

**Registered number: 07632595**

**East Sussex Energy Infrastructure and Development Limited**  
**(A company limited by guarantee)**

**Financial statements**

**For the year ended 31 March 2019**

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**East Sussex Energy Infrastructure and Development Limited**  
**(A company limited by guarantee)**

**Company Information**

<b>Directors</b>	J Crampton (deceased 27 June 2019) G Jones S Manwaring R Simmons S Blizzard D Ampthill (resigned 24 May 2019) S McHugh K Forward
<b>Registered number</b>	07632595
<b>Registered office</b>	Innovation Centre Highfield Drive St Leonards-On-Sea East Sussex TN38 9UH
<b>Independent auditors</b>	Kreston Reeves LLP Statutory Auditor & Chartered Accountants 37 St Margaret's Street Canterbury Kent CT1 2TU
<b>Bankers</b>	Barclays Bank 63/67 Terminus Road Eastbourne East Sussex BN21 3N1

**East Sussex Energy Infrastructure and Development Limited**  
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**East Sussex Energy Infrastructure and Development Limited**  
**(A company limited by guarantee)**  
**Registered number: 07632595**

**Balance sheet**  
**As at 31 March 2019**

	Note	2019 £000	2018 £000
<b>Fixed assets</b>			
Tangible assets	5	106	86
Investment property	6	2,030	1,330
		<u>2,136</u>	<u>1,416</u>
<b>Current assets</b>			
Work in progress		22,815	23,336
Debtors: amounts falling due within one year	7	1,401	736
Bank & cash balances		4,534	4,916
		<u>28,750</u>	<u>28,988</u>
Creditors: amounts falling due within one year	8	(23,716)	(12,704)
<b>Net current assets</b>		<u>5,034</u>	<u>16,284</u>
<b>Total assets less current liabilities</b>		<u>7,170</u>	<u>17,700</u>
Creditors: amounts falling due after more than one year	9	(7,450)	(18,700)
Pension liability		(205)	(119)
<b>Net liabilities</b>		<u>(485)</u>	<u>(1,119)</u>
<b>Capital and reserves</b>			
Profit and loss account		(485)	(1,119)
		<u>(485)</u>	<u>(1,119)</u>

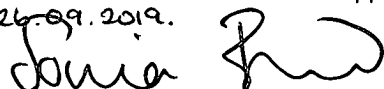
The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

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

26.09.2019.



**S Blizzard**  
**Director**

The notes on pages 2 to 14 form part of these financial statements.

**East Sussex Energy Infrastructure and Development Limited**  
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**Notes to the financial statements**  
**For the year ended 31 March 2019**

**1. General information**

East Sussex Energy Infrastructure and Development Limited is a company limited by guarantee incorporated in England. The address of the registered office is Innovation Centre, Highfield Drive, St Leonards-On-Sea, East Sussex, TN38 9UH.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company's accounting policies (see note 3).

The company's functional and presentational currency is Pounds Sterling.

The company's financial statements are presented in round thousands.

The following principal accounting policies have been applied:

**2.2 Going concern**

The company has £4,534,400 included in cash at the bank. The company meets its day to day working capital requirements through these reserves, as well as retaining significant deferred grants to meet future project expenses. As a consequence, the directors believe that the company is well placed to manage its business risks successfully.

After making enquiries, the directors have a reasonable expectation that the company has adequate financial resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and accounts.

**East Sussex Energy Infrastructure and Development Limited**  
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**Notes to the financial statements**  
**For the year ended 31 March 2019**

**2. Accounting policies (continued)**

**2.3 Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Revenue comprises of rental collected on behalf of the property owner and similar income derived from the business centres, these are credited to the profit and loss accounts as they fall due.

The following criteria must also be met before revenue is recognised:

**Rendering of services**

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

**2.4 Grants**

*Grants received in respect of investment properties*

Investment property related grants are accounted for in accordance with the performance model. Under the performance model:

- A grant that specifies performance conditions is recognised in income when the performance criteria are met;
- A grant that does not specify performance conditions is recognised in income when the proceeds are received or receivable;
- A grant received before the recognition criteria are satisfied is recognised as a liability

*Grants received in respect of revenue expenditure*

Grants relating to revenue are accounted for in accordance with the accrual model. Under the accrual model grants relating to revenue shall be recognised in income on a systematic basis over the periods in which the entity recognises the related costs for which the grant is intended to compensate.

**East Sussex Energy Infrastructure and Development Limited**  
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**Notes to the financial statements**  
**For the year ended 31 March 2019**

**2. Accounting policies (continued)**

**2.5 Tangible fixed assets**

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant & machinery	- 10% straight line
Motor vehicles	- 25% straight line
Fixtures & fittings	- 10% - 20% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

**2.6 Investment property**

Investment property is carried at fair value determined annually by the directors and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of comprehensive income.

**2.7 Work in progress**

Work in progress is valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving items. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

**2.8 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.9 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**East Sussex Energy Infrastructure and Development Limited**  
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**Notes to the financial statements**  
**For the year ended 31 March 2019**

**2. Accounting policies (continued)**

**2.10 Financial instruments**

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.



**East Sussex Energy Infrastructure and Development Limited**  
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**Notes to the financial statements**  
**For the year ended 31 March 2019**

**2. Accounting policies (continued)**

**2.11 Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.12 Pensions**

**Defined benefit pension plan**

The company operates a defined benefit plan for certain employees. A defined benefit plan defines the pension benefit that the employee will receive on retirement, usually dependent upon several factors including but not limited to age, length of service and remuneration. A defined benefit plan is a pension plan that is not a defined contribution plan.

The liability recognised in the Balance sheet in respect of the defined benefit plan is the present value of the defined benefit obligation at the end of the balance sheet date less the fair value of plan assets at the balance sheet date (if any) out of which the obligations are to be settled.

The defined benefit obligation is calculated using the projected unit credit method. Annually the company engages independent actuaries to calculate the obligation. The present value is determined by discounting the estimated future payments using market yields on high quality corporate bonds that are denominated in sterling and that have terms approximating to the estimated period of the future payments ('discount rate').

The fair value of plan assets is measured in accordance with the FRS 102 fair value hierarchy and in accordance with the company's policy for similarly held assets. This includes the use of appropriate valuation techniques.

Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are charged or credited to other comprehensive income. These amounts together with the return on plan assets, less amounts included in net interest, are disclosed as 'Remeasurement of net defined benefit liability'.

The cost of the defined benefit plan, recognised in profit or loss as employee costs, except where included in the cost of an asset, comprises:

- a) the increase in net pension benefit liability arising from employee service during the period; and
- b) the cost of plan introductions, benefit changes, curtailments and settlements.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is recognised in profit or loss as a 'finance expense'.

**East Sussex Energy Infrastructure and Development Limited**  
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**Notes to the financial statements**  
**For the year ended 31 March 2019**

**2. Accounting policies (continued)**

**2.13 Operating leases: the company as lessee**

Rentals paid under operating leases are charged to the Statement of comprehensive income on a straight line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the lease term, unless another systematic basis is representative of the time pattern of the lessee's benefit from the use of the leased asset.

The company has taken advantage of the optional exemption available on transition to FRS 102 which allows lease incentives on leases entered into before the date of transition to the standard 01 April 2017 to continue to be charged over the period to the first market rent review rather than the term of the lease.

**2.14 Interest income**

Interest income is recognised in the Statement of comprehensive income using the effective interest method.

**2.15 Borrowing costs**

All borrowing costs are recognised in the Statement of comprehensive income in the year in which they are incurred.

**2.16 Provisions for liabilities**

Provisions are made where an event has taken place that gives the company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of comprehensive income in the year that the company becomes aware of the obligation, and are measured at the best estimate at the Balance sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance sheet.

**2.17 Taxation**

Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the company operates and generates income.

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**Notes to the financial statements**  
**For the year ended 31 March 2019**

**3. Judgments in applying accounting policies and key sources of estimation uncertainty**

The preparation of the financial statements requires the directors to make judgements, estimates and assumptions that can affect the amounts reported for assets and liabilities, and the results for the year. The nature of estimation is such though that actual outcomes could differ significantly from those estimates.

The following judgements have had the most significant impact on amounts recognised in the financial statements:

**Going concern**

In the judgement of the directors it is appropriate to prepare the financial statements in accordance with the going concern basis of accounting. See note 2.2 for further details.

**Investment properties**

The company holds investment property with fair value of £2,030,000 at the year end (see note 6). In order to determine the fair value of investment property the directors have used a valuation technique based on comparable market data. The determined fair value of the investment property is most sensitive to fluctuations in the property market.

**Grants**

Grants relating to investment properties are accounted for under the performance model. In the opinion of the Directors' all performance criteria have been met and thus all appropriate grant income has been released.

**4. Employees**

The average monthly number of employees, including directors, during the year was 17 (2018 - 15).

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**Notes to the financial statements**  
**For the year ended 31 March 2019**

**5. Tangible fixed assets**

	<b>Plant &amp; machinery £000</b>	<b>Motor vehicles £000</b>	<b>Fixtures &amp; fittings £000</b>	<b>Total £000</b>
<b>Cost or valuation</b>				
At 1 April 2018	-	34	204	238
Additions	17	-	30	47
At 31 March 2019	<u>17</u>	<u>34</u>	<u>234</u>	<u>285</u>
<b>Depreciation</b>				
At 1 April 2018	-	34	118	152
Charge for the year on owned assets	-	-	27	27
At 31 March 2019	<u>-</u>	<u>34</u>	<u>145</u>	<u>179</u>
<b>Net book value</b>				
At 31 March 2019	<u>17</u>	<u>-</u>	<u>89</u>	<u>106</u>
At 31 March 2018	<u>-</u>	<u>-</u>	<u>86</u>	<u>86</u>

**6. Investment property**

	<b>Freehold investment property £000</b>
<b>Valuation</b>	
At 1 April 2018	1,330
Surplus on revaluation	700
<b>At 31 March 2019</b>	<u><u>2,030</u></u>

The 2019 valuations were made by the directors, on an open market value for existing use basis.

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**Notes to the financial statements**  
**For the year ended 31 March 2019**

**7. Debtors**

	<b>2019</b>	<b>2018</b>
	<b>£000</b>	<b>£000</b>
Trade debtors	<b>934</b>	106
Amounts owed by connected parties	-	274
Other debtors	<b>467</b>	356
	<b>1,401</b>	736

**8. Creditors: Amounts falling due within one year**

	<b>2019</b>	<b>2018</b>
	<b>£000</b>	<b>£000</b>
Other loans	<b>6,450</b>	2,870
Trade creditors	<b>416</b>	715
Other taxation and social security	<b>13</b>	11
Other creditors	<b>640</b>	13
Accruals	<b>1,151</b>	791
Deferred grants	<b>15,046</b>	8,304
	<b>23,716</b>	12,704

**9. Creditors: Amounts falling due after more than one year**

	<b>2019</b>	<b>2018</b>
	<b>£000</b>	<b>£000</b>
Other loans	<b>7,450</b>	18,700

**East Sussex Energy Infrastructure and Development Limited**  
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**Notes to the financial statements**  
**For the year ended 31 March 2019**

**10. Loans**

Analysis of the maturity of loans is given below:

	<b>2019</b>	<b>2018</b>
	<b>£000</b>	<b>£000</b>
<b>Amounts falling due within one year</b>		
Other loans	<b>6,450</b>	2,870
<b>Amounts falling due 2-5 years</b>		
Other loans	<b>6,650</b>	16,250
<b>Amounts falling due after more than 5 years</b>		
Other loans	<b>800</b>	2,450
	<b>13,900</b>	21,570

The above loans are secured by way of a legal charge held over the company's investment properties and work in progress.

**11. Company status**

The company is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the company in the event of liquidation.

**East Sussex Energy Infrastructure and Development Limited**  
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**Schedule to the detailed accounts**  
**For the year ended 31 March 2019**

**12. Pension commitments**

The company operates a Defined benefit pension scheme.

The pension cost and provision for the year ending 31 March 2019 are based on the advice of a professionally qualified actuary on the basis of triennial valuations using the projected unit method. The most recent formal valuation is dated 31 March 2016 which has been updated to reflect conditions at the balance sheet date. The results of this valuation were a deficit of £205,000 in the scheme at the end of the year.

The employer contribution made for the year ended 31 March 2019 was £75,000. The agreed contribution rate for future years is 24.5%.

	<b>2019</b>	<b>2018</b>
	<b>£000</b>	<b>£000</b>
Fair value of plan assets	<b>945</b>	770
Present value of plan liabilities	<b>(1,150)</b>	(889)
<b>Net pension scheme liability</b>	<b>(205)</b>	(119)

The amounts recognised in profit or loss are as follows:

	<b>2019</b>	<b>2018</b>
	<b>£000</b>	<b>£000</b>
Current service cost	<b>(125)</b>	(96)
Interest on obligation	<b>(26)</b>	(22)
<b>Total</b>	<b>(151)</b>	(118)

Reconciliation of fair value of plan liabilities were as follow:

	<b>2019</b>	<b>2018</b>
	<b>£000</b>	<b>£000</b>
Opening defined benefit obligation	<b>889</b>	804
Current service cost	<b>125</b>	96
Interest cost	<b>26</b>	22
Contributions by scheme participants	<b>25</b>	18
Actuarial gains and (losses)	<b>97</b>	(19)
Benefits paid	<b>(12)</b>	(32)
Closing defined benefit obligation	<b>1,150</b>	889

**East Sussex Energy Infrastructure and Development Limited**  
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**Schedule to the detailed accounts**  
**For the year ended 31 March 2019**

**12. Pension commitments (continued)**

Reconciliation of fair value of plan assets were as follows:

	<b>2019</b>	<b>2018</b>
	<b>£000</b>	<b>£000</b>
Opening fair value of scheme assets	<b>770</b>	714
Expected return	<b>22</b>	19
Actuarial gains and (losses)	<b>65</b>	(1)
Contributions by employer	<b>75</b>	52
Contributions by scheme participants	<b>25</b>	18
Benefits paid	<b>(12)</b>	(32)
Closing defined benefit assets	<b>945</b>	770

The company expects to contribute £80,000 to its Defined benefit pension scheme in 2020.

Principal actuarial assumptions at the Balance sheet date (expressed as weighted averages):

	<b>2019</b>	<b>2018</b>
	<b>%</b>	<b>%</b>
Discount rate	<b>2.4</b>	2.7
Future salary increases	<b>2.9</b>	2.8
Future pension increases	<b>2.5</b>	2.4
Mortality rates		
- for a male aged 65 now	<b>22.1</b>	22.1
- at 65 for a male aged 45 now	<b>23.8</b>	23.8
- for a female aged 65 now	<b>24.4</b>	24.4
- at 65 for a female member aged 45 now	<b>26.3</b>	26.3

Amounts for the current and previous period are as follows:

Defined benefit pension schemes

	<b>2019</b>	<b>2018</b>
	<b>£000</b>	<b>£000</b>
Defined benefit obligation	<b>(1,150)</b>	(889)
Scheme assets	<b>945</b>	770
<b>Deficit</b>	<b>(205)</b>	(119)



**East Sussex Energy Infrastructure and Development Limited**  
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**Schedule to the detailed accounts**  
**For the year ended 31 March 2019**

**13. Commitments under operating leases**

At 31 March 2019 the company had future minimum lease payments under non-cancellable operating leases as follows:

	<b>2019</b> <b>£000</b>	<b>2018</b> <b>£000</b>
Not later than 1 year	<b>4</b>	<b>2</b>
Later than 1 year and not later than 5 years	<b>9</b>	<b>6</b>
	<b>13</b>	<b>8</b>

**14. Other contingent liabilities and development obligations**

The company has previously received both grant funding and properties from Hastings and Bexhill Renaissance Limited. The company has also received grant funding from other external bodies.

The company has received grants contingent on meeting certain performance criteria. The Directors are confident that the company will meet these performance criteria.

**15. Controlling party**

There is no controlling member of the company.

**16. Auditors' information**

The auditors' report on the financial statements for the year ended 31 March 2019 was unqualified.

The audit report was signed on 27/09/2019 by Mark Attwood FCCA (Senior statutory auditor) on behalf of Kreston Reeves LLP.