

**THOMAS ROBERTS (WESTMINSTER)
LIMITED**

**Annual Report and Financial Statements
For the year ended 31 March 2018**



THOMAS ROBERTS (WESTMINSTER) LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS 2018

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ANNUAL REPORT AND FINANCIAL STATEMENTS 2018

OFFICERS AND PROFESSIONAL ADVISERS

DIRECTORS

J Roberts (Chairman)
J R Coninx
CNC Lowrey

SECRETARY

G Hemmings

REGISTERED OFFICE

Sheridan House
40-43 Jewry Street
Winchester
Hampshire
SO23 8RY

BANKERS

Bank of Scotland
London Chief Office
PO Box 1000
BX2 1LB

AUDITOR

Wilkins Kennedy LLP
Statutory Auditor
Winchester, United Kingdom

DIRECTORS' REPORT

The directors present their Annual report and the audited financial statements for the year ended 31 March 2018.

The Directors' report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption under section 417(1) of the Companies Act 2006. Accordingly, the directors have elected to take advantage of the exemption from preparing a Strategic Report.

The financial statements have been prepared in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council. The company has applied the amendments to FRS 102 issued by the FRC in July 2015 and the amendments to Company law made by The Companies, Partnerships and Groups (Accounts and Reports) Regulations 2015 prior to their mandatory effective date of accounting periods beginning on or after 1 January 2016.

PRINCIPAL ACTIVITIES AND FUTURE DEVELOPMENTS

The principal activity of the company is primarily the provision of management services to connected companies and property investment holding.

The company sold a property at Normanton, West Yorkshire on 13 February 2018 for net sale proceeds of £1,874,759

No significant change is expected in the company's activities in the year ahead.

RESULTS AND DIVIDENDS

The profit for the year of £1,149,332 (2017: profit of £470,150) is shown in the profit and loss account on page 7.

No interim dividends (2017: £nil) were paid in the year. The directors do not recommend the payment of a final dividend (2017: £nil).

GOING CONCERN

In considering the appropriateness of the going concern basis the Board have reviewed the key risks and uncertainties to which they believe the company is exposed, the company's ongoing financial commitments and the availability of sufficient resources for the next twelve months and beyond. The directors have reviewed the valuation of their investments in subsidiary undertakings. As a result of this, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future and have satisfied themselves that it is appropriate to prepare these statements on a going concern basis.

DIRECTORS

The directors of the company at 31 March 2018 are set out on page 1. All directors served throughout the year and to the date of signing.

AUDITOR

In the case of each of the persons who are directors of the company at the date when this report is approved:

- so far as each of the directors is aware, there is no relevant audit information of which the company's auditor is unaware; and
- each of the directors has taken all the 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.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

Pursuant to the Companies Act 2006, an elective resolution was passed on 7 April 2002 dispensing with the requirement to appoint auditors annually.

Wilkins Kennedy LLP were appointed as auditors in place of Deloitte LLP on 27 February 2018.

DIRECTORS' REPORT (CONTINUED)

Approved by the Board of Directors and signed on behalf of the Board

A handwritten signature in black ink, appearing to read 'JR Coninx', with a horizontal line underneath.

JR Coninx
Director
31 July 2018

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the Annual 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), including FRS102 "The Financial Reporting Standard Applicable in the UK and Republic of Ireland". 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 of 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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THOMAS ROBERTS (WESTMINSTER) LIMITED

We have audited the financial statements of Thomas Roberts (Westminster) Limited (the 'company') for the year ended 31 March 2018 which comprise the Profit and Loss Account, the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and notes to the financial statements, 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 Financial Reporting Standard 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 31 March 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- 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.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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

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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

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.



Ian Talbot (Senior Statutory Auditor)
For and on behalf of Wilkins Kennedy LLP
Statutory Auditor
Chartered Accountants

Athenia House
10-14 Andover Road
Winchester
Hampshire
SO23 7BS

1st August 2018

THOMAS ROBERTS (WESTMINSTER) LIMITED

PROFIT AND LOSS ACCOUNT For the year ended 31 March 2018

	Note	2018 £	2017 £
TURNOVER		1,452,873	1,444,049
Administrative expenses		(833,343)	(801,803)
Other operating income		432,699	440,755
OPERATING PROFIT	3	1,052,229	1,083,001
Income from other fixed asset investments		-	34,695
Finance costs (net)	4	(678,113)	(929,428)
Profit on sale of investment		-	559,749
Profit on sale of investment property		264,759	-
Gain/(loss) arising on revaluation of investment properties	9	605,000	(190,000)
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION	3	1,243,875	558,017
Tax on profit on ordinary activities	7	(94,543)	(87,867)
RETAINED PROFIT FOR THE YEAR		<u>1,149,332</u>	<u>470,150</u>

All results are derived from continuing operations.

STATEMENT OF COMPREHENSIVE INCOME

		2018 £	2017 £
Profit/(loss) for the financial year		1,149,332	470,150
Re-measurement of net pension deficit	6	3,430,000	450,000
Tax relating to items of other comprehensive income		(659,000)	(298,000)
TOTAL COMPREHENSIVE PROFIT FOR THE YEAR		<u>3,920,332</u>	<u>622,150</u>

THOMAS ROBERTS (WESTMINSTER) LIMITED

BALANCE SHEET At 31 March 2018

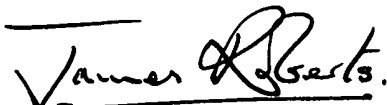
	Note	2018 £	2017 £
FIXED ASSETS			
Tangible assets	9	5,346,802	6,332,450
Investments:			
Shares in subsidiary undertakings	10	2	500,002
Other investments	11	-	-
		<u>2</u>	<u>500,002</u>
CURRENT ASSETS			
Debtors due within one year	12	121,308	101,152
Cash at bank and in hand		3,050,132	1,043,108
		<u>3,171,440</u>	<u>1,144,260</u>
CREDITORS: amounts falling due within one year	13	<u>(176,031)</u>	<u>(743,831)</u>
NET CURRENT (LIABILITIES) / ASSETS		2,995,409	400,429
NET PENSION DEFICIT	6	<u>(19,537,000)</u>	<u>(22,348,000)</u>
NET (LIABILITIES)		<u><u>(11,194,787)</u></u>	<u><u>(15,115,119)</u></u>
CAPITAL AND RESERVES			
Called up share capital	14	168,594	168,594
Share premium account	14	4,313,908	4,313,908
Capital redemption reserve	14	1,200,000	1,200,000
Profit and loss account	14	<u>(16,877,289)</u>	<u>(20,797,621)</u>
TOTAL SHAREHOLDERS' (DEFICIT)		<u><u>(11,194,787)</u></u>	<u><u>(15,115,119)</u></u>

The financial statements of Thomas Roberts Westminster Limited, registered company 00221528, were approved by the Board of Directors and authorised for issue on 31 July 2018.

Signed on behalf of the Board of Directors



J R Coninx
Director



J Roberts
Director

THOMAS ROBERTS (WESTMINSTER) LIMITED

STATEMENT OF CHANGES IN EQUITY
At 31 March 2018

	Called-up share capital £	Share premium account £	Capital redemption reserve £	Profit and loss account £	Total £
At 1 April 2016	168,594	4,313,908	1,200,000	(21,419,771)	(15,737,269)
Profit for the financial year	-	-	-	470,150	470,150
Remeasurement of net pension deficit	-	-	-	450,000	450,000
Tax relating to items of other comprehensive income	-	-	-	(298,000)	(298,000)
At 31 March 2017	168,594	4,313,908	1,200,000	(20,797,621)	(15,115,119)
Profit for the financial year	-	-	-	1,149,332	1,149,332
Remeasurement of net pension deficit	-	-	-	3,430,000	3,430,000
Tax relating to items of other comprehensive income	-	-	-	(659,000)	(659,000)
At 31 March 2018	<u>168,594</u>	<u>4,313,908</u>	<u>1,200,000</u>	<u>(16,877,289)</u>	<u>(11,194,787)</u>

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

1. ACCOUNTING POLICIES

The principal accounting policies are summarised below. They have all been applied consistently throughout the year and to the preceding year.

General information and basis of accounting

Thomas Roberts (Westminster) Limited (the Company) is a company incorporated in the United Kingdom under the Companies Act.

The Company is a private company limited by shares and is registered in England & Wales. The address of the Company's registered office is shown on page 1.

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council. The Company has applied the amendments to FRS 102 issued by the FRC in July 2015 and the amendments to company law made by The Companies, Partnerships and Groups (Accounts and Reports) Regulations 2015 prior to their mandatory effective date of accounting periods beginning on or after 1 January 2016.

The functional currency of the Company is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates.

Going concern

In considering the appropriateness of the going concern basis the Board have reviewed the key risks and uncertainties to which they believe the company is exposed, the company's ongoing financial commitments and the availability of sufficient resources for the next twelve months and beyond. The directors have reviewed the valuation of their investments in subsidiary undertakings. As a result of this, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future and have satisfied themselves that it is appropriate to prepare these statements on a going concern basis.

Turnover and other operating income

Turnover consists of management charges receivable for the provision of management services to fellow subsidiary and related party undertakings within the United Kingdom, therefore no further segmental analysis is provided. Income is recognised on delivery of the various services.

Other operating income comprises rental from external customers, excluding value added tax. Rental income is included in the financial statements on the date it is receivable.

Tangible assets and depreciation

Tangible assets are stated at cost less depreciation and provision for any impairment.

Depreciation is provided on all tangible assets except freehold land. Freehold buildings and plant and equipment are depreciated on a straight line basis over their estimated useful lives. The principal rates of depreciation are:

Freehold buildings	2%
Motor vehicles	25%
Office equipment	20 - 25%

Investment properties

Investment properties for which fair value can be measured reliably without undue cost or effort on an ongoing basis are measured at fair value annually with any change recognised in the profit and loss account. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

Investments

Investments held as fixed assets are stated at cost of the equity investment less provision for impairment. An asset is impaired where there is objective evidence that, as a result of one or more events that occurred after initial recognition, the estimated recoverable value of the asset has been reduced. The recoverable amount of an asset is the higher of its fair value less costs to sell and its value in use.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

1. ACCOUNTING POLICIES (CONTINUED)

Taxation

Current tax, including UK corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted by the balance sheet date.

Deferred taxation is provided in full on timing differences that result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in financial statements.

Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax assets and liabilities are not discounted.

Pension costs

The Thomas Roberts group of companies run a defined benefit pension scheme (the Scheme) for its employees. The Company, as the sponsoring employer of this scheme, includes the assets and liabilities of the scheme within its balance sheet. The Scheme is funded, with the assets of the scheme held separately from those of the Company, in separate trustee administered funds. Pension scheme assets are measured at fair value and liabilities are measured on an actuarial basis using the projected unit credit method. The actuarial valuations are obtained at least triennially and are updated at each balance sheet date.

For defined benefit schemes the amounts charged to operating profit are the costs arising from employee services rendered during the period and the cost of plan introductions, benefit changes, settlements and curtailments. They are included as part of staff costs. The net interest cost on the net defined benefit liability is charged to profit or loss and included within finance costs. Re-measurement comprising actuarial gains and losses and the return on scheme assets (excluding amounts included in net interest on the net defined benefit liability) are recognised immediately in other comprehensive income.

For defined contribution schemes the amount charged to the profit and loss account in respect of pension costs and other retirement benefits is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the balance sheet.

Cash flow statement

The Company has taken advantage of the exemptions provided under Financial Reporting Standard 102 Section 7 not to present a cash flow statement as the company is entitled to the exemptions available for small entities where the Company has adopted the amendments to Company law made by The Companies, Partnerships and Groups (Accounts and Reports) Regulations 2015 prior to their mandatory effective date of accounting periods beginning on or after 1 January 2016.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Company's accounting policies, which are described in note 1, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION
UNCERTAINTY (CONTINUED)

Critical judgements in applying the Company's accounting policies

The following are the critical judgements that the directors have made in the process of applying the Company's accounting policies and that have the most significant effect on the amounts recognised in the financial statements.

- The Company has obligations to pay pension benefits to certain individuals. The calculation of the net defined pension liability is dependent on a number of factors including: life expectancy, inflation, and the discount rate on corporate bonds. The Company estimates these factors in determining the net pension liability in the balance sheet. The assumptions reflect historical experience and current trends.
- Investment properties are valued at fair value annually. This has been carried out as at 31 March 2018 by an external valuer in accordance with the requirements of the RICS Valuation – Professional Standards 2014 and the directors deem this appropriate.

3. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

	2018 £	2017 £
Operating profit is stated after charging/(crediting):		
Depreciation on tangible fixed assets	38,917	39,173
Profit on disposal of fixed assets	-	(25,622)
	<u>38,917</u>	<u>13,551</u>
Fees payable to the Company's auditor for the audit of the Company's annual accounts	11,750	15,750
Total audit fees	<u>11,750</u>	<u>15,750</u>
Other services pursuant to legislation:		
- Tax services related to:		
- Compliance	1,400	2,000
Total non-audit fees	<u>1,400</u>	<u>2,000</u>

4. FINANCE COSTS (NET)

	2018 £	2017 £
Net charge on the pension scheme		
Interest on pension scheme liabilities (Note 6)	(1,660,000)	(2,190,000)
Expected return on pension scheme assets (Note 6)	980,000	1,260,000
	<u>(680,000)</u>	<u>(930,000)</u>
Interest payable	(1,019)	-
Interest receivable on short term deposits	2,906	572
	<u>(678,113)</u>	<u>(929,428)</u>

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

5. EMPLOYEES' AND DIRECTORS' REMUNERATION

The average number of persons employed by the company during the year was as follows:

	2018 No.	2017 No.
Group activities and administration	5	6

	2018 £	2017 £
Staff costs (including directors)		
Wages and salaries	311,950	322,300
Social security costs	35,989	36,111
Pension costs	942,315	810,834
	<u>1,290,254</u>	<u>1,169,245</u>

Staff costs include the following remuneration in respect of directors:

Emoluments	223,657	205,097
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	2018 £	2017 £
Highest paid director - emoluments	<u>208,537</u>	<u>191,683</u>

During the year company pension contributions of £5,865 (2017: £5,690) were paid to a Group Personal Pension Scheme on behalf of one (2017: one) director.

6. NET PENSION DEFICIT

The Company participates in the Thomas Roberts Group Pension Fund, which is a defined benefit scheme with the assets of the scheme held separately from those of the Company in an independently administered fund. The scheme closed to new members with effect from 6 August 2001 and to future accrual with effect from 31 July 2015.

The funding plan is to hold assets equal to the value of the benefits earned by employees, based on projected salaries and a set of assumptions used for funding. The funding assumptions differ from the assumptions used to calculate the figures for these accounts, and therefore produce different results. If there is a shortfall against this funding plan, then the Company and trustees agree on deficit contributions to meet this deficit over a period. As part of the actuarial valuation with an effective date of 31 March 2016 the Company agreed to pay contributions of £67,095 each month from 1 April 2016 to 31 March 2017, £69,712 each month from 1 April 2017 to 30 June 2017, a one-off payment of £56,508 by 31 July 2017 and £883,150 per annum increasing at a rate of 3.9% per annum payable monthly from 1 July 2017 to 31 May 2039. The results of the formal actuarial valuation as at 31 March 2016 were updated to the accounting date by an independent actuary in accordance with FRS 102, allowing for contributions, benefit payments made, and changes in market conditions. The results, based on assumptions used for FRS 102, are as follows.

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2018

6. NET PENSION DEFICIT (CONTINUED)

	31 March 2018	31 March 2017	31 March 2016
Significant actuarial assumptions			
Retail price inflation (% per annum)	3.20%	3.30%	3.00%
Consumer price inflation (% per annum)	2.20%	2.30%	2.00%
Discount rate (% per annum)	2.60%	2.50%	3.40%
Pension increase rate – fixed 5% per annum	5.00%	5.00%	5.00%
Salary growth rate (% per annum)	n/a	n/a	n/a
Life expectancy of male/female aged 65 in accounting year	22.0/24.0	22.2/24.4	22.3/24.9
	31 March 2018	31 March 2017	31 March 2016
Life expectancy of male/female aged 65 in 10 years from accounting year	22.6/24.7	22.2/24.4	23.2/25.9
Weighted average duration	15	16	14
	31 March 2018	31 March 2017	31 March 2016
Plan assets and defined benefit obligation			
Present value of defined benefit obligation	63,000,000	68,010,000	65,810,000
Fair value of plan assets	(38,880,000)	(40,420,000)	(38,110,000)
	<hr/>	<hr/>	<hr/>
Deficit in the scheme	24,120,000	27,590,000	27,700,000
Deferred tax	(4,583,000)	(5,242,000)	(5,540,000)
	<hr/>	<hr/>	<hr/>
Net pension deficit to be recognised	19,537,000	22,348,000	22,160,000

Amounts recognised in the profit and loss account in respect of these defined benefit schemes are as follows:

	2018 £	2017 £
Net interest cost	680,000	930,000
Running costs	220,000	220,000
Plan introductions, changes, curtailments and settlements	-	-
	<hr/>	<hr/>
Recognised in other comprehensive income	900,000	1,150,000
	<hr/>	<hr/>
Total cost relating to defined benefit scheme	(3,430,000)	(450,000)

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2018

6. NET PENSION DEFICIT (CONTINUED)

Movements in the present value of defined benefit obligations:

	2018	2017
	£	£
At 1 April 2017	68,010,000	65,810,000
Service cost	-	-
Interest cost	1,660,000	2,190,000
Actuarial gains and losses	(3,750,000)	2,840,000
Benefits paid	(2,920,000)	(2,830,000)
Losses on curtailments	-	-
	<u> </u>	<u> </u>
At 31 March 2018	<u>63,000,000</u>	<u>68,010,000</u>

Movements in the fair value of scheme assets were as follows:

	2018	2017
	£	£
At 1 April 2017	40,420,000	38,110,000
Interest income	980,000	1,260,000
Return on plan assets (excluding amounts included in net interest cost)	(320,000)	3,290,000
Contributions from the employer	940,000	810,000
Running costs	(220,000)	(220,000)
Benefits paid	(2,920,000)	(2,830,000)
	<u> </u>	<u> </u>
At 31 March 2018	<u>38,880,000</u>	<u>40,420,000</u>

The analysis of the scheme assets at the balance sheet date was as follows:

	2018	2017
	£	£
Equity portfolio	11,330,000	15,480,000
Absolute return portfolio	26,360,000	23,240,000
Cash and net current assets	1,190,000	1,700,000
	<u> </u>	<u> </u>
	<u>38,880,000</u>	<u>40,420,000</u>

7. TAX ON PROFIT ON ORDINARY ACTIVITIES

	2018	2017
	£	£
Taxation charge for the year:		
Corporation tax	80,022	88,265
Adjustment in respect of prior years	14,521	(398)
	<u> </u>	<u> </u>
Total tax charge for the year	<u>94,543</u>	<u>87,867</u>

The tax assessed for the year is lower than (2017: lower than) that resulting from applying the standard 19% rate of corporation tax in the UK (2017: 20%). The differences are explained below:

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2018

7. TAX ON PROFIT ON ORDINARY ACTIVITIES (CONTINUED)

	2018	2017
	£	£
Profit on ordinary activities before tax	1,243,875	558,017
Tax on profit from ordinary activities at standard UK corporation tax rate	236,336	111,603
Effects of:		
Decrease in unutilised losses	(13,953)	(110,261)
Expenses not deductible for tax purposes	37,414	55,464
UK dividend income	-	(6,939)
Chargeable gain on fixed assets	(50,304)	-
Revaluation of investment properties	(114,950)	38,000
Total tax charge for period	94,543	87,867

8. DEFERRED TAXATION

A deferred tax asset has not been recognised in respect of timing differences relating primarily to capital losses as there is insufficient evidence that the asset will be recovered. The amount of the asset not recognised is £132,609 (2017: £150,458). The asset would be recovered if the company makes sufficient future chargeable gains.

9. TANGIBLE FIXED ASSETS

	Investment properties £	Freehold land and buildings £	Office equipment and motor vehicles £	Total £
Cost				
At 1 April 2017	6,250,000	76,302	151,348	6,477,650
Additions	-	-	58,269	58,269
Disposals	(1,610,000)	-	-	(1,610,000)
Net gain from fair value adjustment	605,000	-	-	605,000
At 31 March 2018	5,245,000	76,302	209,617	5,530,919
Accumulated depreciation				
At 1 April 2017	-	52,481	92,719	145,200
Charge for the year	-	1,426	37,491	38,917
Disposals	-	-	-	-
At 31 March 2018	-	53,907	130,210	184,117
Net book value				
At 31 March 2018	5,245,000	22,395	79,407	5,346,802
At 31 March 2017	6,250,000	23,821	58,629	6,332,450

The company's investment properties were valued on 31 March 2018 by Montagu Evans LLP, who have acted as an external valuer. The valuations accord with the requirements of the RICS Valuation – Professional Standards 2014. The valuation of each property was on the basis of fair value. The directors have reviewed the carrying value of the investments and consider the valuations at 31 March 2018 to be at fair value.

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2018

9. TANGIBLE FIXED ASSETS (CONTINUED)

The aggregate fair value reported, as at 31 March 2018 was £5,245,000 (five million two hundred and forty five thousand pounds).

On an historical cost basis, investment properties would have been included at:	2018 £	2017 £
Cost and net book value	4,891,097	6,675,772

10. FIXED ASSET INVESTMENTS - SHARES IN SUBSIDIARY UNDERTAKINGS

	£
Cost	
At 1 April 2017	4,856,440
Disposal	(4,856,438)
At 31 March 2018	2
Provision for impairment	
At 1 April 2017	4,356,438
Disposal	(4,356,438)
At 31 March 2018	-
Net book value	
At 1 April 2017	500,002
At 31 March 2018	2

The following were the subsidiaries at the balance sheet date:

Subsidiary undertaking	Description and proportion of share capital owned	Country of incorporation	Nature of business
Thomas Roberts Pension Fund Trustees Limited	Ordinary 100%	England	Dormant

The company is exempt from the obligation to prepare group financial statements due to the exemption afforded by the Companies Act 2006 because of the size of the group. The financial statements therefore present information as a single entity and not as a group.

Financial information summary – subsidiary undertakings:

	Aggregate capital and reserves at 31 March 2018 £	Results for the year ended 31 March 2018 £
Thomas Roberts Pension Fund Trustees Limited	2	-

Aynho Estates Limited was dissolved on 16 January 2018.

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2018

11. FIXED ASSET INVESTMENTS - OTHER INVESTMENTS

	£
Cost	
At 1 April 2017 and 31 March 2018	777
Provision for impairment	
At 1 April 2017 and 31 March 2018	777
Net book value	
At 1 April 2017	-
At 31 March 2018	-

12. DEBTORS DUE WITHIN ONE YEAR

	2018 £	2017 £
Prepayments and accrued income	116,713	101,152
Other taxes and social security costs	4,595	-
	<u>121,308</u>	<u>101,152</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018 £	2017 £
Trade creditors	3,721	26,507
Amounts owed to group undertakings	-	500,002
Other taxes and social security costs	15,365	21,598
Corporation tax payable	42,774	45,759
Accruals and deferred income	114,171	149,965
	<u>176,031</u>	<u>743,831</u>

14. SHARE CAPITAL & RESERVES

	2018 £	2017 £
Authorised		
1,500,000 8% cumulative preference shares of £1 each	1,500,000	1,500,000
300,000 ordinary shares of £1 each	300,000	300,000
	<u>1,800,000</u>	<u>1,800,000</u>
Allotted, called up and fully paid		
168,594 ordinary shares of £1 each	<u>168,594</u>	<u>168,594</u>

The Company has one class of ordinary shares which carry no right to fixed income.

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2018

14. SHARE CAPITAL & RESERVES (CONTINUED)

The Company's other reserves are as follows:

- The share premium reserve contains the premium arising on issue of equity shares, net of issue expenses.
- The profit and loss reserve represents cumulative profits or losses
- The capital redemption reserve represents the nominal value of 1,200,000 8% cumulative preference shares purchased by the company on 7 June 1999. This amount has been transferred from the company's distributable reserves.
- The profit and loss reserve represents cumulative profits or losses, including unrealised profit on the revaluation of investment properties, net of dividends paid and other adjustments. At 31 March 2018 this reserve contains £353,903 (2017: £nil) of unrealised revaluation gains that are not distributable to shareholders until such gains are realised.

15. OPERATING LEASE COMMITMENTS

Lessee

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2018	2017
	£	£
Within one year	34,750	25,012
Between two and five years	146,000	-
	<u>180,750</u>	<u>25,012</u>

16. RELATED PARTY TRANSACTIONS

During the year, the following transactions took place with connected companies under common control:

The Company charged management fees to Burt Boulton Holdings Limited amounting to £1,400,000 (2017: £1,400,000).

The Company charged management fees to Thomas Roberts Estates Limited amounting to £52,873 (2017: £44,049).

The Company owed the following amounts as at 31 March 2018 £nil and £nil (31 March 2017: £500,000 and £2) to Aynho Estates Limited and Thomas Roberts Pension Fund Trustees Limited respectively.

17. ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

The ultimate parent company is Thomas Roberts Estates Limited, which is incorporated in Great Britain. Copies of the financial statements of the ultimate parent company can be obtained from Companies House, Crown Way, Maindy, Cardiff, CF4 3UZ. Thomas Roberts Estates Limited has taken the exemption from producing group financial statements afforded by section 399 of the Companies Act 2006 because of the size of the group.

The immediate parent company is Burt Boulton Holdings Limited, which is incorporated in Great Britain. Copies of the financial statements of the immediate parent company can be obtained from Companies House, Crown Way, Maindy, Cardiff, CF4 3UZ.

The company's ultimate controlling party is Mr J Roberts