital as insufficient profitability is being generated from continuing operations and the company has advanced funds to its parent company to provide financial support which has yet to be repaid. Furthermore, on the 30 November 2018 the company defaulted on its loan repayment of £2,750,000 to Kings Lynn Borough Council, in respect of funding received for the KLIC building held as one of the company's investment properties.

Subsequent to the year end, the company has sold an investment property to reduce bank borrowing levels and ease working capital demands. The directors are currently negotiating with Kings Lynn Borough Council regarding the settlement of the outstanding loan repayment which may include the transfer of ownership of the KLIC in settlement of its obligations. At the time of approving the financial statements, final settlement has not been reached with the Council.

The directors continue to review what other actions can be taken to alleviate the current working capital demands, including whether sufficient net equity can be realised from other investment property in due course, and thereby allow all liabilities of the company to be settled under normal terms of business.

In summary, the Directors have concluded that the company is dependent on reaching an agreed settlement in respect of the loan repayment to Kings Lynn Borough Council; on the continuing support of its bankers (to the company and to its parent company) and other finance providers to continue to provide existing facilities. Specifically reaching an agreement with respect to the repayment of the loan of £2,750,000, which will enable the company to meet its liabilities as they fall due, is fundamental to the going concern basis.

In the meantime the directors believe the company can continue to adopt the going concern basis in preparing the financial statements.

1.4 Revenue

Turnover principally consists of rental income, management charges and grant income.

Rental income and management charges are recognised on an accruals basis as to match the revenue earned to the period in which the services are provided.

Capital grant income is released in line with the terms and conditions of any grant or in the useful economic life of the asset to which the funding relates.

Revenue grants are recognised in the profit and loss so as to match them with the relevant expenditure for which they have been granted.

1.5 Operating leases: the Company as lessee

Rentals paid under operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term.

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

1. Accounting policies (continued)

1.6 Leased assets: the Company as lessor

Where assets leased to a third party give rights approximating to ownership (finance lease), the lessor recognises as a receivable an amount equal to the net investment in the lease i.e. the minimum lease payments receivable under the lease discounted at the interest rate implicit in the lease. This receivable is reduced as the lessee makes capital payments over the term of the lease.

A finance lease gives rise to two types of income: profit or loss equivalent to the profit or loss resulting from outright sale of the asset being leased, at normal selling prices, reflecting any applicable discounts, and finance income over the lease term.

1.7 Leased assets: the Company as lessee

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the Statement of Comprehensive Income so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

1.8 Government grants

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to the Statement of Comprehensive Income at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the Statement of Comprehensive Income in the same period as the related expenditure.

1.9 Interest income

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

1.10 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

1.11 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

1. Accounting policies (continued)

1.12 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in the Statement of Comprehensive Income when they fall due. Amounts not paid are shown in accruals as a liability in the Balance Sheet. The assets of the plan are held separately from the Company in independently administered funds.

1.13 Taxation

Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

1.14 Exceptional items

Exceptional items are transactions that fall within the ordinary activities of the Company but are presented separately due to their size or incidence.

1.15 Intangible assets

Intangible assets are initially recognised at cost. After recognition, under the cost model, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

All intangible assets are considered to have a finite useful life. If a reliable estimate of the useful life cannot be made, the useful life shall not exceed ten years.

1.16 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, 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.

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

1. Accounting policies (continued)

1.16 Tangible fixed assets (continued)

Depreciation is provided on the following basis:

Short-term leasehold property	-	over the lease term
Fixtures and fittings	-	25% straight line
Office equipment	-	25% straight line

1.17 Impairment of fixed assets and goodwill

Assets that are subject to depreciation or amortisation are assessed at each balance sheet date to determine whether there is any indication that the assets are impaired. Where there is any indication that an asset may be impaired, the carrying value of the asset (or cash-generating unit to which the asset has been allocated) is tested for impairment. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's (or CGU's) fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (CGUs). Non-financial assets that have been previously impaired are reviewed at each balance sheet date to assess whether there is any indication that the impairment losses recognised in prior periods may no longer exist or may have decreased.

1.18 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

1.19 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

1.20 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

1.21 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

1.22 Financial instruments

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

1. Accounting policies (continued)

1.22 Financial instruments (continued)

rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an 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.

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or income as appropriate. The company does not currently apply hedge accounting for interest rate and foreign exchange derivatives.

2. Judgments in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgments, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. Management consider the following to be significant accounting estimates:

Capital grant income recognition

Capital grants are released in line with the terms attached to the grant agreements however management judgment is necessary to ensure an appropriate recognition period in the absence of explicit terms within the grant agreements.

Investment property revaluation

The company carries its investment property at fair value, with changes in fair value being recognised in the profit and loss account. The company has engaged an independent valuation specialist to determine the fair value for properties in the past couple of years.

Financial instruments

Fair values have been estimated at the amount the company would expect to pay over the term of the interest rate swap loan based on prevailing rates of interest.

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

3. Employees

The average monthly number of employees, including directors, during the year was 30 (2017 - 30).

4. Intangible assets

	Website development £
Cost	
Prior Year Adjustment	17,335
	<hr/>
At 1 April 2017 (as restated)	17,335
	<hr/>
At 31 March 2018	17,335
	<hr/>
Amortisation	
Prior Year Adjustment	1,156
	<hr/>
At 1 April 2017 (as restated)	1,156
Charge for the year	4,333
Impairment charge	11,846
	<hr/>
At 31 March 2018	17,335
	<hr/>
Net book value	
At 31 March 2018	-
	<hr/>
At 31 March 2017 (as restated)	16,179
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NWES PROPERTY SERVICES LIMITED

**Notes to the Financial Statements
For the Year Ended 31 March 2018**

5. Tangible fixed assets

	Short-term leasehold property £	Fixtures and fittings £	Equipment £	Website development £	Total £
Cost					
At 1 April 2017 (as previously stated)	-	629,467	325,462	17,335	972,264
Prior Year Adjustment	-	-	-	(17,335)	(17,335)
At 1 April 2017 (as restated)	-	629,467	325,462	-	954,929
Additions	289,553	3,698	45,894	-	339,145
Disposals	-	(3,665)	-	-	(3,665)
At 31 March 2018	289,553	629,500	371,356	-	1,290,409
Depreciation					
At 1 April 2017 (as previously stated)	-	444,032	252,563	1,156	697,751
Prior Year Adjustment	-	-	-	(1,156)	(1,156)
At 1 April 2017 (as restated)	-	444,032	252,563	-	696,595
Charge for the year on owned assets	-	69,751	32,206	-	101,957
Disposals	-	(2,188)	-	-	(2,188)
At 31 March 2018	-	511,595	284,769	-	796,364
Net book value					
At 31 March 2018	289,553	117,905	86,587	-	494,045
At 31 March 2017 (as restated)	-	185,435	72,899	-	258,334

The net book value of land and buildings may be further analysed as follows:

	2018 £	2017 £
Short leasehold	289,553	-
	289,553	-

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

6. Investment property

	Investment property £
Valuation	
At 1 April 2017 (as restated)	8,798,199
Additions at cost	1,141
Disposals	(415,720)
Surplus on revaluation	(358,620)
At 31 March 2018	8,025,000

Investment properties include a property which is held on a long term lease of 102 years and has a value of £1.875m as at 31 March 2018. The remainder of properties are freehold.

Certain revaluations were undertaken in the prior year, but one building was not independently revalued at that time and an estimate was made by the Directors. The independent valuation subsequently obtained in 2019 was so materially different to the estimate made in the prior year, the directors consider this to be an error. The revaluation has been made by way of a prior year adjustment of £3,056,359. The valuation was obtained from Savills on an open market value for existing use basis.

The total brought forward valuation of all investment properties before the prior year adjustment above was £11,854,558 and following the prior year adjustment of £3,056,359 the restated brought forward amount stands at £8,798,199.

For all other investment properties the valuations were made by Lambert Smith Hampton on 3 April 2017, on an open market value for existing use basis. The market value at 3 April 2017 is not considered to be materially different to the reporting date.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2018 £	2017 £
Historic cost	10,561,511	11,282,041
	<u>10,561,511</u>	<u>11,282,041</u>

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

7. Debtors

	2018 £	As restated 2017 £
Due after more than one year		
Other debtors	469,114	546,228
	<u>469,114</u>	<u>546,228</u>

	2018 £	As restated 2017 £
Due within one year		
Trade debtors	305,080	79,548
Amounts owed by group undertakings	323,097	160,900
Other debtors	103,585	82,845
Prepayments and accrued income	225,732	257,321
	<u>957,494</u>	<u>580,614</u>

8. Cash and cash equivalents

	2018 £	2017 £
Cash at bank and in hand	380,293	396,033
Less: bank overdrafts	(313,359)	(73,095)
	<u>66,934</u>	<u>322,938</u>

Included within cash at bank and in hand are amounts of £378,970 (2017: £395,264) relating to monies administered by the client in respect of properties owned by third parties. An equal and opposite creditor is included within other creditors.

Omitted from cash and other creditors are amounts of £1,235,811 (2017: £nil) in respect of monies held in a designated client account which is not under the direct control of NWES Property but the company has custody of that money. This has been transferred to the beneficial owner, in full, subsequent to the year-end.

NWES PROPERTY SERVICES LIMITED

**Notes to the Financial Statements
For the Year Ended 31 March 2018**

9. Creditors: Amounts falling due within one year

	2018	<i>As restated</i>
	£	2017
		£
Debenture loans	2,750,000	-
Bank overdrafts	313,359	73,095
Bank loans	231,173	1,830,423
Trade creditors	1,026,314	820,905
Amounts owed to group undertakings	173,639	90,124
Other taxation and social security	116,359	68,955
Obligations under finance lease and hire purchase contracts	32,274	32,274
Other creditors	701,934	814,730
Accruals and deferred income	803,725	763,579
Derivative financial liability	23,049	36,995
	<u>6,171,826</u>	<u>4,531,080</u>

The following liabilities were secured:

	2018	2017
	£	£
Debenture loans	2,750,000	-
Bank overdrafts	313,359	73,095
Bank loans	231,173	1,830,423
Obligations under finance lease and hire purchase contracts	32,274	32,274
	<u>3,326,806</u>	<u>1,935,792</u>

Details of security provided:

Debenture loans, bank overdrafts and bank loans are secured by way of fixed charges over certain freehold investment properties.

Obligations under hire purchase contracts are secured against the assets to which they relate.

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

10. Creditors: Amounts falling due after more than one year

	2018 £	As restated 2017 £
Debenture loans	-	2,750,000
Bank loans	2,765,590	1,462,760
Net obligations under finance leases and hire purchase contracts	5,379	37,653
Accruals and deferred income	3,108,325	3,388,707
Derivative financial liability	-	98,466
	<u>5,879,294</u>	<u>7,737,586</u>

The following liabilities were secured:

	2018 £	2017 £
Debenture loans	-	2,750,000
Bank loans	2,765,590	1,462,760
Net obligations under finance leases and hire purchase contracts	5,379	37,653
	<u>2,770,969</u>	<u>4,250,413</u>

Details of security provided:

Debenture loans and bank loans are secured by way of fixed charges over certain freehold investment properties.

Obligations under hire purchase contracts are secured against the assets to which they relate.

The aggregate amount of liabilities repayable wholly or in part more than five years after the balance sheet date is:

	2018 £	2017 £
Loans repayable by instalments	285,725	364,188
Deferred income to be released in over five years	1,747,335	1,871,951
	<u>2,033,060</u>	<u>2,236,139</u>

Deferred income to be released in over five years includes capital grant income of £1,586,677 (2017: £1,634,179) and deferred income in relation to a lease agreement with a tenant of Rouen House repayable over the lease term totalling £160,658 (2017: £237,772).

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

11. Loans

Analysis of the maturity of loans is given below:

	2018 £	2017 £
Amounts falling due within one year		
Bank loans	231,173	1,830,423
Debenture loans	2,750,000	-
	<u>2,981,173</u>	<u>1,830,423</u>
Amounts falling due 1-2 years		
Bank loans	1,982,544	165,773
Debenture loans	-	2,750,000
	<u>1,982,544</u>	<u>2,915,773</u>
Amounts falling due 2-5 years		
Bank loans	497,321	932,799
	<u>497,321</u>	<u>932,799</u>
Amounts falling due after more than 5 years		
Bank loans	285,725	364,188
	<u>285,725</u>	<u>364,188</u>
	<u><u>5,746,763</u></u>	<u><u>6,043,183</u></u>

12. Financial instruments

The company has entered into an interest rate swap to pay interest at a fixed rate of 4.97% per annum. The swap is based on a notional amount of £4,200,000, reducing each quarter in line with anticipated loan repayments, instead of floating rates based on LIBOR.

The purpose of the instrument is to hedge against exposure to interest rate fluctuations on the Natwest loan facility. The arrangement fixes the total interest payable on the loan at 4.97%. The fair value of the interest rate swap is a liability of £23,049 (2017: £135,461) which is held in creditors.

The change in fair value of the instrument of £112,412 (2017: £37,098) has been recognised in the Statement of comprehensive income.

The instrument expires in March 2019.

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

13. Prior year adjustments

The following prior year adjustments have been entered during the year to 31 March 2018 amounting to an overall decrease in reserves of £3,005,340:

	£
Profit and loss account as previously stated	1,332,260
Grant release	26,567
Loan interest	(83,465)
Capital grant release acceleration	107,917
Investment property revaluation	(3,056,359)
Profit and loss account restated	(1,673,080)

Grant release

A deferred capital grant of £26,567 has been released in the year in the absence of any agreement or justification as to prior treatment.

Loan interest

As at 31 March 2017 the interest accrual was understated by £83,465 and therefore an adjustment has been entered to accrue for this interest in line with the specific agreement.

Capital grant release acceleration

It is considered the appropriate capital grant release of one specific grant should have been over 10 years instead of 20 years, in line with the tenant agreement and associated refurbishment costs to which the grant related. The deferred income creditor was overstated by £107,917 as at 31 March 2017.

Lease debtor and creditor

The company carried out significant refurbishments as part of an agreement with a tenant. The tenant entered into an agreement to repay £771,146 of the cost defrayed by the company. Previous financial statements did not reflect the loan due and associated deferred income. A balance sheet adjustment has been made to increase both other debtors and deferred income of £623,342 as at 31 March 2017. There is no impact on reserves.

Website development costs

Costs of £17,335 have been transferred from tangible fixed assets to intangible fixed assets.

Investment property revaluation

Certain revaluations were undertaken in the prior year in relation to investment properties. However, one building was not revalued at that time and an estimate was made by the Directors. However, the independent valuation subsequently obtained in 2019 was so materially different to the estimate made in the prior year, the directors consider this to be an error. The revaluation has been made by way of a prior year adjustment of £3,056,359.

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

14. Contingent liabilities

The company has a guarantee relating to a performance bond with Harlow Council. The maximum value of the guarantee is £135,000 and no liability is expected to arise in respect of this.

15. Capital commitments

At 31 March 2018 the Company had capital commitments as follows:

	2018 £	2017 £
Contracted for but not provided in these financial statements	12,389	-
	<u>12,389</u>	<u>-</u>

16. Pension commitments

The company operates a defined contribution pension scheme for the benefit of employees who wish to make provisions for pensions. The pension cost charge in the year represents contributions payable by the company to the scheme and amounted to £13,403 (2017: £13,764).

Contributions totalling £5,014 (2017: £1,755) were payable to the scheme at the end of the year.

NWES PROPERTY SERVICES LIMITED

Notes to the Financial Statements For the Year Ended 31 March 2018

17. Related party transactions

The company has taken advantage of the exemption under FRS 102 Section 1A to not disclose particulars of transactions with its parent and also in relation to key management personnel disclosure.

The following transactions occurred in the year and certain previously reported amounts in respect of comparative information have been restated.

A company which is an associated undertaking of the parent company:

NWES Property Services loaned monies to the company totalling £38,106 (2017: £1,500) at the year end. No interest accrued on these amounts which were fully provided against in both years.

A company in which the directors have significant influence or control:

Other creditors contains a loan balance of £40,000 (2017: £nil) which is non-interest bearing.

A company in which directors who resigned in the year have significant influence or control:

NWES Property Services purchased services from the company amounting to £183,180 (2017: £219,882). Sales were made to the company of £3,553 (2017: £3,096). Trade creditors include amounts due of £155,652 (2017: £127,921).

A company in which directors who resigned in the year have significant influence or control:

There is a prepayment for rent covering the period 1 April 2014 to 31 December 2024 totalling £81,000 (2017: £93,000).

A company in which directors who resigned in the year have significant influence or control:

Purchases from the company amounted to £20,250 (2017: £31,334). There is a balance of £nil (2017: £24,134) owing to this company.

18. Post balance sheet events

Subsequent to the year end the company has sold one of its investment properties for £3.1m which is the value held in the balance sheet as at 31 March 2018.

19. Auditors' information

The auditors' report on the financial statements for the year ended 31 March 2018 was qualified.

The qualification in the audit report was as follows:

Prior to the completion of the audit, certain Directors who had served during the years ended 31 March 2018 and 2017 left office. The current Board of Directors have represented that they have provided all information that they are aware of in respect of related party transactions. They are however unable to make unequivocal written representations that all information in relation to related party transactions has been provided and that disclosures made in note 17 to the financial statements are accurate.

During the course of our work we identified related party transactions that had occurred in the year ended 31 March 2017 which were not reported in the prior year financial statements. Previously reported information in respect of comparative information has therefore been adjusted in note 17 accordingly.

The audit report was signed on 29 March 2019 by Sarah Flear (Senior Statutory Auditor) on behalf of Smith Cooper Audit Limited.