

Abbreviated Unaudited Accounts for the Year Ended 31 October 2016

for

Branchwater Developments Limited

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for the Year Ended 31 October 2016**

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Branchwater Developments Limited

**Company Information
for the Year Ended 31 October 2016**

DIRECTORS:

P Binks
R D Binks

SECRETARY:

H J Hunter

REGISTERED OFFICE:

Cawthorne House, 19 Tivy Dale
Cawthorne
Barnsley
South Yorkshire
S75 4EJ

REGISTERED NUMBER:

05154394 (England and Wales)

ACCOUNTANTS:

Paylings
Accountants
7 The Office Campus
Paragon Business Village
Red Hall Court
Wakefield
West Yorkshire
WF1 2UY

Branchwater Developments Limited (Registered number: 05154394)

**Abbreviated Balance Sheet
31 October 2016**

	Notes	2016 £	£	2015 £	£
FIXED ASSETS					
Investments	2		3		3
Investment property	3		<u>5,429,052</u>		<u>-</u>
			<u>5,429,055</u>		<u>3</u>
CURRENT ASSETS					
Debtors		1,417,182		-	
Cash at bank and in hand		<u>100</u>		<u>100</u>	
		1,417,282		100	
CREDITORS					
Amounts falling due within one year	4	<u>6,803,637</u>		<u>103</u>	
NET CURRENT LIABILITIES			<u>(5,386,355)</u>		<u>(3)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>42,700</u>		<u>-</u>
CAPITAL AND RESERVES					
Called up share capital	5		5		5
Profit and loss account			<u>42,695</u>		<u>(5)</u>
SHAREHOLDERS' FUNDS			<u>42,700</u>		<u>-</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2016 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 26 July 2017 and were signed on its behalf by:

P Binks - Director

**Notes to the Abbreviated Accounts
for the Year Ended 31 October 2016**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

2. FIXED ASSET INVESTMENTS

	Investments other than loans £
COST	
At 1 November 2015	
and 31 October 2016	<u>3</u>
NET BOOK VALUE	
At 31 October 2016	<u>3</u>
At 31 October 2015	<u>3</u>

The company's investments at the Balance Sheet date in the share capital of companies include the following:

Binks Development Limited

Nature of business: residential property developers

	%		
	holding		
Class of shares:		2016	2015
Ordinary	50.00	£	£
Aggregate capital and reserves		(2,159,526)	(998,924)
(Loss)/profit for the year		<u>(1,160,604)</u>	<u>62,836</u>

Binks Investments Limited

Nature of business: Holding Company

	%		
	holding		
Class of shares:		2016	2015
Ordinary £1	100.00	£	£
Aggregate capital and reserves		(218,665)	2
Loss for the year		<u>(218,665)</u>	<u>-</u>

Notes to the Abbreviated Accounts - continued
for the Year Ended 31 October 2016

3. INVESTMENT PROPERTY

	Total £
COST	
Additions	<u>5,429,052</u>
At 31 October 2016	<u>5,429,052</u>
NET BOOK VALUE	
At 31 October 2016	<u>5,429,052</u>

4. CREDITORS

Creditors include an amount of £ 4,750,000 for which security has been given.

5. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2016 £	2015 £
5	Ordinary	1	<u>5</u>	<u>5</u>

6. RELATED PARTY DISCLOSURES

At the balance sheet date £500,000 (2015 £Nil) was due from Binks Development Limited, a subsidiary undertaking.

At the balance sheet date included in other debtors is £708,096 (2015 - £Nil) was due from Binks Executive Limited, and £209,086 (2015 - £Nil) was due from Betterspot Limited, companies owned by the directors.

At the balance sheet date £1,963,258 (2015 - £Nil) was due to Binks (Holding) Limited, a subsidiary undertaking.

7. SUBSEQUENT EVENTS

Post year end the company, along with its subsidiaries and associated companies reorganized to facilitate long term funding for their respective projects.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.