REGISTERED NUMBER: 01070521 (England and Wales)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2018

FOR

STONEHURST ESTATES LIMITED

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FOR THE YEAR ENDED 31ST MARCH 2018

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STONEHURST ESTATES LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31ST MARCH 2018

DIRECTOR:	S A Briggs
SECRETARY:	Mrs C J Briggs
REGISTERED OFFICE:	Danehill Lodge Tanyard Lane Danehill Haywards Heath West Sussex RH17 7JW
REGISTERED NUMBER:	01070521 (England and Wales)
AUDITORS:	Parkers Chartered Accountants and Statutory Auditors 178-180 Church Road Hove, East Sussex BN3 2DJ

ABRIDGED BALANCE SHEET
31ST MARCH 2018

	Notes	2018 £	2018 £	2017 as restated £	2017 as restated £
FIXED ASSETS					
Tangible assets	4		**11,242**		13,833
Investments	5		**1,525,351**		1,989,102
Investment property	6		**8,050,000**		8,050,000
			9,586,593		10,052,935
CURRENT ASSETS					
Stocks		**2,507,671**		2,034,266	
Debtors	7	**5,761,993**		5,520,434	
Investments		**2,100**		-	
Cash at bank		**139,371**		80,713	
		8,411,135		7,635,413	
CREDITORS					
Amounts falling due within one year		**1,204,995**		10,007,058	
NET CURRENT ASSETS/(LIABILITIES)			**7,206,140**		(2,371,645)
TOTAL ASSETS LESS CURRENT LIABILITIES			**16,792,733**		7,681,290
PROVISIONS FOR LIABILITIES	9		**510,000**		550,000
NET ASSETS			**16,282,733**		7,131,290
CAPITAL AND RESERVES					
Called up share capital	10		**147,160**		147,160
Share premium	11		**7,350**		7,350
Unrealised intra-group property transfer reserve	11		**2,234,347**		2,234,347
Fair value reserve	11		**5,318,165**		5,278,165
Retained earnings	11		**8,575,711**		(535,732)
SHAREHOLDER FUNDS			**16,282,733**		7,131,290

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

All the members have consented to the preparation of an abridged Balance Sheet for the year ended 31st March 2018 in accordance with Section 444(2A) of the Companies Act 2006.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director on 29th January 2019 and were signed by:

S A Briggs - Director

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2018

1. STATUTORY INFORMATION

Stonehurst Estates Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements
These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Significant judgements and estimates
The significant judgements that have had to be made by the director in preparing these financial statements relate to the value of the company's investment property and the provision necessary against the debt due from its subsidiary company, Bond City Limited..

Turnover
Turnover comprises property sale proceeds, contract works and development fees invoiced and rents receivable, all excluding VAT.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Furniture & equipment	- term of leases
Motor vehicles	- 25% on reducing balance

Investments in subsidiaries
Investments in subsidiary undertakings are recognised at cost less any provision for impairment.

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Developments/work in progress
Property developments in progress and work in progress are valued at the lower of cost and net realisable value.

Cost comprises the initial purchase price together with subsequent direct costs.

Financial instruments
The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

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

Current or deferred taxation assets and liabilities are not discounted.

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

continued...

2. **ACCOUNTING POLICIES - continued**

Deferred tax

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

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

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

Pension costs and other post-retirement benefits

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

Impairment of non-financial assets

At each reporting date non-financial assets not carried at fair value, like goodwill and plant, property and equipment, are reviewed to determine whether there is an indication that an asset may be impaired. If there is an indication of possible impairment, the recoverable amount of any asset or group of related assets, which is the higher of value in use and the fair value less cost to sell, is estimated and compared with its carrying amount. If the recoverable amount is lower, the carrying amount of the asset is reduced to its recoverable amount and an impairment loss is recognised immediately in profit or loss.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2017 - 1) .

4. **TANGIBLE FIXED ASSETS**

	Totals £
COST	
At 1st April 2017	
and 31st March 2018	**49,281**
DEPRECIATION	
At 1st April 2017	**35,448**
Charge for year	**2,591**
At 31st March 2018	**38,039**
NET BOOK VALUE	
At 31st March 2018	**11,242**
At 31st March 2017	13,833

continued...

5. FIXED ASSET INVESTMENTS

Information on investments other than loans is as follows:

	Totals £
COST	
At 1st April 2017	**2,908,367**
Additions	**250**
Disposals	**(1)**
At 31st March 2018	**2,908,616**
PROVISIONS	
At 1st April 2017	**919,265**
Charge for year	**464,000**
At 31st March 2018	**1,383,265**
NET BOOK VALUE	
At 31st March 2018	**1,525,351**
At 31st March 2017	1,989,102

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1st April 2017 and 31st March 2018	**8,050,000**
NET BOOK VALUE	
At 31st March 2018	**8,050,000**
At 31st March 2017	8,050,000

Fair value at 31st March 2018 is represented by:

	£
Valuation in 2018	**8,050,000**

If the investment property had not been revalued it would have been included at the following historical cost:

	2018 £	2017 as restated £
Cost	**1,021,315**	1,021,315

The investment property was valued on an open market basis on 31st March 2018 by the Director .

continued...

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

	2018	2017 as restated
	£	£
Other debtors	-	616,630

8. SECURED DEBTS

The following secured debts are included within creditors:

	2018	2017 as restated
	£	£
Bank loans	-	2,406,250

The bank loan secured on the investment property and by a fixed and floating charge over all current and future assets of the company was repaid on maturity in December 2017.

9. PROVISIONS FOR LIABILITIES

	2018	2017 as restated
	£	£
Deferred tax	**510,000**	550,000

	Deferred tax
	£
Balance at 1st April 2017	**550,000**
Investment property indexation	**(40,000)**
Balance at 31st March 2018	**510,000**

10. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2018	2017 as restated
			£	£
147,160	Ordinary	£1	**147,160**	147,160

continued...

11. RESERVES

	Retained earnings £	Share premium £	Unrealised intra-group property transfer reserve £	Fair value reserve £	Totals £
At 1st April 2017	(235,732)	7,350	2,234,347	5,278,165	7,284,130
Prior year adjustment	(300,000)				(300,000)
	(535,732)				6,984,130
Profit for the year	9,151,443				9,151,443
Deferred tax credit on investment property indexation	(40,000)	-	-	40,000	-
At 31st March 2018	8,575,711	7,350	2,234,347	5,318,165	16,135,573

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

The Report of the Auditors was qualified on the following basis:

Basis for qualified opinion on financial statements
We have been unable to obtain sufficient appropriate audit evidence to determine whether the provision of £2,225,000 against the debt due from Bond City Limited is excessive as it has been based on the qualified audited accounts of Bond City Limited, which do not include the £2,000,000 final claim under the development contract as income as the final amount receivable is yet to be agreed with the owner of the property.

Matters required to report by exception
as disclosed in the basis for qualified opinion, we have not received all the information and explanations we require for our audit.

Stephen Monk FCA (Senior Statutory Auditor)
for and on behalf of Parkers

13. CONTINGENT LIABILITIES

The company's contingent liability for PAYE on the Employee Benefit Trust contributions in the two years ended 31st March 2008 and 2009 settled under the Advance Payment Notices has now crystallised with the National Insurance expensed and the Income Tax recovered from the director.

The company has contingent liabilities under guarantees for Bond City Limited to a tenant of the Dover development for a capital contribution of £500,000 and to a third party arising from a compulsory purchase order which has been assessed at a further £500,000..

continued...

14. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to a director subsisted during the years ended 31st March 2018 and 31st March 2017:

	2018	2017 as restated
	£	£
S A Briggs		
Balance outstanding at start of year	**(117,910)**	(69,160)
Amounts advanced	**1,810,000**	(48,750)
Amounts repaid	**(2,471,680)**	-
Amounts written off	**-**	-
Amounts waived	-	-
Balance outstanding at end of year	**(779,590)**	(117,910)

15. RELATED PARTY DISCLOSURES

S A Briggs
Director

Unsecured interest free advances, repayable on demand, net of Income Tax on Employee Benefit Trust settlement.

	2018	2017 as restated
	£	£
Amount due to related party at the balance sheet date	**779,590**	117,910

Bligh & Briggs Partnership

S A Briggs a partner

Back to back bank loan facilities of £3.2 million secured on partnership assets with interest payable at 2.75% and early redemption fees in December 2017 totalling £138,570.

	2018	2017 as restated
	£	£
Amount due to related party at the balance sheet date	**-**	3,200,000

continued...

15. **RELATED PARTY DISCLOSURES - continued**

Bayhurst Securities Limited

Subsidiary company

Unsecured interest free advances, repayable on demand, of which £3,000,000 was waived during the year.

	2018	2017 as restated
	£	£
Amount due to related party at the balance sheet date	**23,142**	3,028,142
Amounts written off during the year	**3,000,000**	-

Joseph Yates Limited

Subsidiary company

2014 transfer of investment property to Joseph Yates Limited at its then market value of £6.15 million together with the balance of the associated bank loan, less subsequent cash receipts;.the balance being interest free and repayable on demand.

	2018	2017 as restated
	£	£
Amount due from related party at the balance sheet date	**3,092,141**	3,189,258

Temple Grove House Limited

Subsidiary company

Interest free development funding repayable on demand.

	2018	2017 as restated
	£	£
Amount due from related party at the balance sheet date	**339,797**	358,563
Provisions for doubtful debt at the balance sheet date	**(178,000)**	(175,000)

continued...

15. **RELATED PARTY DISCLOSURES - continued**

Stoneacre Construction Limited

Fellow subsidiary

Interest free inter-company loan of repayable on demand.

	2018	2017 as restated
	£	£
Amount due from related party at the balance sheet date	**349,200**	230,000
Provisions for doubtful debt at the balance sheet date	**(349,200)**	(230,000)

Bond City Limited

Subsidiary company

Development funding, pre interest that was contingent on successful completion of the development contract.

	2018	2017 as restated
	£	£
Amount due from related party at the balance sheet date	**2,600,020**	2,180,000
Provisions for doubtful debt at the balance sheet date	**(2,225,000)**	(2,180,000)

Vittoria Apartments Limited

Fellow subsidiary company

Property development finance, interest free and repayable on demand.

	2018	2017 as restated
	£	£
Amount due from related party at the balance sheet date	**1,905,000**	1,415,000
Provisions for doubtful debt at the balance sheet date	**(71,725)**	-

continued...

15. **RELATED PARTY DISCLOSURES - continued**

Stonehurst Estates (Shorehill) Limited

Subsidiary company

Initial development option funding, interest free and repayable on demand

	2018	2017 as restated
	£	£
Amount due from related party at the balance sheet date	**41,016**	-

16. **ULTIMATE CONTROLLING PARTY**

The ultimate controlling party is S A Briggs.

The company's parent company is Stonehurst Group Limited whose registered office is in England.

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.