

Company Registration No. 04780607 (England and Wales)

**QUAYSIDE HOMES LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 28 FEBRUARY 2018**  
**PAGES FOR FILING WITH REGISTRAR**

# QUAYSIDE HOMES LIMITED

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# QUAYSIDE HOMES LIMITED

## STATEMENT OF FINANCIAL POSITION

AS AT 28 FEBRUARY 2018

|                                              | Notes | 2018<br>£         | £                  | 2017<br>£         | £                  |
|----------------------------------------------|-------|-------------------|--------------------|-------------------|--------------------|
| <b>Non-current assets</b>                    |       |                   |                    |                   |                    |
| Investment properties                        | 4     |                   | 88,000             |                   | -                  |
| <b>Current assets</b>                        |       |                   |                    |                   |                    |
| Inventories                                  | 5     | 21,698,253        |                    | 21,039,108        |                    |
| Trade and other receivables                  | 6     | 232,199           |                    | 432,844           |                    |
| Cash and cash equivalents                    |       | 8,292             |                    | 312,841           |                    |
|                                              |       | <u>21,938,744</u> |                    | <u>21,784,793</u> |                    |
| <b>Current liabilities</b>                   | 7     | (21,433,490)      |                    | (21,160,445)      |                    |
| <b>Net current assets</b>                    |       |                   | 505,254            |                   | 624,348            |
| <b>Total assets less current liabilities</b> |       |                   | <u>593,254</u>     |                   | <u>624,348</u>     |
| <b>Non-current liabilities</b>               | 8     |                   | (901,412)          |                   | (1,065,421)        |
| <b>Provisions for liabilities</b>            | 9     |                   | (1,349,960)        |                   | (1,495,000)        |
| <b>Net liabilities</b>                       |       |                   | <u>(1,658,118)</u> |                   | <u>(1,936,073)</u> |
| <b>Equity</b>                                |       |                   |                    |                   |                    |
| Called up share capital                      |       |                   | 1                  |                   | 1                  |
| Retained earnings                            | 10    |                   | (1,658,119)        |                   | (1,936,074)        |
| <b>Total equity</b>                          |       |                   | <u>(1,658,118)</u> |                   | <u>(1,936,073)</u> |

The directors of the company have elected not to include a copy of the income statement within the financial statements.

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 by the board of directors and authorised for issue on 26 November 2018 and are signed on its behalf by:

Mr M McGuirk  
Director

Mr J D C Hambling  
Director

Company Registration No. 04780607

# QUAYSIDE HOMES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 28 FEBRUARY 2018**

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### **1 Accounting policies**

#### **Company information**

Quayside Homes Limited is a private company limited by shares incorporated in England and Wales. The registered office is Hardys Yard, London Road, Riverhead, Sevenoaks, Kent, TN13 2DN.

#### **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 £1.

The financial statements have been prepared under the historical cost convention modified to include the recognition of deferred tax on a crystallised gain. The principal accounting policies adopted are set out below.

#### **1.2 Going concern**

At the reporting date, the company was in a net liability position. The financial statements have been prepared on a going concern basis as the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis as they will continue to receive financial support by the group.

#### **1.3 Revenue**

Revenue comprises income recognised by the company in respect of the sale of property sold during the year and is recognised upon the date of completion, exclusive of VAT.

#### **1.4 Investment properties**

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as property, plant and equipment.

#### **1.5 Inventories**

Work in progress represents all direct costs and an appropriate proportion of fixed and variable overheads to date in relation to the housing development still under construction.

Properties for resale are valued at the lower of cost and net realisable value. All properties are held for resale.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of inventories 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 and cash equivalents**

Cash and cash equivalents 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.

# QUAYSIDE HOMES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2018

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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.

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

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost.

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

Basic financial liabilities, including trade and other payables, 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 receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

#### 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.

All called up share capital is allotted and fully paid.

#### 1.9 Taxation

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

##### **Current tax**

The tax currently payable is based on taxable profit for the year.

##### **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.

#### 1.10 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

#### 1.11 Retirement benefits

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

#### 1.12 Leases

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 3 (2017 - 3).

# QUAYSIDE HOMES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2018

### 3 Taxation

|                                                      | 2018<br>£ | 2017<br>£ |
|------------------------------------------------------|-----------|-----------|
| <b>Current tax</b>                                   |           |           |
| UK corporation tax on profits for the current period | -         | 110,358   |
| Adjustments in respect of prior periods              | -         | 2,744     |
| Total current tax                                    | -         | 113,102   |
| <b>Deferred tax</b>                                  |           |           |
| Origination and reversal of timing differences       | 11,960    | (23,000)  |
| Changes in tax rates                                 | (157,000) | (78,000)  |
| Total deferred tax                                   | (145,040) | (101,000) |
| Total tax (credit)/charge                            | (145,040) | 12,102    |

### 4 Investment property

|                     | 2018<br>£ |
|---------------------|-----------|
| <b>Fair value</b>   |           |
| At 1 March 2017     | -         |
| Revaluations        | 88,000    |
| At 28 February 2018 | 88,000    |

Investment properties is made up of freehold ground rents. The directors value the company's investments at the reporting date. Freehold ground rents are valued by reference to expected ground rental yields of the properties.

The historic cost of investment properties is £nil.

### 5 Inventories

|                                | 2018<br>£  | 2017<br>£  |
|--------------------------------|------------|------------|
| Land for development / re-sale | 17,220,000 | 17,220,000 |
| Work in progress               | 3,887,253  | 3,228,108  |
| Finished goods                 | 591,000    | 591,000    |
|                                | 21,698,253 | 21,039,108 |

# QUAYSIDE HOMES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2018

### 6 Trade and other receivables

|                                      | 2018           | 2017           |
|--------------------------------------|----------------|----------------|
|                                      | £              | £              |
| Amounts falling due within one year: |                |                |
| Trade receivables                    | 8,433          | 8,432          |
| Amounts owed by group undertakings   | 214,773        | 415,812        |
| Other receivables                    | 8,993          | 8,600          |
|                                      | <u>232,199</u> | <u>432,844</u> |

### 7 Current liabilities

|                                    | 2018              | 2017              |
|------------------------------------|-------------------|-------------------|
|                                    | £                 | £                 |
| Trade payables                     | 28,726            | 42,413            |
| Amounts due to group undertakings  | 20,958,775        | 20,959,825        |
| Corporation tax                    | -                 | 110,358           |
| Other taxation and social security | 166               | -                 |
| Other payables                     | 445,823           | 47,849            |
|                                    | <u>21,433,490</u> | <u>21,160,445</u> |

### 8 Non-current liabilities

|                | 2018           | 2017             |
|----------------|----------------|------------------|
|                | £              | £                |
| Other payables | <u>901,412</u> | <u>1,065,421</u> |

### 9 Deferred taxation

Deferred tax assets and liabilities are offset where the company has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

|                 | Liabilities<br>2018 | Liabilities<br>2017 |
|-----------------|---------------------|---------------------|
|                 | £                   | £                   |
| Balances:       |                     |                     |
| Revaluations    | 14,960              | -                   |
| Held over gains | <u>1,335,000</u>    | <u>1,495,000</u>    |
|                 | <u>1,349,960</u>    | <u>1,495,000</u>    |

## QUAYSIDE HOMES LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2018

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|          |                                               |                    |
|----------|-----------------------------------------------|--------------------|
| <b>9</b> | <b>Deferred taxation</b>                      | <b>(Continued)</b> |
|          |                                               | <b>2018</b>        |
|          | <b>Movements in the year:</b>                 | <b>£</b>           |
|          | Liability at 1 March 2017                     | 1,495,000          |
|          | Charge to profit or loss                      | 11,960             |
|          | Effect of change in tax rate - profit or loss | (157,000)          |
|          |                                               | <hr/>              |
|          | Liability at 28 February 2018                 | 1,349,960          |
|          |                                               | <hr/>              |

#### 10 Retained earnings

Included within retained losses are fair value movements totalling £73,040 (2017 - £nil), which are non-distributable.

#### 11 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Tony Summers BA FCA.

The auditor was MHA Carpenter Box.

#### 12 Related party transactions

##### Transactions with related parties

In accordance with the requirements in Section 33.1A of FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* the company has not disclosed transactions with the ultimate parent company or any wholly owned subsidiary undertaking of the group.

#### 13 Parent company

The ultimate parent company is Ramac Holdings (Trading) Limited by virtue of 100% shareholding in the immediate parent company. The registered office and principal place of business is Hardys Yard, London Road, Riverhead, Sevenoaks, Kent, TN13 2DN.

The financial statements of the company are consolidated in the financial statements of Ramac Holdings (Trading) Limited. Copies of the consolidated financial statements are available from Companies House.

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.