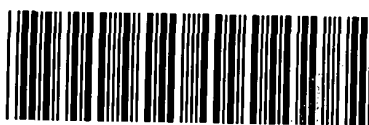


Company Registration No. 08780421 (England and Wales)

PECODA INVESTMENTS LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 MARCH 2017
PAGES FOR FILING WITH REGISTRAR

SATURDAY



A6LFJHS3

A33

16/12/2017

#193

COMPANIES HOUSE

PECODA INVESTMENTS LIMITED**BALANCE SHEET****AS AT 31 MARCH 2017**

	Notes	2017 £	£	2016 £	£
Fixed assets					
Tangible assets	2		49,191		27,041
Investment properties	3		4,435,000		4,164,743
			<u>4,484,191</u>		<u>4,191,784</u>
Current assets					
Debtors	4	183,732		28,410	
Cash at bank and in hand		75		76	
		<u>183,807</u>		<u>28,486</u>	
Creditors: amounts falling due within one year	5	(2,628,039)		(2,776,998)	
Net current liabilities			<u>(2,444,232)</u>		<u>(2,748,512)</u>
Total assets less current liabilities			2,039,959		1,443,272
Creditors: amounts falling due after more than one year	6		(505,773)		(518,054)
Provisions for liabilities			<u>(138,777)</u>		<u>(120,791)</u>
Net assets			<u>1,395,409</u>		<u>804,427</u>
Capital and reserves					
Called up share capital	9		300		300
Other reserves			737,595		545,768
Profit and loss reserves			<u>657,514</u>		<u>258,359</u>
Total equity			<u>1,395,409</u>		<u>804,427</u>

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

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

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

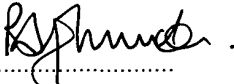
PECODA INVESTMENTS LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2017

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 13 Dec 17 and are signed on its behalf by:


.....
Mr P D Johnston
Director

PECODA INVESTMENTS LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2017

	Share capital	Revaluation reserve	Other reserves	Profit and loss reserves	Total
	£	£	£	£	£
Balance at 1 April 2015	300	-	388,826	75,732	464,858
Year ended 31 March 2016:					
Profit and total comprehensive income for the year	-	-	-	339,569	339,569
Transfers	-	-	156,942	(156,942)	-
Balance at 31 March 2016	300	-	545,768	258,359	804,427
Year ended 31 March 2017:					
Profit and total comprehensive income for the year	-	-	-	590,982	590,982
Transfers	-	-	204,642	(191,827)	12,815
Other	-	-	(12,815)	-	(12,815)
Balance at 31 March 2017	300	-	737,595	657,514	1,395,409

PECODA INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies

Company information

Pecoda Investments Limited is a private company limited by shares incorporated in England and Wales. The registered office is 5th Floor, One City Place, Queens Road, Chester, CH1 3BQ.

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 include investment properties at fair value. The principal accounting policies adopted are set out below.

Transition to FRS 102

These financial statements are the first financial statements of Pecoda Investments Limited prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102). The financial statements of Pecoda Investments Limited for the year ended 31 March 2016 were prepared in accordance with previous Financial Reporting Standards for Smaller Entities (FRSSE January 2015).

Some of the FRS 102 recognition, measurement, presentation and disclosure requirements and accounting policy choices differ from FRSSE. Consequently, the directors have amended certain accounting policies to comply with FRS 102. The directors have also taken advantage of certain exemptions from the requirements of FRS 102 permitted by FRS 102 Chapter 35 'Transition to this FRS'.

Comparative figures have been restated to reflect the adjustments made, except to the extent that the directors have taken advantage of exemptions to retrospective application of FRS 102 permitted by FRS 102 Chapter 35 'Transition to this FRS'. Adjustments are recognised directly in equity at the transition date and are detailed in note 11.

Going concern

The directors have concluded that it is appropriate to prepare the accounts on a going concern basis as the company has adequate resources to meet its liabilities when they fall due.

Turnover

Turnover represents rents receivable from tenanted properties, net of value added tax.

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.

Tangible fixed assets are initially recorded at cost.

Plant and machinery	10% on a straight line basis
---------------------	------------------------------

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.

PECODA INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies (Continued)

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 the profit and loss account.

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.

Cash and cash equivalents

Cash and cash equivalents are basic financial instruments and include cash in hand and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

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 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 trade and other 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 financial asset is measured at the present value of the future receipts discounted at a market rate of interest.

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.

PECODA INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies (Continued)

Basic financial liabilities

Basic financial liabilities, including trade and other 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.

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

Equity instruments

Equity instruments issued by the company are recorded at the fair value of 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.

Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability simultaneously.

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting period.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is recognised on income and expenses from subsidiaries, associates, branches and interests in jointly controlled entities, that will be assessed to or allow for tax in a future period except where the company is able to control the reversal of the timing difference and it is probable that the timing difference will not reverse in the foreseeable future.

Deferred tax is recognised on differences between the value of assets (other than goodwill) and liabilities recognised in a business combination and the amounts that can be deducted or assessed for tax. The deferred tax recognised is adjusted against goodwill.

For non-depreciable assets measured using the revaluation model and investment properties measured at fair value (except investment property with a limited useful life held by the company to consume substantially all of its economic benefit), deferred tax is measured using the tax rates and allowances that apply to the sale of the asset or property.

PECODA INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

1 Accounting policies (Continued)

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.

2 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 April 2016	30,046
Additions	27,950
At 31 March 2017	57,996
Depreciation and impairment	
At 1 April 2016	3,005
Depreciation charged in the year	5,800
At 31 March 2017	8,805
Carrying amount	
At 31 March 2017	49,191
At 31 March 2016	27,041

PECODA INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

3 Investment property

	2017 £
Fair value	
At 1 April 2016	4,164,743
Additions	65,615
Revaluations	204,642
	<u>4,435,000</u>
At 31 March 2017	<u>4,435,000</u>

Investment property comprises commercial properties. The fair value of the Company's investment property at 31 March 2017 has been arrived at on the basis of a valuation carried out at that date by Legat Owen, Chartered Surveyors, on an open market value basis. Legat Owen are a connected company by way of having directors in common. The valuation was arrived at by reference to market evidence of transaction prices for similar properties.

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2017 £	2016 £
Cost	3,573,775	3,508,160
Accumulated depreciation	-	-
	<u>3,573,775</u>	<u>3,508,160</u>
Carrying amount	<u>3,573,775</u>	<u>3,508,160</u>

4 Debtors

	2017 £	2016 £
Amounts falling due within one year:		
Trade debtors	163,496	28,410
Corporation tax recoverable	5,709	-
Other debtors	14,527	-
	<u>183,732</u>	<u>28,410</u>

5 Creditors: amounts falling due within one year

	2017 £	2016 £
Bank loans and overdrafts	36,000	59,500
Corporation tax	1,969	40,000
Other taxation and social security	28,918	20,854
Other creditors	2,561,152	2,656,644
	<u>2,628,039</u>	<u>2,776,998</u>

PECODA INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

6 Creditors: amounts falling due after more than one year

	2017 £	2016 £
Bank loans and overdrafts	505,773	518,054

The long-term loans are secured by fixed charges over the company's investment property.

7 Borrowings

	2017 £	2016 £
Bank loans	541,773	577,554
Payable within one year	36,000	59,500
Payable after one year	505,773	518,054

The long-term loans are secured by fixed charges over the company's investment property.

8 Provisions for liabilities

	2017 £	2016 £
Deferred tax liabilities	138,777	120,791

9 Called up share capital

	2017 £	2016 £
Ordinary share capital Issued and fully paid 300 Ordinary shares of £1 each	300	300

PECODA INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

10 Related party transactions

Transactions with related parties

The following companies are related parties as they have directors or designated members in common:

- 1) Pecoda (Chester) Limited
- 2) Pecoda Properties LLP
- 3) Legat Owen

Cost of sales includes services payable to Pecoda (Chester) Limited of £21,185 (2016: £21,085). At the balance sheet date and included within other creditors falling due within one year is £1,207,690 (2016: £1,209,355) due to Pecoda (Chester) Limited.

Included within other creditors falling due within one year is £1,312,294 (2016: £1,439,351) due to Pecoda Properties LLP.

Mr P D Johnston, a director of Pecoda Investments Limited, is also a director of Legat Owen, who manage the rental portfolio for Pecoda Investments Limited, At the balance sheet date and included within debtors is £163,495 (2016 : £26,999) due to Pecoda Investments Limited. During the year Legat Owen has provided services totalling £29,969 (2016 : £23,435) to Pecoda Investments Limited.

PECODA INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2017

11 Reconciliations on adoption of FRS 102

Reconciliation of equity

	Notes	1 April 2015 £	31 March 2016 £
Equity as reported under previous UK GAAP		585,649	925,218
Adjustments arising from transition to FRS 102:			
Deferred tax	a)	(120,791)	(120,791)
Equity reported under FRS 102		<u>464,858</u>	<u>804,427</u>

Reconciliation of profit for the financial period

	Notes	2016 £
Profit as reported under previous UK GAAP		182,627
Adjustments arising from transition to FRS 102:		
Investment property - Fair value movement	a)	<u>156,942</u>
Profit reported under FRS 102		<u>339,569</u>

Notes to reconciliations on adoption of FRS 102

a) Investment Property - Fair value movement

During the year ended 31 March 2015, fair value gains and losses on investment properties of £499,640 were recognised directly in reserves under previous UK GAAP. Under FRS 102, those fair value gains and losses are recognised in profit or loss, together with associated deferred tax.