Financial Statements
Vascroft Contractors Limited

For the year ended 31 August 2014

Registered number: 01293674

Company Information

Directors	Mr S K Vekaria Mr M S Vekaria (appointed 13 December 2013)
Registered number	01293674
Registered office	Vascroft Estate 861 Coronation Road Park Royal London NW10 7PT
Independent auditor	Grant Thornton UK LLP Chartered Accountants & Statutory Auditor Grant Thornton House Melton Street Euston Square London NW1 2EP
Bankers	HSBC Bank Plc 5th Floor 70 Pall Mall London SW1Y 5EZ
Solicitors	Clarkslegal LLP One Forbury Square The Forbury Reading RG1 3EB

Contents

Directors' report
For the year ended 31 August 2014

The directors present their report and the financial statements for the year ended 31 August 2014.

Principal activities

The principal activity of the company remains that of building contractors. Since incorporation in January 1977 it has specialised in the construction and refurbishment of high end residential projects, elegant hotels, prestigious restaurants, commercial developments, schools, religious buildings and medical centres.

The company has four in-house divisions, namely Vascroft Contractors, Vascroft Joinery Services, Vascroft Mechanical and Electrical Services and Vascroft Metal Fabrication.

Results and dividends

The profit for the year, after taxation, amounted to £2,764,349 (2013 - £2,731,794).

During the year the company paid a dividend of £2,475,000 (2012: £2,200,000).

Directors

The directors who served during the year were:

Mr S K Vekaria
Mr A K Vekaria (deceased 23 November 2013)
Mr M S Vekaria (appointed 13 December 2013)

Donations

Charitable donations in the year amounted to £6,270 (2013: £330,351).

Directors' responsibilities statement

The directors are responsible for preparing the Directors' report, the Strategic 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 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

Directors' report

For the year ended 31 August 2014

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.

Disclosure of information to auditor

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Auditor

Under section 487(2) of the Companies Act 2006, Grant Thornton UK LLP will be deemed to have been reappointed as auditor 28 days after these financial statements were sent to members or 28 days after the latest date prescribed for filing the accounts with the registrar, whichever is earlier.

This report was approved by the board and signed on its behalf.

Mr M S Vekaria
Director

Date: 5 December 2014

Strategic report

For the year ended 31 August 2014

Business review

The Directors have kept the progress of the company under close scrutiny especially after the premature demise of one of its founders. The company has been able to move on from this untimely setback and has continued to secure projects by obtaining new clients and by retaining the business of its key clients. This all has been possible because the company continues in its motto to provide excellence. The company has also reviewed its vision, mission and values statements to reflect the ever dynamic outlook of the construction industry and set appropriate performance targets. The company has always put sustainability at the heart of its operations and has been responsible with firm commitments to social, economic and environmental sustainability. We know that if we are to be a true market leader, we need to minimise the impact of our activities on the environment and on the communities where we operate. To this end, the company successfully achieved ISO 9001 and ISO 14001 certifications. We also attained CE marking for our metal fabrication division.

The company was also honoured to receive some industry awards in recognition of our commitment to construction excellence. Our project in Esher, Blue Jay, won a UK Property Award in the single unit category and we were also the London finalist for the building excellence awards 2014 for one of our conversion projects.

Principal risks and uncertainties

The company uses various financial instruments including cash and various items which arise directly from its operations such as trade debtors, trade creditors and a bank loan. The main purpose of these are to raise working capital and carry out business operations.

The main risks arising from the company's financial instruments are market risk, liquidity risk, interest rate risk and credit risk. The directors review and agree policies for managing each of these risks and they are summarised below.

Market risk

Market risk encompasses two types of risk being fair value interest rate risk and price risk. The company's policy for managing cash flow interest rate risk is set out in the subsection entitled 'interest rate risk' below.

Price risk

Price risk mainly arises from the time delay between the start of a tendering process for any materials to when they are actually purchased. This risk is mitigated by factoring inflation rate into tender prices for any project. Any increase in the price of materials is notified to the company by our specialist buyer and suppliers in advance.

Liquidity risk

The company seeks to manage financial risk by ensuring sufficient liquidity is available through an overdraft facility to meet foreseeable needs at any given point. The directors review weekly cash reports which enable them to plan accordingly for any significant expenditure.

Interest rate risk

The company finances its operations through a mixture of retained profits and bank borrowings. The borrowings bear interest at a floating rate and the company's interest expense is therefore affected by movements in interest rates.

Credit risk

The company's principal financial assets are debtors and the principal credit risk arises from these debtors.

Strategic report (continued)

For the year ended 31 August 2014

In order to manage credit risk the directors have introduced a credit checking facility by subscribing to an independent agency. This provides all financial details and trading history needed to consider risk associated with new clients and especially with fast track projects e.g. restaurants. On larger projects invoices are raised on a monthly basis and collection made accordingly. The company also seeks deposits upfront for some projects.

Financial key performance indicators

The company's key performance indicators are revenue and gross margin. These allow the directors and management to monitor the growth as well as the profitability of the company. Turnover for the year generated from the principal business activities amounted to £39.6m. Although this is a 11% reduction from last year's turnover, our focus has never been on chasing higher turnover levels with compromised margins and as such the performance is in line with the expectations as set by the board. The directors consider these performance indicators to be satisfactory. The company maintains an order book which currently stands at £62.8m detailing all current secured jobs which is used as an indicator of future business activity levels.

Outlook and future developments

The company's strategic focus is to enhance its market position, to invest in and to continue developing its core strengths across the residential and hotel sectors. It has seen challenging conditions predominate across the industry, with competitive pressures impacting on margins and profitability. The Company's track record and integrated offer of design, construction, boutique and be-spoke solutions has enabled it to win significant projects.

Our people remain at the heart of our business. They have shown great resilience and dedication during the construction industry's prolonged period of adverse conditions. As we begin to emerge into a period of growth, our employees will be critical to ensuring our success. We have also had a renewed drive to recruit the relevant staff to add to our current team of professionals to assist the company to continue its journey to achieve the set milestones.

Vision, mission and values

Our Vision is exciting and ambitious. We aim to target profitable growth, build business within our key markets and with our existing clients, whilst also exploring further opportunities to broaden our client base and pursue new markets. We will also build on our considerable success and expertise to provide a truly integrated one stop solution for our clients.

Mission – To be the contractor of choice for all our clients and to continue to build positive relationships to deliver excellence.

Values - The guiding principles behind the growth of Vascroft Contractors Ltd have been to provide quality, value, experience, partnership, service excellence and consistency. Living and working by these principles, is at the heart of our success. Our team of dedicated professionals are enhanced with continuous professional developments through various mediums of training. Coupled with our commitment to putting our clients' needs first, we derive great pleasure in exceeding their expectations.

We strive to offer an unbeatable range of advisory, construction and refurbishment services and thrill at taking on challenges that have defeated others. Providing a truly integrated one stop shop solution for clients, our approach to all of these challenges has remained consistent over the decades.

A team of approximately 134 professionals is also integral to our success. Our craftsmen are undoubtedly our greatest assets. They are committed to putting our customers' needs first and all share a passion for building. Many of them have been with us for years and they know it's more important to do what's right rather than what's easy. We know it's important to employ the best because, that way, we deliver the best.

Strategic report (continued)
For the year ended 31 August 2014

We provide continuous staff development through training, seminars and exhibitions. This ensures our staff are up to date with current legislation, technological changes and modern methods of construction.

Property revaluation

Park Royal's unique status as the main industrial location within London has ensured that the demand for properties has remained more resilient than other regions. The Directors have reviewed this position and are of the opinion that the property owned by the company (the Head office) has not had any significant changes since the last valuation (2011).

This report was approved by the board on 5 December 2014 and signed on its behalf.

Mr M S Vekaria
Director

GrantThornton

Independent auditor's report to the members of Vascroft Contractors Limited

We have audited the financial statements of Vascroft Contractors Limited for the year ended 31 August 2014, which comprise the Profit and loss account, the Balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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.

Respective responsibilities of directors and auditor
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. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements
A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

Opinion on financial statements
In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 August 2014 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.

Opinion on other matter prescribed by the Companies Act 2006
In our opinion the information given in the Directors' report and the Strategic report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Grant Thornton

Independent auditor's report to the members of Vascroft Contractors Limited

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where 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.

Grant Thornton UK LLP

Amrish Shah FCA (Senior statutory auditor)
for and on behalf of
Grant Thornton UK LLP
Statutory Auditor
Chartered Accountants
London

5 December 2014

Profit and loss account

For the year ended 31 August 2014

	Note	2014 £	2013 £
Turnover	1,2	**39,635,893**	44,293,409
Cost of sales		**(32,982,375)**	(36,710,304)
Gross profit		**6,653,518**	7,583,105
Administrative expenses		**(3,190,846)**	(4,046,899)
Other operating income	3	**93,700**	84,350
Operating profit	4	**3,556,372**	3,620,556
Net loss on sale of tangible fixed assets	9	**(5,712)**	-
Profit on ordinary activities before interest		**3,550,660**	3,620,556
Interest receivable and similar income		**35,196**	914
Interest payable and similar charges	8	**(41,701)**	(47,294)
Profit on ordinary activities before taxation		**3,544,155**	3,574,176
Tax on profit on ordinary activities	10	**(779,806)**	(842,382)
Profit for the financial year		**2,764,349**	2,731,794

All amounts relate to continuing operations.

There were no recognised gains and losses for 2014 or 2013 other than those included in the Profit and loss account.

The notes on pages 11 to 22 form part of these financial statements.

Balance sheet
As at 31 August 2014

	Note	£	2014 £	£	2013 £
Fixed assets					
Tangible assets	11		**4,937,655**		4,909,415
Current assets					
Debtors: amounts falling due after more than one year	12	**1,726,394**		1,753,041	
Debtors: amounts falling due within one year	12	**10,833,288**		10,783,491	
Cash at bank		**35**		1,028,135	
		12,559,717		13,564,667	
Creditors: amounts falling due within one year	13	**(8,790,558)**		(9,626,100)	
Net current assets			**3,769,159**		3,938,567
Total assets less current liabilities			**8,706,814**		8,847,982
Creditors: amounts falling due after more than one year	14		**(1,584,691)**		(1,723,959)
Provisions for liabilities					
Deferred tax	15	**(99,007)**		(106,768)	
Other provisions	16	**(1,696,084)**		(1,979,572)	
			(1,795,091)		(2,086,340)
Net assets			**5,327,032**		5,037,683
Capital and reserves					
Called up share capital	19		**55,100**		55,100
Revaluation reserve	20		**1,129,340**		1,129,340
Other reserves	20		**8,269**		8,269
Profit and loss account	20		**4,134,323**		3,844,974
Shareholders' funds	21		**5,327,032**		5,037,683

Balance sheet (continued)

As at 31 August 2014

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 5 December 2014.

Mr S K Vekaria
Director

Mr M S Vekaria
Director

The notes on pages 11 to 22 form part of these financial statements.

Notes to the financial statements

For the year ended 31 August 2014

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of freehold property and in accordance with applicable accounting standards.

The directors have reviewed the principal accounting policies of the company and consider that they remain the most appropriate for the company. The accounting policies have remained unchanged.

1.2 Turnover

Turnover is the total amount receivable by the company for goods supplied and services provided, excluding VAT and trade discounts.

In respect of long-term contracts, turnover represents the value of the work done in the year, including estimates of amounts not invoiced and is recognised by reference to the stage of completion of each contract, once their outcome can be assessed with reasonable certainty. The profit recognised reflects the proportion of work completed to the balance sheet date on each project.

Full provision is made for losses estimated by the directors on all contracts in the year in which the loss is first foreseen. Such estimates are based upon the directors' experience and relevant professional advice.

1.3 Cash flow statement

The directors have taken advantage of the exemption in Financial Reporting Standard No. 1 (revised 1996) "Cash flow statements" from including a cash flow statement in the financial statements on the grounds that the company is wholly owned and the parent produces a consolidated cash flow statement.

1.4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Plant & Machinery	-	10% reducing balance
Motor Vehicles	-	25% reducing balance
Fixtures & Fittings	-	15% reducing balance

Notes to the financial statements

For the year ended 31 August 2014

1. Accounting policies (continued)

1.5 Revaluation of tangible fixed assets

Individual freehold properties are carried at current year value at the balance sheet date. A full valuation is obtained from a qualified valuer for each property every five years, with an internal interim valuation three years after the previous full valuation, and in any year where it is likely that there has been a material change in value.

Revaluation gains and losses are recognised in the statement of total recognised gains and losses unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the losses are recognised in the Profit and loss account.

Depreciation is not provided in respect of the properties. This policy represents a departure from the Companies Act 200, which require depreciation to be provided on all fixed assets. The directors consider that this policy is necessary in order that the financial statements may give a true and fair view, because current values and changes in current values are of prime importance rather than the calculation of systematic annual depreciation.

1.6 Leasing and hire purchase

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the Profit and loss account so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

1.7 Operating leases

Rentals under operating leases are charged to the Profit and loss account on a straight line basis over the lease term.

Notes to the financial statements
For the year ended 31 August 2014

1. Accounting policies (continued)

1.8 Deferred taxation

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. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only where the replacement assets are sold.

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 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.

1.9 Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at rates of exchange ruling at the balance sheet date.

Transactions in foreign currencies are translated into sterling at the rate ruling on the date of the transaction.

Exchange gains and losses are recognised in the Profit and loss account.

Notes to the financial statements
For the year ended 31 August 2014

1. Accounting policies (continued)

1.10 Pensions

The company operates a defined contribution pension scheme for the benefit of the directors and all employees. The assets are administered by trustees in a fund independent from those of the company.

The pension costs are charged against the profits and represent the amount of the contributions payable to the scheme in respect of the accounting period.

1.11 Financial Instruments

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 entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

1.12 Going Concern

The directors have prepared the financial statements under the going concern concept, as they believe the company has sufficient funding to be able to meet its liabilities as and when they fall due for the foreseeable future, being a period of not less than twelve months from the date of approval of these financial statements. This takes into consideration the availability of working capital through banking facilities. In addition, consideration has been given to cash which is to be generated from a pipeline of future projects in order to improve the working capital position of the company.

2. Turnover

Turnover is attributable to the one principal activity of the company.

All turnover arose within the United Kingdom.

3. Other operating income

	2014	2013
	£	£
Rent receivable	**93,700**	84,350

Notes to the financial statements
For the year ended 31 August 2014

4. Operating profit

The operating profit is stated after charging/(crediting):

	2014	2013
	£	£
Depreciation of tangible fixed assets:		
- owned by the company	**88,257**	88,617
- held under finance leases	**-**	8,453
Operating lease rentals:		
- plant and machinery	**6,799**	6,921
Difference on foreign exchange	**797**	(7,516)

5. Auditors' remuneration

	2014	2013
	£	£
Fees payable to the company's auditor for the audit of the company's annual accounts	**16,625**	16,500

6. Staff costs

Staff costs, including directors' remuneration, were as follows:

	2014	2013
	£	£
Wages and salaries	**4,399,926**	4,678,626
Social security costs	**455,914**	491,623
Other pension costs	**319,792**	370,731
	5,175,632	5,540,980

The average monthly number of employees, including the directors, during the year was as follows:

	2014	2013
	No.	No.
Number of production staff	**88**	90
Number of administrative staff	**44**	43
Number of management staff	**2**	2
	134	135

Notes to the financial statements
For the year ended 31 August 2014

7. Directors' remuneration

	2014	2013
	£	£
Remuneration	**267,258**	300,000
Company pension contributions to defined contribution pension schemes	**40,000**	-

During the year retirement benefits were accruing to 1 director (2013 - NIL) in respect of defined contribution pension schemes.

The highest paid director received remuneration of £153,000 (2013 - £150,000).

8. Interest payable

	2014	2013
	£	£
On bank loans and overdrafts	**304**	450
On other loans	**40,746**	44,925
On finance leases and hire purchase contracts	**-**	236
Other interest payable	**651**	1,683
	41,701	47,294

9. Loss on disposal of fixed assets

	2014	2013
	£	£
Loss on disposal of fixed assets	**5,712**	-

10. Taxation

	2014	2013
	£	£
Analysis of tax charge in the year		
Current tax (see note below)		
UK corporation tax charge on profit for the year	**787,567**	843,841
Deferred tax (see note 15)		
Origination and reversal of timing differences	**(7,761)**	(1,459)
Tax on profit on ordinary activities	**779,806**	842,382

Notes to the financial statements

For the year ended 31 August 2014

10. Taxation (continued)

Factors affecting tax charge for the year

The tax assessed for the year is higher than (2013 - higher than) the standard rate of corporation tax in the UK of 22.16% (2013 - 23.58%). The differences are explained below:

	2014	2013
	£	£
Profit on ordinary activities before tax	**3,544,155**	3,574,176
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 22.16% (2013 - 23.58%)	**785,385**	842,791
Effects of:		
Expenses not deductible for tax purposes	**2,655**	420
Capital allowances for year in excess of depreciation	**(82)**	(5,350)
Sundry tax adjusting items	**(391)**	5,980
Current tax charge for the year (see note above)	**787,567**	843,841

11. Tangible fixed assets

	Freehold property	Plant & machinery	Motor vehicles	Fixtures & fittings	Total
	£	£	£	£	£
Cost or valuation					
At 1 September 2013	**4,333,678**	**697,021**	**280,289**	**289,393**	**5,600,381**
Additions	**56,465**	**42,946**	**-**	**22,798**	**122,209**
Disposals	**-**	**(10,750)**	**-**	**-**	**(10,750)**
At 31 August 2014	**4,390,143**	**729,217**	**280,289**	**312,191**	**5,711,840**
Depreciation					
At 1 September 2013	**-**	**345,165**	**162,573**	**183,228**	**690,966**
Charge for the year	**-**	**39,482**	**29,429**	**19,346**	**88,257**
On disposals	**-**	**(5,038)**	**-**	**-**	**(5,038)**
At 31 August 2014	**-**	**379,609**	**192,002**	**202,574**	**774,185**
Net book value					
At 31 August 2014	**4,390,143**	**349,608**	**88,287**	**109,617**	**4,937,655**
At 31 August 2013	4,333,678	351,856	117,716	106,165	4,909,415

Notes to the financial statements

For the year ended 31 August 2014

In July 2011 an external valuation was carried out on the property, 861 Coronation Road, and this confirmed that the carrying value was appropriate. The directors are of the view that there have not been any changes to the value since then.

Cost or valuation at 31 August 2014 is as follows:

	Land and buildings
At cost	**3,260,803**
Valuation	**1,129,340**
	4,390,143

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

	2014 £	2013 £
Cost	**3,260,803**	3,204,338
Accumulated depreciation	-	-
Net book value	**3,260,803**	3,204,338

12. Debtors

	2014 £	2013 £
Due after more than one year		
Amounts owed by group undertakings	**1,260,151**	1,382,951
Other debtors	**466,243**	370,090
	1,726,394	1,753,041

	2014 £	2013 £
Due within one year		
Trade debtors	**6,924,206**	6,588,014
Other debtors	**1,988,362**	2,949,007
Prepayments and accrued income	**166,783**	178,010
Amounts recoverable on long term contracts	**1,753,937**	1,068,460
	10,833,288	10,783,491

The trade debtors together with other debtors of £2,173,554 (2013: £2,749,985) relate to amounts recoverable on contracts.

Notes to the financial statements
For the year ended 31 August 2014

13. Creditors:
Amounts falling due within one year

	2014	2013
	£	£
Bank loans and overdrafts	**1,325,008**	917,501
Trade creditors	**2,423,224**	2,795,478
Corporation tax	**150,067**	497,891
Social security and other taxes	**280,557**	278,075
Accruals and deferred income	**4,611,702**	5,137,155
	8,790,558	9,626,100

14. Creditors:
Amounts falling due after more than one year

	2014	2013
	£	£
Bank loans	**1,339,125**	1,524,269
Trade creditors	**245,566**	199,690
	1,584,691	1,723,959

Included within the above are amounts falling due as follows:

	2014	2013
	£	£
Between two and five years		
Bank loans	**751,398**	703,170
Over five years		
Bank loans	**587,727**	821,099

Creditors include amounts not wholly repayable within 5 years as follows:

	2014	2013
	£	£
Repayable by instalments	**587,727**	821,099

The above bank loan is repayable over 10 years, the final installment falling due in 2021. Interest is charged at 2.03% per annum over the Bank's Sterling Base Rate.

The bank loans and overdrafts amounting to £2,664,133 (2013: £2,441,770) are secured by a charge on the freehold property.

Notes to the financial statements

For the year ended 31 August 2014

15. Deferred taxation

	2014	2013
	£	£
At beginning of year	106,768	108,227
Released during year	(7,761)	(1,459)
At end of year	99,007	106,768

The provision for deferred taxation is made up as follows:

	2014	2013
	£	£
Excess of taxation allowances over depreciation on fixed assets	99,007	106,768

16. Provisions

	Provision
	£
At 1 September 2013	1,979,572
Release of provision	(283,488)
At 31 August 2014	1,696,084

Provision

The provision relates to the anticipated losses in respect of current projects or projects awaiting final accounts. These provisions are the directors' best estimate of the amounts payable.

17. Pension commitments

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £319,792 (2013: £370,731). Contributions totalling £5,041 (2013: £nil) were payable to the fund at the balance sheet date.

Notes to the financial statements

For the year ended 31 August 2014

18. Related party transactions

The company has taken advantage of the exemption in Financial Reporting Standard No 8 'Related Party Disclosures' from the requirement to disclose transactions with group companies where 100% of the voting rights are controlled within the group.

Related party transaction with companies outside of the group:

Sales to Vas Energy Brokers Limited of £nil (2013: £621), Hindu Today Limited £288 (2013: £398) and Quada (Esher) Limited £509,718 (2013: £2,761,303). Vas Energy Brokers Limited and Hindu Today Limited are related by common directorship. Quada (Esher) Limited is related as one of the directors of Vascroft Holdings Limited is a shareholder.

At the year end, Quada (Esher) Limited owed Vascroft Contractors Limited £1,324,091 (2013: £814,372) Vas Energy Brokers Limited and Hindu Today Limited owed £nil (2013: £nil). Of the provision for losses detailed in note 16, £582,429 is in relation to Quada (Esher) Limited.

19. Share capital

	2014	2013
	£	£
Authorised		
100,000 Ordinary shares of £1 each	**100,000**	100,000
Allotted, called up and fully paid		
55,100 Ordinary shares of £1 each	**55,100**	55,100

20. Reserves

	Revaluation reserve	**Other reserves**	**Profit and loss account**
	£	**£**	**£**
At 1 September 2013	**1,129,340**	**8,269**	**3,844,974**
Profit for the year	**-**	**-**	**2,764,349**
Dividends: Equity capital	**-**	**-**	**(2,475,000)**
At 31 August 2014	**1,129,340**	**8,269**	**4,134,323**

Notes to the financial statements
For the year ended 31 August 2014

21. Reconciliation of movement in shareholders' funds

	2014	2013
	£	£
Opening shareholders' funds	**5,037,683**	4,505,889
Profit for the financial year	**2,764,349**	2,731,794
Dividends (Note 22)	**(2,475,000)**	(2,200,000)
Closing shareholders' funds	**5,327,032**	5,037,683

22. Dividends

	2014	2013
	£	£
Dividends paid on equity capital	**2,475,000**	2,200,000

23. Ultimate parent undertaking and controlling party

As at 31 August 2014, the ultimate parent and controlling party is the SAV Trust.

The largest and smallest group of undertakings for which group accounts have been drawn up is that headed by Vascroft Holdings Limited, the immediate parent.