

COMPANY REGISTRATION NUMBER 04948762

WATERSTONE ESTATES LIMITED
FINANCIAL STATEMENTS
31 MARCH 2015

THURSDAY



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24/12/2015

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COMPANIES HOUSE

GORDON DOWN & PARTNERS

Accountants and Business Advisors & Statutory Auditor
144 Walter Road
Swansea
SA1 5RW

WATERSTONE ESTATES LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2015

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WATERSTONE ESTATES LIMITED

DIRECTORS' REPORT

YEAR ENDED 31 MARCH 2015

The directors present their report and the financial statements of the group for the year ended 31 March 2015.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the company during the year was that of commercial property development.

The company continues to grow relations with blue chip occupiers and undertake developments that are substantially pre-let with minimal risk.

In the first quarter of the current year, the company is delighted to have secured full funding support for their proposed 2014-2016 development programme.

THE DIRECTORS AND THEIR INTERESTS

The directors who served the company during the year together with their beneficial interests in the shares of the company were as follows:

	Ordinary Shares of £1 each	
	At 31 March 2015	At 1 April 2014
Mr M R Juhu	-	-
Mr S P Juhu	-	-
Mr A Robertson	-	-
	<hr/>	<hr/>

Mr A Robertson retired as a director on 24 August 2015.

DIRECTORS' RESPONSIBILITIES

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 group and of the profit or loss of the group for that year.

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

- select suitable accounting policies and then apply them consistently;
- make judgements 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 group will continue in business.

WATERSTONE ESTATES LIMITED

DIRECTORS' REPORT *(continued)*

YEAR ENDED 31 MARCH 2015

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the group's and company's transactions and disclose with reasonable accuracy at any time the financial position of the group 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 group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITOR

Gordon Down & Partners are deemed to be re-appointed under section 487(2) of the Companies Act 2006.

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

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

Registered office:
Number One
Waterton Park
Bridgend
CF31 3PH

Signed on behalf of the directors

M Jehu

Director



Approved by the directors on 22/12/2015

WATERSTONE ESTATES LIMITED
INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF
WATERSTONE ESTATES LIMITED
YEAR ENDED 31 MARCH 2015

We have audited the group and parent company financial statements ("the financial statements") of WATERSTONE ESTATES LIMITED for the year ended 31 March 2015. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's shareholders, 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 shareholders 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 shareholders 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 set out on pages 1 to 2, 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 Ethical Standards for Auditors.

SCOPE OF THE AUDIT OF THE FINANCIAL STATEMENTS

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the group's and the parent company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

OPINION ON FINANCIAL STATEMENTS

In our opinion the financial statements:

- give a true and fair view of the state of the group's and parent company's affairs as at 31 March 2015 and of the group's profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; 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 for the financial year for which the financial statements are prepared is consistent with the financial statements.

WATERSTONE ESTATES LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF WATERSTONE ESTATES LIMITED *(continued)*

YEAR ENDED 31 MARCH 2015

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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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' exemption in preparing the directors' report.



LAURENCE COHEN (Senior Statutory Auditor)

For and on behalf of
GORDON DOWN & PARTNERS
Accountants and Business Advisors
& Statutory Auditor

144 Walter Road
Swansea
SA1 5RW

22/12/2015

WATERSTONE ESTATES LIMITED

PROFIT AND LOSS ACCOUNT

YEAR ENDED 31 MARCH 2015

	Note	2015 £	2014 £
GROUP TURNOVER		1,060,382	1,068,045
Cost of sales		<u>959,912</u>	<u>975,885</u>
GROSS PROFIT		100,470	92,160
Administrative expenses		293,609	303,521
Other operating income	2	<u>(233,877)</u>	<u>(260,430)</u>
OPERATING PROFIT	3	40,738	49,069
Share of associate operating profit		<u>24,944</u>	<u>23,165</u>
TOTAL OPERATING PROFIT: GROUP AND SHARE OF ASSOCIATES		65,682	72,234
Interest payable and similar charges		<u>22,057</u>	<u>18,430</u>
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		43,625	53,804
Tax on profit on ordinary activities		<u>6,464</u>	<u>11,247</u>
PROFIT FOR THE FINANCIAL YEAR	4	<u>37,161</u>	<u>42,557</u>

The company has taken advantage of section 408 of the Companies Act 2006
not to publish its own Profit and Loss Account.

The notes on pages 8 to 14 form part of these financial statements.

WATERSTONE ESTATES LIMITED

GROUP BALANCE SHEET

31 MARCH 2015

	Note	2015 £	2014 £
FIXED ASSETS			
Tangible assets	5	15,929	20,114
Investments	6		
Investments in associates		130,883	110,928
Other investments		—	—
		<u>130,883</u>	<u>110,928</u>
		<u>146,812</u>	<u>131,042</u>
CURRENT ASSETS			
Stocks		1,385,329	1,563,675
Debtors	7	971,041	336,143
Cash at bank and in hand		6,813	7,724
		<u>2,363,183</u>	<u>1,907,542</u>
CREDITORS: Amounts falling due within one year	8	<u>2,227,372</u>	<u>1,793,122</u>
NET CURRENT ASSETS		<u>135,811</u>	<u>114,420</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>282,623</u>	<u>245,462</u>
CAPITAL AND RESERVES			
Called-up equity share capital	11	2	2
Revaluation reserve	12	28,626	28,626
Profit and loss account	12	253,995	216,834
SHAREHOLDERS' FUNDS		<u>282,623</u>	<u>245,462</u>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These accounts were approved by the directors and authorised for issue on 22/12/2015, and are signed on their behalf by:

MR M R JEHU
Director



The notes on pages 8 to 14 form part of these financial statements.

WATERSTONE ESTATES LIMITED

BALANCE SHEET

31 MARCH 2015

	Note	2015 £	2014 £
FIXED ASSETS			
Tangible assets	5	15,929	20,114
Investments	6	50	50
		<u>15,979</u>	<u>20,164</u>
CURRENT ASSETS			
Stocks		1,385,329	1,563,675
Debtors	7	971,041	336,143
Cash at bank and in hand		6,813	7,724
		<u>2,363,183</u>	<u>1,907,542</u>
CREDITORS: Amounts falling due within one year	8	<u>2,227,372</u>	<u>1,793,122</u>
NET CURRENT ASSETS		<u>135,811</u>	<u>114,420</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>151,790</u>	<u>134,584</u>
CAPITAL AND RESERVES			
Called-up equity share capital	11	2	2
Profit and loss account	12	151,788	134,582
SHAREHOLDERS' FUNDS		<u>151,790</u>	<u>134,584</u>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These accounts were approved by the directors and authorised for issue on 22/12/2015, and are signed on their behalf by:

MR M R JEHU
Director



Company Registration Number: 04948762

The notes on pages 8 to 14 form part of these financial statements.

WATERSTONE ESTATES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2015

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of financial instruments, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the company and all group undertakings. These are adjusted, where appropriate, to conform to group accounting policies. Acquisitions are accounted for under the acquisition method and goodwill on consolidation is capitalised and written off over five years from the year of acquisition. The results of companies acquired or disposed of are included in the profit and loss account after or up to the date that control passes respectively. As a consolidated profit and loss account is published, a separate profit and loss account for the parent company is omitted from the group financial statements by virtue of section 408 of the Companies Act 2006.

Related parties transactions

The company is a wholly owned subsidiary of Jehu Group Limited, the consolidated accounts of which are publicly available. Accordingly, the company has taken advantage of the exemption in FRS 8 from disclosing transactions with members or investees of the Jehu Group Limited group.

Turnover

The turnover shown in the profit and loss account represents amounts invoiced during the year, exclusive of Value Added Tax.

In respect of long-term contracts and contracts for on-going services, turnover represents the value of work done in the year, including estimates of amounts not invoiced. Turnover in respect of long-term contracts and contracts for on-going services is recognised by reference to the stage of completion.

Fixed assets

All fixed assets are initially recorded at cost.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Fixtures & Fittings	- 20% reducing balance basis
Equipment	- 20% reducing balance basis

Work in progress

Work in progress is valued on the basis of direct costs plus attributable overheads based on normal level of activity. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of work in progress.

WATERSTONE ESTATES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2015

1. ACCOUNTING POLICIES *(continued)*

Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

2. OTHER OPERATING INCOME

	2015 £	2014 £
Rent receivable	<u>233,877</u>	<u>260,430</u>

3. OPERATING PROFIT

Operating profit is stated after charging:

	2015 £	2014 £
Directors' remuneration	—	—
Depreciation of owned fixed assets	<u>4,185</u>	<u>5,024</u>

4. PROFIT ATTRIBUTABLE TO MEMBERS OF THE PARENT COMPANY

The profit dealt with in the financial statements of the parent company was £17,206 (2014 - £24,025).

WATERSTONE ESTATES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2015

5. TANGIBLE FIXED ASSETS

Group	Fixtures & Fittings £	Equipment £	Total £
COST OR VALUATION			
At 1 April 2014 and 31 March 2015	<u>34,260</u>	<u>42,054</u>	<u>76,314</u>
DEPRECIATION			
At 1 April 2014	23,807	32,393	56,200
Charge for the year	<u>2,255</u>	<u>1,930</u>	<u>4,185</u>
At 31 March 2015	<u>26,062</u>	<u>34,323</u>	<u>60,385</u>
NET BOOK VALUE			
At 31 March 2015	<u>8,198</u>	<u>7,731</u>	<u>15,929</u>
At 31 March 2014	<u>10,453</u>	<u>9,661</u>	<u>20,114</u>
Company	Fixtures & Fittings £	Equipment £	Total £
COST OR VALUATION			
At 1 April 2014 and 31 March 2015	<u>34,260</u>	<u>42,054</u>	<u>76,314</u>
DEPRECIATION			
At 1 April 2014	23,807	32,393	56,200
Charge for the year	<u>2,255</u>	<u>1,930</u>	<u>4,185</u>
At 31 March 2015	<u>26,062</u>	<u>34,323</u>	<u>60,385</u>
NET BOOK VALUE			
At 31 March 2015	<u>8,198</u>	<u>7,731</u>	<u>15,929</u>
At 31 March 2014	<u>10,453</u>	<u>9,661</u>	<u>20,114</u>

6. INVESTMENTS

Group Investments	£
NET BOOK VALUE	
At 31 March 2015 and 31 March 2014	<u>-</u>

Associated undertakings
50% held by the company:
Waterstone Estates (Waunceirch) Limited

WATERSTONE ESTATES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2015

6. INVESTMENTS *(continued)*

Share of assets of associates:			
Share of assets, associate	255,024	247,750	
Share of liabilities, associate	(124,140)	(136,822)	
Share of net assets	<u>130,884</u>	<u>110,928</u>	

Company

**Group
companies
£**

COST

At 1 April 2014 and 31 March 2015

50

NET BOOK VALUE

At 31 March 2015 and 31 March 2014

50

7. DEBTORS

	Group		Company	
	2015	2014	2015	2014
	£	£	£	£
Trade debtors	43,490	27,595	43,490	27,595
Other debtors	<u>927,551</u>	<u>308,548</u>	<u>927,551</u>	<u>308,548</u>
	<u>971,041</u>	<u>336,143</u>	<u>971,041</u>	<u>336,143</u>

8. CREDITORS: Amounts falling due within one year

	Group		Company	
	2015	2014	2015	2014
	£	£	£	£
Bank loans	411,922	442,584	411,922	442,584
Trade creditors	348,036	22,124	348,036	22,124
Other creditors	1,442,690	1,303,464	1,442,690	1,303,464
Accruals and deferred income	<u>24,724</u>	<u>24,950</u>	<u>24,724</u>	<u>24,950</u>
	<u>2,227,372</u>	<u>1,793,122</u>	<u>2,227,372</u>	<u>1,793,122</u>

WATERSTONE ESTATES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2015

9. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The group holds or issues financial instruments in order to achieve three main objectives, being:

- (a) to finance its operations;
- (b) to manage its exposure to interest and currency risks arising from its operations and from its sources of finance; and
- (c) for trading purposes.

In addition, various financial instruments (e.g. trade debtors, trade creditors, accruals and prepayments) arise directly from the group's operations.

Credit risk

The group monitors credit risk closely and considers that its current policies of credit checks meets its objectives of managing exposure to credit risk.

The group has no significant concentrations of credit risk. Amounts shown in the balance sheet best represent the maximum credit risk exposure in the event other parties fail to perform their obligations under financial instruments.

WATERSTONE ESTATES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2015

10. RELATED PARTY TRANSACTIONS

During the year the company received services from Jehu Project Services Limited a company in which both Mr S P Jehu and Mr M R Jehu have an interest. The amount owed by the company at the year end was £1,140,279 and is included in Creditors. The company also rents out property to Jehu Project Services Limited and receives rent and service charges.

The company also transfers money to Waterstone Homes (Crosshands) Limited, a company in which both Mr S P Jehu and Mr M R Jehu have an interest. The amount owed by the company at the year end was £61,529 and is included in Other Creditors.

The company also transfers money to Waterstone Homes Limited, a company in which both Mr S P Jehu and Mr M R Jehu have an interest. The amount owed by the company at the year end was £749,358 and is included within Other Debtors. The company also rents out property to Waterstone Homes Limited and receives rent and service charges.

The company also transfers money to Jehu West Limited, a company in which both Mr S P Jehu and Mr M R Jehu have an interest. The amount owed to the company at the year end was £32,457 and is included within Other Debtors. The company also rents out property to Jehu West Limited and receives rent and service charges.

The company also transfers money to Jehu Group Limited, a company in which both Mr S P Jehu and Mr M R Jehu have an interest. The amount owed to the company at the year end was £93,420 and is included within Other Creditors.

The company also transfers money to Waterstone Estates (Waunceirch) Limited, a company in which both Mr S P Jehu and Mr M R Jehu have an interest. The amount owed to the company at the year end was £14,756 and is included in Other Debtors.

11. SHARE CAPITAL

Allotted, called up and fully paid:

	2015		2014	
	No	£	No	£
Ordinary shares of £1 each	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

The unlisted investment represents the historical cost in respect of the acquisition of 50% of the issued share capital of Waterstone Estates(Waunceirch) Limited, a company incorporated in Great Britain. The capital and reserves of Waterstone Homes (Waunceirch) Limited at the 31st March 2015 were £261,767 and its profit for the year after taxation was £39,911.

WATERSTONE ESTATES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2015

12. RESERVES

Group	Revaluation reserve £	Profit and loss account £
Balance brought forward	28,626	216,834
Profit for the year	—	37,161
Balance carried forward	<u>28,626</u>	<u>253,995</u>

Company	Profit and loss account £
Balance brought forward	134,582
Profit for the year	17,206
Balance carried forward	<u>151,788</u>