

Buccleuch Property (Kettering) Limited
Unaudited financial statements
For the year ended 31 October 2016

COMPANIES HOUSE
15 AUG 2017
EDINBURGH FRONT DESK

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COMPANIES HOUSE			

Company No. 05202584

Officers and professional advisers

Company registration number	05202584
Registered office	c/o Buccleuch Property Estate Office Weekley Kettering Northamptonshire NN16 9UP
Directors	D H Peck A H L Smith
Secretary	J A K Macleod
Bankers	The Royal Bank of Scotland plc 36 St Andrew Square EDINBURGH EH2 2YB

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Report of the directors

The directors present their report and the financial statements of the company for the year ended 31 October 2016.

Principal activities

The principal activity of the company is that of property development.

Directors

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

D H Peck
A H L Smith

None of the directors hold an interest in the shares of the company.

Directors' Responsibilities Statement

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 '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 for the company's financial statements 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.

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.

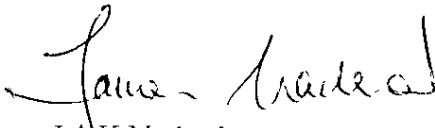
The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements and other information included in Directors' reports may differ from legislation in other jurisdictions.

Report of the directors (continued)

Small company provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

BY ORDER OF THE BOARD



J A K Macleod
Secretary

31 MARCH 2017

Statement of total comprehensive income

	2016 £	2015 £
Turnover	1,456,778	78,965
Cost of sales	(1,468,809)	(34,553)
Write back of impairment in inventories	328,810	301,700
Impairment in inventories	-	(121,025)
Gross profit	<u>316,779</u>	<u>225,087</u>
Other operating charges	(78)	(107)
Operating profit	<u>316,701</u>	<u>224,980</u>
Interest receivable	430	-
Interest payable	(20,924)	(92,519)
Profit on ordinary activities before taxation	<u>296,207</u>	<u>132,461</u>
Tax on profit on ordinary activities	-	(10,087)
Profit for the financial year	<u>296,207</u>	<u>122,374</u>
Other comprehensive income for the year	-	-
Total comprehensive income for the year	<u>296,207</u>	<u>122,374</u>

The company has no other recognised items of income and expenses other than the results for the year as set out above.

Balance sheet

	Note	2016 £	2015 £
Current assets			
Inventories	5	2,749,497	3,199,862
Debtors	6	1,138,909	126,641
Cash at bank and in hand		3,364	11,889
		<u>3,891,770</u>	<u>3,338,392</u>
Creditors: amounts falling due within one year	7	(790,883)	(3,033,712)
Net current assets		<u>3,100,887</u>	<u>304,680</u>
Total assets less current liabilities		<u>3,100,887</u>	<u>304,680</u>
Net assets		<u>3,100,887</u>	<u>304,680</u>
Capital and reserves			
Called-up equity share capital		2,500,001	1
Profit and loss account		600,886	304,679
Shareholders' funds		<u>3,100,887</u>	<u>304,680</u>

The directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 479A of the Companies Act 2006 ("the Act") relating to subsidiary undertakings. The members have not required the company to obtain an audit for the period in question in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 31 October 2016 and of its profit for the period in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the provisions applicable to small companies within part 15 of the Companies Act 2006 and in accordance with the provisions of FRS 102 Section 1A- Smaller Entities.

These financial statements were approved by the directors on 31 March 2017 and are signed on their behalf by:



D H Peck
Director

Statement of changes in equity for the year ended 31 October 2016

	Share capital	Profit and loss reserves	Total
	£	£	£
At 1 November 2014	1	182,305	182,306
Profit for the year	-	122,374	122,374
Balance at 31 October 2015	1	304,679	304,680
Share capital issued	2,500,000	-	2,500,000
Profit for the year	-	296,207	296,207
At 31 October 2016	2,500,001	600,886	3,100,887

The accompanying accounting policies and notes form part of these financial statements.

Notes to the financial statements

1 Statutory information

Buccleuch Property (Kettering) Limited is a private company, limited by shares, registered in England and Wales, registration number 05202584. The registered office is c/o Buccleuch Property, Estate Office, Weekley, Kettering, Northamptonshire, NN16 9UP.

2 Compliance with accounting standards

The accounts have been prepared in accordance with the provisions of FRS102 Section 1A small entities. There were no material departures from that standard.

3 Accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below.

These financial statements for the year ended 31 October 2016 are the first financial statements that comply with FRS102 Section 1A small entities. The date of transition is 1 November 2014.

The company intends to present its next set of financial statements with the same disclosure exemptions adopted.

The transition to FRS102 Section 1A small entities has resulted in a small number of changes in accounting policies to those used previously. There has been no impact on opening equity and profit for the comparative period as a result of these changes.

Basis of accounting

The financial statements have been prepared on the going concern basis, which assumes that the company will have sufficient working capital facilities to enable it to continue in business for the foreseeable future. In arriving at their conclusion the directors have considered the company's net assets position, normal working capital obligations and ability to meet future liabilities as they fall due over the next 12 months.

Turnover

The turnover shown in the statement of total comprehensive income represents amounts earned during the year. It is the policy of the company to recognise turnover on the irrevocable exchange of terms between the seller and the purchaser. Rental income is recognised as it is earned.

Inventories

Inventories have been valued at the lower of cost and estimated selling price less costs to sell.

Debtors

Short term debtors are measured at transaction price, less any impairment.

Notes to the financial statements (continued)

Creditors

Short term trade creditors are measured at the transaction price.

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.

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.

Financial instruments

Basic financial instruments are recognised at amortised cost, except for investments in non-convertible preference and non-puttable ordinary shares which are measured at fair value, with changes recognised in the statement of total comprehensive income. Derivative financial instruments are initially recorded at cost and thereafter at fair value with changes recognised in the statement of total comprehensive income.

Taxation

The current tax charge is based on the profit for the year and is measured at the amounts expected to be paid based on the tax rates and laws substantially enacted at the balance sheet date. Current tax is recognised in the statement of total comprehensive income for the period.

Reserves

Profit and loss account

The balance on this reserve is the accumulated realised profits of the company.

4 Tax on ordinary activities

The tax charge for the year is lower than the expected tax charge for the year. Tax losses arising in previous years have been used to offset profits arising in the period.

Notes to the financial statements (continued)

5 Inventories

	2016 £	2015 £
Opening balance	3,199,862	2,740,000
Additions	586,924	279,187
Write back of impairment	328,810	180,675
Disposals	(1,366,099)	-
	<u>2,749,497</u>	<u>3,199,862</u>

The figure above includes capitalised finance costs amounting to £24,325 (2015: £24,325) and no finance costs were capitalised during the year (2015: £nil). The company wrote back the carrying value of its work in progress during the year by £328,810 (2015: £180,675).

6 Debtors

	2016 £	2015 £
Trade debtors	921	5,505
Amounts owed by group undertakings	1,125,000	18,354
Other debtors	12,988	102,782
	<u>1,138,909</u>	<u>126,641</u>

7 Creditors: amounts falling due within one year

	2016 £	2015 £
Trade creditors	63,814	-
Amounts owed to group undertakings	27,735	10,087
Bank loans and overdrafts	220,242	2,571,680
Other creditors	479,092	451,945
	<u>790,833</u>	<u>3,033,712</u>

8 Guarantees and other financial commitments

The company has a total contingency at 31 October 2016 amounting to £63,256,216 (2015: £60,289,353) as a result of an unlimited inter-company guarantee within The MDS Estates Limited group.

The company has provided a guarantee and legal mortgage charge to the company's bankers over its interests in the property held.

The company had no contingent liabilities at 31 October 2016 and 31 October 2015 other than those disclosed above.

Notes to the financial statements (continued)

9 Ultimate parent company

The company's immediate parent undertaking is Tarras Park Properties Limited, a company registered in England and the ultimate parent undertaking and controlling entity is The MDS Estates Limited, a company registered in England. The smallest and largest group of companies which prepares consolidated accounts which this company is included in is The MDS Estates Limited. Consolidated accounts for this entity can be obtained from the company secretary, Buccleuch Property Estate Office, Weekley, Kettering, Northamptonshire, NN16 9UP.