

**COMPANY REGISTRATION NUMBER: 00300930**

**COLEBREAM ESTATES LIMITED**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**25 MARCH 2019**

**COLEBREAM ESTATES LIMITED**

**FINANCIAL STATEMENTS**

**YEAR ENDED 25 MARCH 2019**

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**COLEBREAM ESTATES LIMITED**  
**OFFICERS AND PROFESSIONAL ADVISERS**

<b>The board of directors</b>	A G Phillips M J Pendower A Stranack
<b>Company secretary</b>	A Stranack
<b>Registered office</b>	95 Jermyn Street London SW1Y 6JE
<b>Auditor</b>	BSG Valentine (UK) LLP Chartered Accountants & Statutory Auditor Lynton House 7 - 12 Tavistock Square London WC1H 9BQ
<b>Bankers</b>	Lloyds TSB Bank Plc 25 Gresham Street London EC2V 7HN
<b>Solicitors</b>	ODT Solicitors 4th Floor Offices Pavilion View 19 New Road Brighton BN1 1UF
<b>Surveyors</b>	Savills Plc 33 Margaret Street, London, W1G 0JD

**COLEBREAM ESTATES LIMITED**  
**NOTICE OF MEETING**

**YEAR ENDED 25 MARCH 2019**

Notice is hereby given that the Annual General Meeting of the company will be held 12 noon on 17<sup>th</sup> September 2019 at the offices of Savills, 33 Margaret Street, London W1G 0JD.

1. To receive and adopt the directors' report and financial statements for the year ended 25 March 2019.
2. To re-appoint BSG Valentine as auditor and to authorise the directors to fix their remuneration.
3. (a) To declare a dividend.  
(b) To re-elect a director, Mr M Pendower, who is due to retire by rotation.
4. To transact any other business of an Annual General Meeting.

Registered office:

95 Jermyn Street  
London  
SW1Y 6JE

By order of the board

A Stranack  
Company secretary

16<sup>th</sup> July 2019

Notes:

- a. A shareholder entitled to attend and vote at the meeting may appoint one or more proxies to attend and, on a poll, vote on his behalf. A proxy need not be a member of the company.
- b. A form of proxy is enclosed with this notice for your use in respect of the business set out above. To be effective, the form of proxy together with the power of attorney or other authority (if any) under which it is signed (or a notarially certified or an office copy of such power of authority) must be lodged at the company's registered office at least forty-eight hours before the time appointed for the meeting.

**COLEBREAM ESTATES LIMITED**  
**5 YEAR SUMMARY**

**YEAR ENDED 25 MARCH 2019**

	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Rental income (£'000)	1,047	1,049	1,088	988	1,029
Sale of property (£'000)			3,540		
Profit on sale of investments (£'000)					525
Profit on disposal of fixed assets (£'000)					8
Net Interest receivable/(payable) (£'000)	(55)	(82)	(132)	(156)	(154)
Profit after tax (£'000)	1,248	1,597	2,224	943	2,167
Earnings per share	50.10p	63.98p	88.91p	37.5p	85.7p
Dividends per share	14.75p	15p	16p	16p	17p
Net assets (£'000)	9,823	11,148	13,032	13,594	15,365
Net assets per share	£3.94	£4.47	£5.21	£5.41	£6.08

**Notes**

- a Earnings per share and net assets per share are calculated using a weighted average number of shares  
The weighted average number of shares in issue in the year to 25 March 2019 is 2,527,912.
- b Dividends per share are calculated using the number of shares in issue on the dividend payment date.
- c Net assets reflect the result of a directors' valuation. The directors previously revalued the properties annually themselves.

**COLEBREAM ESTATES LIMITED**

**CHAIRMAN'S STATEMENT**

**YEAR ENDED 25 MARCH 2019**

I have great pleasure in reporting the year ended 25th March 2019 because the company performance has maintained turnover, negotiated the uncertain times of Brexit by judging timing accurately and invested with care and discretion. The result using FRS102 is the second highest profit before taxation in the company's history of £2,471,000.

The rental income this year was £1,029,000. The gross profit on this after management fees, property repairs and the costs of developing our stock property in Reigate is £852,000. In addition to this the board's policy of investing with others in properties such as Astranta Rufus has produced other operating income of £533,400 from the disposal of and profit on the investment. The benefits include the fact that no management time and expense is directly charged to the company.

The investment property value adjustment has increased by £1,519,000 resulting in a total of other operating income of £2,052,450. The operating profit is a massive £2,624,000 from which net interest of £153,500 is subtracted to arrive at the profit reported above.

The portfolio valuation of our investments is £19,200,000 and as we have since the year end received offers for some properties well above our valuation it is clear that the portfolio value is now above £20,000,000. Total assets less current liabilities amount to £19,435,000 with net assets now at £15,365,000.

I must thank my fellow directors for producing this superb result, which has only emerged from a huge amount of work for all of us and constant monitoring of the uncertain market. The board has judged the issues extremely well to the benefit of the shareholders and this must be reflected by reward in the future to ensure the continued motivation of the proven expertise.

The board has recommended a final dividend of 9.00 pence per share. Taken with the interim dividend this will total 17.00 pence per share compared with 16.00 pence last year. It is worth noting that net assets per share are now £6.08 compared with £5.41 last year.

I can report even further, positive progress since the year end with beneficial transactions being negotiated. Market uncertainty is high, especially in the retail property sector and the board is fully focused on the issues.

A.H. Godfrey Phillips.  
Chairman.

16<sup>th</sup> July 2019

# COLEBREAM ESTATES LIMITED

## DIRECTORS' REPORT

YEAR ENDED 25 MARCH 2019

The directors present their report and the financial statements of the company for the year ended 25 March 2019.

### Directors

The directors who served the company during the year were as follows:

A G Phillips  
M J Pendower  
A Stranack  
A Nairn

(Resigned 19 September 2018)

### Events after the end of the reporting period

Particulars of events after the reporting date are detailed in note 14 to the financial statements.

### Directors' responsibilities statement

The directors are responsible for preparing the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### Auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

### Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

**COLEBREAM ESTATES LIMITED**

**DIRECTORS' REPORT** *(continued)*

**YEAR ENDED 25 MARCH 2019**

This report was approved by the board of directors on 16<sup>th</sup> July 2019 and signed on behalf of the board by:

A Stranack  
Company Secretary

Registered office:  
95 Jermyn Street  
London  
SW1Y 6JE



## COLEBREAM ESTATES LIMITED

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF COLEBREAM ESTATES LIMITED

YEAR ENDED 25 MARCH 2019

#### Opinion

We have audited the financial statements of Colebream Estates Limited (the 'company') for the year ended 25 March 2019 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 25 March 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

## COLEBREAM ESTATES LIMITED

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF COLEBREAM ESTATES LIMITED (continued)

YEAR ENDED 25 MARCH 2019

#### Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

#### Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

## COLEBREAM ESTATES LIMITED

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF COLEBREAM ESTATES LIMITED (continued)

YEAR ENDED 25 MARCH 2019

#### Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

#### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

**COLEBREAM ESTATES LIMITED**

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF COLEBREAM ESTATES LIMITED**

*(continued)*

**YEAR ENDED 25 MARCH 2019**

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Use of our report**

This report is made solely to the company's members, as a body, in accordance with chapter 3 of part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Gary Allen FCA (Senior Statutory Auditor)

For and on behalf of  
BSG Valentine (UK) LLP  
Chartered Accountants & Statutory Auditor  
Lynton House  
7 - 12 Tavistock Square  
London  
WC1H 9BQ

16<sup>th</sup> July 2019

**COLEBREAM ESTATES LIMITED**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 25 MARCH 2019**

	Note	2019 £	2018 £
<b>Turnover</b>		1,029,483	987,592
Cost of sales		<u>(177,497)</u>	<u>(47,808)</u>
<b>Gross profit</b>		851,986	939,784
Administrative expenses		(280,290)	(299,088)
Other operating income		<u>2,052,449</u>	<u>729,668</u>
<b>Operating profit</b>		2,624,145	1,370,364
Other interest receivable and similar income		159	8
Interest payable and similar expenses		<u>(153,691)</u>	<u>(156,203)</u>
<b>Profit before taxation</b>		2,470,613	1,214,169
Tax on profit		<u>(303,309)</u>	<u>(271,432)</u>
<b>Profit for the financial year and total comprehensive income</b>		<u><u>2,167,304</u></u>	<u><u>942,737</u></u>

All the activities of the company are from continuing operations.

**COLEBREAM ESTATES LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**25 MARCH 2019**

	Note	2019 £	£	2018 £	£
<b>Fixed assets</b>					
Investment Properties	<b>6</b>		15,925,000		14,610,900
Investments	<b>7</b>		158,000		304,574
			<u>16,083,000</u>		<u>14,915,474</u>
<b>Current assets</b>					
Stocks		3,113,000		3,076,250	
Debtors	<b>8</b>	343,047		343,103	
Cash at bank and in hand		592,422		221,272	
		<u>4,048,469</u>		<u>3,640,625</u>	
<b>Creditors: amounts falling due within one year</b>	<b>9</b>	<u>696,297</u>		<u>902,888</u>	
<b>Net current assets</b>			<u>3,352,172</u>		<u>2,737,737</u>
<b>Total assets less current liabilities</b>			<u>19,435,172</u>		<u>17,653,211</u>
<b>Creditors: amounts falling due after more than one year</b>	<b>10</b>		3,201,631		3,350,206
<b>Provisions</b>					
Deferred tax			868,570		709,413
<b>Net assets</b>			<u>15,364,971</u>		<u>13,593,592</u>
<b>Capital and reserves</b>					
Called up share capital			634,105		630,992
Share premium account	<b>12</b>		99,687		82,877
Other reserve	<b>12</b>		3,060,329		2,778,479
Fair value reserve	<b>12</b>		5,768,536		5,341,552
Share incentive reserve	<b>12</b>		285,030		261,030
Profit and loss account	<b>12</b>		5,517,284		4,498,662
<b>Shareholders funds</b>			<u>15,364,971</u>		<u>13,593,592</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

**COLEBREAM ESTATES LIMITED**

**STATEMENT OF FINANCIAL POSITION** *(continued)*

**25 MARCH 2019**

These financial statements were approved by the board of directors and authorised for issue on 16<sup>th</sup> July 2019 and are signed on behalf of the board by:

A G Phillips  
Director

Company registration number: 00300930

COLEBREAM ESTATES LIMITED

STATEMENT OF CHANGES IN EQUITY

YEAR ENDED 25 MARCH 2019

	Called up share capital £	Share premium account £	Other reserve £	Fair value reserve £	Share option reserve £	Profit and loss account £	Total £
<b>At 26 March 2017</b>	627,616	64,648	2,778,479	4,631,458	227,730	4,701,819	13,031,750
Profit for the year						942,737	942,737
Other comprehensive income for the year:							
Transfer between reserves				710,094		(710,094)	
<b>Total comprehensive income for the year</b>				710,094		232,643	942,737
Issue of shares	3,376	18,229					21,605
Dividends paid and payable						(435,800)	(435,800)
Equity-settled share-based payments					33,300		33,300
<b>Total investments by and distributions to owners</b>	3,376	18,229			33,300	(435,800)	(380,895)
<b>At 25 March 2018</b>	630,992	82,877	2,778,479	5,341,552	261,030	4,498,662	13,593,592
Profit for the year						2,167,304	2,167,304
<b>Total comprehensive income for the year</b>						2,167,304	2,167,304



COLEBREAM ESTATES LIMITED

STATEMENT OF CHANGES IN EQUITY (continued)

YEAR ENDED 25 MARCH 2019

	Called up share capital £	Share premium account £	Other reserve £	Fair value reserve £	Share option reserve £	Profit and loss account £	Total £
Issue of shares	3,113	16,810	—	—	—	—	19,923
Dividends paid and payable	—	—	—	—	—	(439,848)	(439,848)
Equity-settled share-based payments	—	—	—	—	24,000	—	24,000
Transfers	—	—	281,850	426,984	—	(708,834)	—
<b>Total investments by and distributions to owners</b>	<b>3,113</b>	<b>16,810</b>	<b>281,850</b>	<b>426,984</b>	<b>24,000</b>	<b>(1,148,682)</b>	<b>(395,925)</b>
<b>At 25 March 2019</b>	<b>634,105</b>	<b>99,687</b>	<b>3,060,329</b>	<b>5,768,536</b>	<b>285,030</b>	<b>5,517,284</b>	<b>15,364,971</b>

**COLEBREAM ESTATES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 25 MARCH 2019**

**1. General information**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 95 Jermyn Street, London, SW1Y 6JE.

**2. Statement of compliance**

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Share based payments**

The company issues equity-settled share-based payments to all employees (including directors). Equity-settled share-based payments are measured at fair value at the date of grant. The fair value determined at the grant date of the equity-settled share-based payments is expensed on a straight-line basis over the vesting period, together with a corresponding increase in equity, based upon the company's estimate of the shares that will eventually vest.

Fair value is measured by an external valuer.

Where the terms of equity settled transactions are modified, as a minimum an expense is recognised as if the terms had not been modified. In addition, an expense is recognised for any increase in the value of the transaction as a result of the modification, as measured at the date of modification.

Where an equity-settled transaction is cancelled, it is treated as if it had vested on the date of the cancellation, and any expense not yet recognised for the transaction is recognised immediately.

**Revenue recognition**

Turnover relates to rents receivable plus other trading income and is stated exclusive of VAT. Rental income is recognised on an accruals basis as it becomes due under the term of the lease.

## COLEBREAM ESTATES LIMITED

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

#### YEAR ENDED 25 MARCH 2019

#### 3. 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 where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax, with the following exceptions:

provision is made for tax on gains arising from the revaluation (and similar fair value adjustments) of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned.

deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on a discounted/an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

##### **Investment properties**

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure. Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss. If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

##### **Investments**

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

##### **Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

##### **Stocks**

Stocks represent properties acquired for re-sale. Stocks are valued at the lower of cost and net-realizable value.

##### **Provisions**

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

**COLEBREAM ESTATES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**YEAR ENDED 25 MARCH 2019**

**3. Accounting policies (continued)**

**Provisions (continued)**

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

**4. Auditor's remuneration**

	2019	2018
	£	£
Fees payable for the audit of the financial statements	14,000	14,000
	<u>14,000</u>	<u>14,000</u>

**5. Employee numbers**

The average number of persons employed by the company during the year amounted to 3 (2018: 4).

**6. Investment properties**

	Freehold property £	Long leasehold property £	Total £
<b>Cost or valuation</b>			
At 26 March 2018	12,050,900	2,560,000	14,610,900
Additions	98,000	–	98,000
Disposals	(303,000)	–	(303,000)
Revaluations	1,256,100	263,000	1,519,100
<b>At 25 March 2019</b>	<u>13,102,000</u>	<u>2,823,000</u>	<u>15,925,000</u>
<b>Depreciation</b>			
At 26 March 2018 and 25 March 2019	<u>–</u>	<u>–</u>	<u>–</u>
<b>Carrying amount</b>			
At 25 March 2019	<u>13,102,000</u>	<u>2,823,000</u>	<u>15,925,000</u>
At 25 March 2018	<u>12,050,900</u>	<u>2,560,000</u>	<u>14,610,900</u>

**Investment Properties held at valuation**

The company's freehold and long leasehold properties were valued by the directors at £15,925,000 on 25 March 2019.

**COLEBREAM ESTATES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**YEAR ENDED 25 MARCH 2019**

**7. Investments**

	Other investments other than loans £
<b>Cost</b>	
At 26 March 2018	304,574
Additions	138,000
Disposals	(284,574)
<b>At 25 March 2019</b>	<u>158,000</u>
<b>Impairment</b>	
At 26 March 2018 and 25 March 2019	–
<b>Carrying amount</b>	
At 25 March 2019	<u>158,000</u>
At 25 March 2018	<u>304,574</u>

**8. Debtors**

	2019 £	2018 £
Trade debtors	181,320	214,840
Other debtors	161,727	128,263
	<u>343,047</u>	<u>343,103</u>

**9. Creditors: amounts falling due within one year**

	2019 £	2018 £
Bank loans and overdrafts	148,584	362,058
Trade creditors	8,413	2,484
Corporation tax	144,152	96,718
Social security and other taxes	28,914	103,987
Other creditors	366,234	337,641
	<u>696,297</u>	<u>902,888</u>

**10. Creditors: amounts falling due after more than one year**

	2019 £	2018 £
Bank loans and overdrafts	<u>3,201,631</u>	<u>3,350,206</u>

The bank loans are secured by first Legal Charges over ten properties.

Included within creditors: amounts falling due after more than one year is an amount of £1,413,572 (2018: £1,529,007) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

## COLEBREAM ESTATES LIMITED

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

#### YEAR ENDED 25 MARCH 2019

#### 10. Creditors: amounts falling due after more than one year *(continued)*

Loans payable in more than 5 years are interest only until July 2018, and due to be repaid in full by July 2033. Interest is payable at 3.75% p.a. over the bank's base rate.

#### 11. Share-based payments

The company has a share option scheme for all employees (including directors). During the year 16,952 (2018 - 31,503) ordinary shares were issued by the company. Of these 4,500 (2018 - 18,000) shares were issued to a Share Incentive Plan and vest in the employees in three years. These shares have been valued at £1.60 (2018 - £1.60) by an external valuer and agreed by HM Revenue and Customs. The expense to the company of providing these shares to the employees is taken to the profit and loss account over three years and credited to a share based payment reserve. The options are settled in equity once exercised.

The total expense recognised in profit or loss for the year is £24,000 (2018 - £33,300).

#### 12. Reserves

Share premium account - This reserve records the amount above the nominal value received for shares issued, less transaction costs.

Share incentive reserve - This reserve records the value received in relation to shares issued under the share incentive plan.

Profit and loss account - This reserve records retained earnings and accumulated losses.

Other reserve - This reserve records retained earnings and accumulated losses in relation to the sale of properties.

Fair value reserve - This reserve is a subset of the profit and loss account and represents cumulative fair value gains on investment properties less the associated deferred tax on those gains.

#### 13. Capital commitments

At the year end, the company had a capital commitment of £68,000 in respect of the redevelopment of a property.

#### 14. Events after the end of the reporting period

A property was sold for £4,175,000 after the year end. The sale after the year end has been reflected in the property's valuation at the balance sheet date resulting in a revaluation gain of £1,312,100 in the year.

## COLEBREAM ESTATES LIMITED

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

#### YEAR ENDED 25 MARCH 2019

#### 15. Related party transactions

During the year the company entered into the following related party transactions in addition to fees paid to directors.

1. Office expenses of £27,700 (2018: £26,400) were paid to Spreadsheet Solutions Limited, of which M Pendower is a director and shareholder.
2. During the year an investment in a Limited Partnership, Astranta Rufus LP was disposed of realising a gain of £524,966.
3. In the partnership above the properties are managed by Astranta Asset Management Limited, a company in which M Pendower is a director and shareholder. A fee is charged for this service.
4. The company has invested £138,000 in Astranta Garratt Lane LP. Some of the company's directors are also partners in Astranta Garratt Lane LP and the property owned by the LP is managed by Astranta Asset Management Limited as referred to in the above paragraph.

#### 16. Schedule of properties

##### FREEHOLD

Wincheap, Canterbury  
61/63 Fore Street, Heavitree, Exeter  
36 Clipstone Road West, Forest Town, Mansfield  
44 Monson Road, Tunbridge Wells  
66 Grove Street, Wilmslow  
173-175 Clapham Park Road, London  
33/35 High Street, Leatherhead  
Oak Green House, High Street, Dorking  
15 Tudor Road, Canterbury  
3B Princes Road, Croydon  
4-10 Church Street, Reigate  
13 Bell Street, Reigate

##### LONG LEASEHOLD

Units 1&2, Gemini Business Centre, Cody Road, London

##### ACTIVITY OF TENANT

PROPORTION OF	RENTAL INCOME		CAPITAL VALUE	
	% 2019	% 2018	% 2019	% 2018
Industrial	39	39	27	38
Retail	35	35	29	39
Office	11	12	8	8
Other	15	14	20	20