Registered number: 09216174

JENNER GROUP LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2017

JENNER GROUP LIMITED

COMPANY INFORMATION

Directors	M K Sandall N B Barnes D Elvidge G F Crouch D Welch A K Ralph
Company secretary	P Chandler
Registered number	09216174
Registered office	Century House Park Farm Road Folkestone Kent CT19 5DW
Independent auditors	MHA MacIntyre Hudson Chartered Accountants & Statutory Auditors 71 New Dover Road Canterbury Kent CT1 3DZ

JENNER GROUP LIMITED

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GROUP STRATEGIC REPORT
FOR THE YEAR ENDED 31 MARCH 2017

Introduction

The directors are pleased to present their report and the financial statements of the company for the year ended 31 March 2017.

Business review

The Directors are pleased to report that the company continues to perform well, securing a considerable amount of work for the forthcoming year, and is operating efficiently and successfully across all live projects. Whilst it is recognised the industry remains very competitive we are delighted with our successes within the competitively tendered market, which is evidence of our ability to accurately interpret the market in which we operate, incorporating margins that are both proportionate yet competitive, and in addition we are also securing a reasonable contribution to the turnover through land led and negotiated opportunities with our enviable client base, who recognise that transparent negotiation is a perfectly acceptable procurement option when working with the right partners. We consider ourselves to be most fortunate to have many excellent, professional clients who are keen to maintain continuity of work with us through both tendered and negotiated opportunities, and whom we are able to provide with an exemplary standard of quality and service.

Our exceptional management team, enthusiastic and motivated workforce and loyal and dependable supply chain partners ensure that our enviable brand and reputation is enhanced year on year through the completion of projects on time, within budget and to an exceptional quality.

Despite a slow start to our turnover in the year, the projects that were prevented from progressing when anticipated due to planning and land procurement delays are now performing strongly, and have contributed significantly to the final financial quarter, ensuring our turnover for the year is back to the predicted levels further evidencing our continued growth and operational strength in the market. These projects will continue to generate good volume throughout the forthcoming financial year and beyond, providing a strong pipeline of work going forward.

The company continues to identify land led development opportunities through our subsidiary company, Leath Park Developments Ltd, and has successfully secured a number of excellent development sites within the financial year. This associated company was founded for the purposes of identifying and delivering Joint Venture development opportunities to provide additional construction activity that would not normally be available to us.

Leath Park completed on several significant land and property acquisitions during the trading year and has also made strong progress on a number of pipeline projects, some of which have moved forward into the planning stage and it is expected these opportunities will crystallise as live land led development projects over the forthcoming financial year, further enhancing the capitalised strength of the development company.

The company has secured a healthy volume of work for the financial year ahead, and continues to establish a significant amount of pipeline opportunities that will underpin the predicted controlled and proportionate growth of the business over the forthcoming years.

The focus will remain on maintaining and continuing to enhance our excellent client relations, galvanising our enviable reputation and maintaining our non-adversarial and inclusive business ethos, and to ensure our clients continue to receive the quality of product and service for which we are synonymous.

Financial risk management, objectives and policies

The directors regularly review and agree policies for managing the main financial risks that the company is exposed to in its trading. This includes assessment of market conditions including projected cost inflation on longer duration contracts, availability and projected cost of material and supply chain resource, cash flow related to growth and potential credit exposure when working with new clients. By putting in place appropriate strategies it is considered these risks are identified and minimised or mitigated. The management team have a robust knowledge and significant experience in managing these risks, and as a consequence the company is confident it will not be adversely affected by any principle risk or uncertainties during the financial year ahead.

It is worthy of note that the true effect of the Brexit vote has not yet manifested itself, but we remain vigilant as to the possible negative effects of such a significant matter, and will react as necessary to ensure the company is insulated from the possible implications that may become apparent in the months to come, as the Brexit deal is negotiated and implemented.

Business strategy

The company's forward strategy is concentrated on excellent financial management whilst maintaining controlled and manageable growth through the augmentation of relationships with existing blue chip clients and the creation of strong working partnerships with new strategic clients in both the public and private sectors. We seek to actively develop the new sectors in which we have now demonstrated our abilities, and expand sectors which offer the most growth potential. As a consequence of this strategy and the projected continued increase in turnover it is expected that the financial strength of the company will continue to enhance.

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

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M K Sandall
Director

Date: 23/11/2017

DIRECTORS' REPORT
FOR THE YEAR ENDED 31 MARCH 2017

The Directors present their report and the financial statements for the year ended 31 March 2017.

Directors' responsibilities statement

The Directors are responsible for preparing the Group strategic report, the Directors' report and the consolidated 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 the Group and of the profit or loss of the Group for that period.

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

- select suitable accounting policies for the Group's financial statements and then apply them consistently;
- make judgments 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.

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 the Group and to 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 the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Principal activities

The principal activities of the Group for the year under review were that of a building contracting, property development and holding.

Results and dividends

The profit for the year, after taxation and minority interests, amounted to £602,705 (2016 - £25,880).

The total distribution of dividends for the year ended 31 March 2017 will be £30,000 (2016: £Nil)

Directors

The Directors who served during the year were:

M K Sandall
N B Barnes
D Elvidge
G F Crouch
D Welch
A K Ralph

Disclosure of information to auditors

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

- so far as the Director is aware, there is no relevant audit information of which the Company and the Group's auditors are unaware, and
- the 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 and the Group's auditors are aware of that information.

Post balance sheet events

There have been no significant events affecting the Group since the year end.

Auditors

The auditors, MHA MacIntyre Hudson, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board on 23/11/2017 and signed on its behalf.

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M K Sandall
Director

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF JENNER GROUP LIMITED

We have audited the financial statements of Jenner Group Limited for the year ended 31 March 2017, set out on pages 7 to 34. The relevant financial reporting framework that has been applied in their preparation is applicable law and the 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'.

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 Auditors' 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 Auditors

As explained more fully in the Directors' responsibilities statement on page 3, 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 Financial Reporting Council'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 Group strategic report and the Directors' 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 the parent Company's affairs as at 31 March 2017 and of the Group's 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.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF JENNER GROUP LIMITED (CONTINUED)

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit, the information given in the Group strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with those financial statements and such reports have been prepared in accordance with applicable legal requirements.

In the light of our knowledge and understanding of the parent Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Group strategic report and the Directors' report.

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.

MHA MacIntyre Hudson

Chartered Accountants
Statutory Auditors

71 New Dover Road
Canterbury
Kent
CT1 3DZ
Date: 23/11/2017

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2017

	Note	Year ended 31 March 2017 £	Period ended 31 March 2016 £
Turnover	4	**44,125,604**	15,733,408
Cost of sales		**(39,248,610)**	(14,058,865)
Gross profit		**4,876,994**	1,674,543
Administrative expenses		**(3,638,712)**	(1,614,235)
Fair value movements		**477,756**	-
Operating profit	5	**1,716,038**	60,308
Interest receivable and similar income	9	**392**	10
Interest payable and expenses	10	**(23,791)**	(8,622)
Profit before taxation		**1,692,639**	51,696
Tax on profit	11	**(396,279)**	(25,816)
Profit for the financial year		**1,296,360**	25,880
Total comprehensive income for the year		**1,296,360**	25,880
Profit for the year attributable to:			
Non-controlling interests		**693,655**	18,355
Owners of the parent Company		**602,705**	7,525
		1,296,360	25,880
Total comprehensive income for the year attributable to:			
Non-controlling interest		**693,655**	18,355
Owners of the parent Company		**602,705**	7,525
		1,296,360	25,880

The notes on pages 14 to 34 form part of these financial statements.

JENNER GROUP LIMITED
REGISTERED NUMBER: 09216174

CONSOLIDATED BALANCE SHEET
AS AT 31 MARCH 2017

	Note		2017 £		2016 £
Fixed assets					
Intangible assets	14		**422,539**		482,135
Tangible assets	15		**1,796,233**		861,866
Investment property	17		**1,365,256**		787,500
			3,584,028		2,131,501
Current assets					
Stocks	18	**2,815,709**		1,184,058	
Debtors: amounts falling due within one year	19	**5,231,169**		2,636,308	
Cash at bank and in hand	20	**2,136,512**		1,257,094	
		10,183,390		5,077,460	
Creditors: amounts falling due within one year	21	**(10,821,365)**		(6,185,382)	
Net current liabilities			**(637,975)**		(1,107,922)
Total assets less current liabilities			**2,946,053**		1,023,579
Creditors: amounts falling due after more than one year	22		**(832,683)**		(77,678)
Provisions for liabilities					
Deferred taxation	26	**(158,073)**		-	
Other provisions	27	**(279,250)**		(272,750)	
			(437,323)		(272,750)
Net assets			**1,676,047**		673,151
Capital and reserves					
Called up share capital	28		**1,006**		1,000
Profit and loss account	29		**580,230**		7,525
Equity attributable to owners of the parent Company			**581,236**		8,525
Non-controlling interests			**1,094,811**		664,626
			1,676,047		673,151

The financial statements were approved and authorised for issue by the board and were signed on its behalf on
23/11/2017

....
M K Sandall
Director

JENNER GROUP LIMITED
REGISTERED NUMBER: 09216174

COMPANY BALANCE SHEET
AS AT 31 MARCH 2017

	Note		2017 £		2016 £
Fixed assets					
Investments	16		**780,000**		780,000
			780,000		780,000
Current assets					
Debtors: amounts falling due within one year	19	**1,006**		1,000	
		1,006		1,000	
Creditors: amounts falling due within one year	21	**(784,574)**		(786,242)	
Net current liabilities			**(783,568)**		(785,242)
Total assets less current liabilities			**(3,568)**		(5,242)
Net liabilities			**(3,568)**		(5,242)
Capital and reserves					
Called up share capital	28		**1,006**		1,000
Profit and loss account brought forward		**(36,242)**		-	
Profit/(loss) for the year		**31,668**		(6,242)	
Profit and loss account carried forward			**(4,574)**		(6,242)
			(3,568)		(5,242)

The financial statements were approved and authorised for issue by the board and were signed on its behalf on
23/11/2017

....
M K Sandall
Director
The notes on pages 14 to 34 form part of these financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2017

	Called up share capital	Profit and loss account	Equity attributable to owners of parent Company	Non-controlling interests	Total equity
	£	£	£	£	£
At 1 October 2015	1,000	-	1,000	696,271	697,271
Comprehensive income for the period					
Profit for the period	-	7,525	7,525	18,355	25,880
Dividends paid to non-controlling interests	-	-	-	(50,000)	(50,000)
At 1 April 2016	1,000	7,525	8,525	664,626	673,151
Comprehensive income for the year					
Profit for the year	-	602,705	602,705	693,655	1,296,360
Dividends paid to non-controlling interests	-	-	-	(263,520)	(263,520)
Total comprehensive income for the year	-	602,705	602,705	430,135	1,032,840
Dividends: Equity capital	-	(30,000)	(30,000)	-	(30,000)
Shares issued during the year	6	-	6	-	6
Shares issued in subsidiary	-	-	-	50	50
Total transactions with owners	6	(30,000)	(29,994)	50	(29,944)
At 31 March 2017	1,006	580,230	581,236	1,094,811	1,676,047

COMPANY STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2017

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 October 2015	1,000	-	1,000
Comprehensive income for the period			
Loss for the period	-	(6,242)	(6,242)
Total comprehensive income for the period	-	(6,242)	(6,242)
At 1 April 2016	1,000	(6,242)	(5,242)
Comprehensive income for the period			
Profit for the year	-	31,668	31,668
Total comprehensive income for the year	-	31,668	31,668
Contributions by and distributions to owners			
Dividends: Equity capital	-	(30,000)	(30,000)
Shares issued during the year	6	-	6
Total transactions with owners	6	(30,000)	(29,994)
At 31 March 2017	1,006	(4,574)	(3,568)

CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2017

	2017 £	2016 £
Cash flows from operating activities		
Profit for the financial year	**1,296,360**	25,880
Adjustments for:		
Amortisation of intangible assets	**59,596**	40,846
Depreciation of tangible assets	**229,743**	103,977
Loss on disposal of tangible assets	**(17,896)**	(1,349)
Interest paid	**23,791**	8,622
Interest received	**(392)**	(10)
Taxation charge	**396,279**	25,815
(Increase)/decrease in stocks	**(1,631,651)**	54,804
(Increase)/decrease in debtors	**(2,637,421)**	2,259,887
Increase/(decrease) in creditors	**4,022,260**	(581,712)
Increase/(decrease) in provisions	**6,500**	(13,750)
Net fair value (gains)/losses recognised in P&L	**(477,756)**	-
Corporation tax (paid)/received	**(25,572)**	-
Net cash generated from operating activities	**1,243,841**	1,923,010
Cash flows from investing activities		
Purchase of intangible fixed assets	**-**	(750,000)
Purchase of tangible fixed assets	**(1,187,032)**	(296,152)
Sale of tangible fixed assets	**40,819**	23,641
Purchase of investment properties	**(100,000)**	(318,597)
Interest received	**392**	10
HP interest paid	**(13,881)**	(8,622)
Cash aquired on aquisition of subsidiary	**-**	814,259
Net cash from investing activities	**(1,259,702)**	(535,461)
Cash flows from financing activities		
Issue of ordinary shares	**6**	-
New secured loans	**1,200,750**	-
Repayment of/new finance leases	**(2,097)**	(80,455)
Dividends paid	**(168,520)**	-
Interest paid	**(9,910)**	-
Dividends paid to non controlling interests	**(124,950)**	(50,000)
Net cash used in financing activities	**895,279**	(130,455)
Net increase in cash and cash equivalents	**879,418**	1,257,094
Cash and cash equivalents at beginning of year	**1,257,094**	-
Cash and cash equivalents at the end of year	**2,136,512**	1,257,094

CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2017

	2017 £	2016 £
Cash and cash equivalents at the end of year comprise:		
Cash at bank and in hand	**2,136,512**	1,257,094
	2,136,512	1,257,094

The notes on pages 14 to 34 form part of these financial statements.

1. General information

Jenner Group Limited is a members liability company incorporated and domiciled in England and has its principal place of business at Century House, Park Farm Road, Folkestone, Kent, CT19 5DW.

The principal activity of the group in the year under review was that of a building contractor.

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 Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The financial statements have been presented in GBP, rounded to the nearest pound.

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

The following principal accounting policies have been applied:

2.2 Basis of consolidation

The consolidated financial statements present the results of the Group and its own subsidiaries ("the Group") as if they form a single entity. Intercompany transactions and balances between group companies are therefore eliminated in full.

The consolidated financial statements incorporate the results of business combinations using the purchase method. In the Balance Sheet, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair values at the acquisition date. The results of acquired operations are included in the Consolidated Statement of Comprehensive Income from the date on which control is obtained. They are deconsolidated from the date control ceases.

2.3 Revenue

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Group and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before turnover is recognised:

Rendering of services

Turnover 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 turnover can be measured reliably;
- it is probable that the Group 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. Accounting policies (continued)

2.4 Intangible assets

Goodwill

Goodwill represents the difference between amounts paid on the cost of a business combination and the acquirer's interest in the fair value of the Group's share of its identifiable assets and liabilities of the acquiree at the date of acquisition. Subsequent to initial recognition, Goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is amortised on a straight line basis to the Consolidated statement of comprehensive income over its useful economic life.

Other intangible assets

Intangible assets are initially recognised at cost. After recognition, under the cost model, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

All intangible assets are considered to have a finite useful life. If a reliable estimate of the useful life cannot be made, the useful life shall not exceed ten years.

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:

Freehold property	-	2% on cost
Long-term leasehold property	-	5% on cost
Plant and machinery	-	10% on cost
Motor vehicles	-	20% on cost
Office equipment	-	10% to 33% on cost

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 Consolidated statement of comprehensive income.

2.6 Investment property

Investment property is carried at fair value determined annually by external valuers 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 Consolidated statement of comprehensive income.

2. Accounting policies (continued)

2.7 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.8 Stocks

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

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in the Consolidated statement of comprehensive income.

2.9 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.

2.10 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.

In the Consolidated statement of cash flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the Group's cash management.

2.11 Financial instruments

The Group only enters into basic financial instruments 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 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.

2. Accounting policies (continued)

2.12 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.

2.13 Finance costs

Finance costs are charged to the Consolidated statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.14 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting. Dividends on shares recognised as liabilities are recognised as expenses and classified within interest payable.

2.15 *Operating leases: the Group as lessee*

Rentals paid under operating leases are charged to the Consolidated 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.

2.16 Leased assets: the Group as lessee

Assets obtained under hire purchase contract 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 Consolidated statement of comprehensive income so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

2.17 Pensions

Defined contribution pension plan

The Group operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Group pays fixed contributions into a separate entity. Once the contributions have been paid the Group has no further payment obligations.

The contributions are recognised as an expense in the Consolidated statement of comprehensive income when they fall due. Amounts not paid are shown in accruals as a liability in the Balance sheet. The assets of the plan are held separately from the Group in independently administered funds.

2. Accounting policies (continued)

2.18 Holiday pay accrual

A liability is recognised to the extent of any unused holiday pay entitlement which is accrued at the Balance sheet date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the Balance sheet date.

2.19 Interest income

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

2.20 Borrowing costs

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

2.21 Provisions for liabilities

Provisions are made where an event has taken place that gives the Group 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 Consolidated statement of comprehensive income in the year that the Group 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. Accounting policies (continued)

2.22 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Consolidated 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 and the Group operate and generate income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where they relate to timing differences in respect of interests in subsidiaries, associates, branches and joint ventures and the Group can control the reversal of the timing differences and such reversal is not considered probable in the foreseeable future.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

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

In the application of the group's accounting policies, which are described in note 2, management are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

There are no key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements.

4. Turnover

The whole of the turnover is attributable to the principal activity of the group, being that of a building contractor.

All turnover arose within the United Kingdom.

5. Operating profit

The operating profit is stated after charging:

	Year ended 31 March 2017 £	Period ended 31 March 2016 £
Depreciation of tangible fixed assets	**229,743**	103,976
Amortisation of intangible assets, including goodwill	**59,596**	59,596
Fees payable to the Group's auditor and its associates for the audit of the Company's annual financial statements	**44,640**	38,378
Other operating lease rentals	**189,480**	128,802
Defined contribution pension cost	**136,576**	72,367

6. Auditors' remuneration

	Year ended 31 March 2017 £	Period ended 31 March 2016 £
Fees payable to the Group's auditor and its associates for the audit of the Group's annual financial statements	**44,640**	38,378

7. Employees

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

	Year ended 31 March 2017 £	Period ended 31 March 2016 £
Wages and salaries	**4,578,980**	2,124,009
Social security costs	**470,460**	208,081
Cost of defined contribution scheme	**136,576**	72,367
	5,186,016	2,404,457

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

	Year ended 31 March 2017 No.	Period ended 31 March 2016 No.
Directors	**6**	6
Administration	**7**	7
Surveyors and other direct labour	**103**	100
	116	113

8. Directors' remuneration

	Year ended 31 March 2017 £	Period ended 31 March 2016 £
Directors' emoluments	**638,727**	624,988
Company contributions to defined contribution pension schemes	**50,823**	90,857
	689,550	715,845

During the year retirement benefits were accruing to 6 Directors (2016 - 6) in respect of defined contribution pension schemes.

The highest paid Director received remuneration of £117,869 (2016 - £119,539).

The value of the company's contributions paid to a defined contribution pension scheme in respect of the highest paid Director amounted to £12,066 (2016 - £15,690).

9. Interest receivable

	Year ended 31 March 2017 £	Period ended 31 March 2016 £
Other interest receivable	**392**	10
	392	10

10. Interest payable and similar charges

	Year ended 31 March 2017 £	Period ended 31 March 2016 £
Bank interest payable	**7,910**	-
Other loan interest payable	**2,000**	-
Finance leases and hire purchase contracts	**13,881**	8,622
	23,791	8,622

11. Taxation

	Year ended 31 March 2017 £	Period ended 31 March 2016 £
Corporation tax		
Current tax on profits for the year	**259,990**	19,656
Adjustments in respect of previous periods	**(64,344)**	-
Total current tax	**195,646**	19,656
Deferred tax		
Origination and reversal of timing differences	**200,633**	6,160
Total deferred tax	**200,633**	6,160
Taxation on profit on ordinary activities	**396,279**	25,816

11. Taxation (continued)

Factors affecting tax charge for the year/period

The tax assessed for the year/period is lower than (2016 - higher than) the standard rate of corporation tax in the UK of 20% (2016 - 20%). The differences are explained below:

	Year ended 31 March 2017 £	Period ended 31 March 2016 £
Profit on ordinary activities before tax	**1,692,639**	51,696
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 20% (2016 - 20%)	**338,528**	10,339
Effects of:		
Non-tax deductible amortisation of goodwill and impairment	**11,939**	-
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	**8,221**	3,299
Capital allowances for year/period in excess of depreciation	**1,058**	5,332
Utilisation of tax losses	**(1,248)**	(319)
Adjustments to tax charge in respect of prior periods	**(64,344)**	-
Non-taxable income	**(95,551)**	-
Book profit on chargeable assets	**(3,579)**	(243)
Changes in provisions leading to an increase (decrease) in the tax charge	**622**	-
Unrelieved tax losses carried forward	**-**	1,248
Deferred tax	**200,633**	6,160
Total tax charge for the year/period	**396,279**	25,816

Factors that may affect future tax charges

There were no factors that may affect future tax charges.

12. Dividends

	2017 £	2016 £
'A' Non Participating Ordinary		
Dividends paid on equity capital	**30,000**	-
	30,000	-

13. Parent company profit for the year

The Company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of comprehensive income in these financial statements. The profit after tax of the parent Company for the year/period was £31,668 (2016 - loss £6,242).

14. Intangible assets

Group and Company

	Goodwill £
Cost	
At 1 April 2016	**541,731**
At 31 March 2017	**541,731**
Amortisation	
At 1 April 2016	**59,596**
Charge for the year	**59,596**
At 31 March 2017	**119,192**
Net book value	
At 31 March 2017	**422,539**
At 31 March 2016	482,135

15. Tangible fixed assets

Group

	Freehold property £	Long-term leasehold property £	Plant and machinery £	Motor vehicles £	Office equipment £	Total £
Cost or valuation						
At 1 April 2016	-	227,001	3,254	615,008	14,051	859,314
Additions	847,244	109,283	6,500	201,995	22,011	1,187,033
Disposals	-	-	-	(41,175)	-	(41,175)
At 31 March 2017	847,244	336,284	9,754	775,828	36,062	2,005,172
Depreciation						
At 1 April 2016	-	-	(299)	(3,375)	1,122	(2,552)
Charge for the year on owned assets	-	16,814	1,831	203,454	7,644	229,743
Disposals	-	-	-	(18,252)	-	(18,252)
At 31 March 2017	-	16,814	1,532	181,827	8,766	208,939
Net book value						
At 31 March 2017	847,244	319,470	8,222	594,001	27,296	1,796,233
At 31 March 2016	-	227,001	3,553	618,383	12,929	861,866

The net book value of assets held under finance leases or hire purchase contracts, included above, are as follows:

	2017 £	2016 £
Motor vehicles	396,730	416,246
Office equipment	15,590	-
	412,320	416,246

16. Fixed asset investments

Direct subsidiary undertakings

The following were subsidiary undertakings of the Company:

Name	Class of shares	Holding	Principal activity
Jenner (Contractors) Limited	Ordinary	50 %	Building company
C. Jenner & Son Limited	Ordinary	100 %	Building company

Indirect Subsidiary undertakings

The following were subsidiary undertakings of the Company:

Name	Class of shares	Holding	Principal activity
Leath Park Developments Limited	Ordinary	50 %	Property development

The aggregate of the share capital and reserves as at 31 March 2017 and of the profit or loss for the year ended on that date for the subsidiary undertakings were as follows:

	Aggregate of share capital and reserves £	Profit/(loss) £
Jenner (Contractors) Limited	**1,528,604**	**280,710**
C. Jenner & Son Limited	**30,000**	**-**
Leath Park Developments Limited	**868,972**	**994,826**
	2,427,576	**1,275,536**

16. Fixed asset investments (continued)

Company

	Investments in subsidiary companies £
Cost or valuation	
At 1 April 2016	**780,000**
At 31 March 2017	**780,000**
Net book value	
At 31 March 2017	**780,000**
At 31 March 2016	780,000

17. Investment property

Group

	Freehold investment property £
Valuation	
At 1 April 2016	**787,500**
Additions at cost	**100,000**
Surplus on revaluation	**477,756**
At 31 March 2017	**1,365,256**

The 2017 valuations were made by the Directors, on an open market value for existing use basis.

18. Stocks

	Group 2017 £	Group 2016 £	Company 2017 £	Company 2016 £
Raw materials	**300,626**	65,000	**-**	-
Work in progress	**2,515,083**	1,119,058	**-**	-
	2,815,709	1,184,058	**-**	-

19. Debtors

	Group 2017 £	Group 2016 £	Company 2017 £	Company 2016 £
Trade debtors	**4,764,899**	2,449,116	**-**	-
Other debtors	**466,270**	144,632	**1,006**	1,000
Deferred taxation	**-**	42,560	**-**	-
	5,231,169	2,636,308	**1,006**	1,000

20. Cash and cash equivalents

	Group 2017 £	Group 2016 £	Company 2017 £	Company 2016 £
Cash at bank and in hand	**2,136,512**	1,257,094	**-**	-
	2,136,512	1,257,094	**-**	-

21. Creditors: Amounts falling due within one year

	Group 2017 £	Group 2016 £	Company 2017 £	Company 2016 £
Bank loans	**505,000**	-	-	-
Trade creditors	**8,000,512**	5,383,017	-	-
Amounts owed to group undertakings	-	-	**778,192**	786,242
Corporation tax	**259,978**	89,904	**6,382**	-
Other taxation and social security	**372,821**	321,610	-	-
Obligations under finance lease and hire purchase contracts	**121,899**	148,250	-	-
Other creditors	**1,297,259**	129,878	-	-
Accruals and deferred income	**263,896**	112,723	-	-
	10,821,365	6,185,382	**784,574**	786,242

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

	Group 2017 £	Group 2016 £	Company 2017 £	Company 2016 £
Bank loans	**695,750**	-	-	-
Net obligations under finance leases and hire purchase contracts	**101,933**	77,678	-	-
Accruals and deferred income	**35,000**	-	-	-
	832,683	77,678	-	-

Secured loans

The bank loans are secured by way of a fixed charge over the properties to which they relate.

The obligations under finance leases and hire purchase contracts are secured against the motor vehicles to which they relate.

23. Loans

Analysis of the maturity of loans is given below:

	Group 2017 £	Group 2016 £	Company 2017 £	Company 2016 £
Amounts falling due within one year				
Bank loans	**505,000**	-	-	-
Amounts falling due 1-2 years				
Bank loans	**207,000**	-	-	-
Amounts falling due 2-5 years				
Bank loans	**488,750**	-	-	-
	1,200,750	-	-	-

24. Hire purchase and finance leases

Minimum lease payments under hire purchase fall due as follows:

	Group 2017 £	Group 2016 £
Within one year	**121,899**	148,250
Between 1-2 years	**67,478**	66,052
Between 2-5 years	**34,455**	11,626
	223,832	225,928

25. Financial instruments

	Group 2017 £	Group 2016 £	Company 2017 £	Company 2016 £
Financial assets				
Financial assets measured at fair value through profit or loss	**1,087,500**	787,500	**-**	-
Financial assets that are debt instruments measured at amortised cost	**7,446,351**	3,850,842	**1,006**	1,000
	8,533,851	4,638,342	**1,006**	1,000
Financial liabilities				
Financial liabilities measured at amortised cost	**(10,355,942)**	(5,738,824)	**(778,192)**	(786,242)
	(10,355,942)	(5,738,824)	**(778,192)**	(786,242)

Financial assets measured at fair value through profit or loss comprise solely of investment property.

Financial assets that are debt instruments measured at amortised cost comprise trade debtors, other debtors and cash.

Financial liabilities measured at amortised cost comprise bank loans, trade creditors, amounts owed to group undertakings, obligations under finance leases and other creditors.

26. Deferred taxation

Group

	2017 £	2016 £
At beginning of year	**42,560**	-
Charged to profit or loss	**(200,633)**	(6,160)
Arising on business combinations	**-**	54,881
Utilised in year	**-**	(6,161)
At end of year	**(158,073)**	42,560

26. Deferred taxation (continued)

The deferred taxation balance is made up as follows:

	Group 2017 £	Group 2016 £
Accelerated capital allowances	**(82,202)**	42,560
Other timing differences	**3,748**	-
Changes in fair value of investment property	**(79,619)**	-
	(158,073)	42,560

27. Provisions

Group

	Other provisions £
At 1 April 2016	**272,750**
Charged to profit or loss	**6,500**
At 31 March 2017	**279,250**

28. Share capital

	2017 £	2016 £
Shares classified as equity		
Allotted, called up and fully paid		
1,000 Ordinary shares of £1 each	**1,000**	1,000
6 'A' Non Participating Ordinary shares of £1 each	**6**	-
	1,006	1,000

28. Share capital (continued)

During the year six 'A' Non Participating Ordinary shares were allotted, at a nominal value of £1. Consideration of £6 was received in respect of the allotted shares.

Dividends are payable in respect of each class of share at the discretion of the directors.

In the event of a winding-up, only the Ordinary shares have the right to participation in a distribution, other than the return of the nominal value of the share capital.

Holders of 'A' Non Participating Ordinary shares do not have any voting rights.

29. Reserves

Profit and loss account

The profit and loss account reserve represents accumulated historic profits and losses available for distribution.

30. Contingent liabilities

The Company is party to an unlimited multilateral guarantee held by HSBC Bank dated 31 May 2012.

HSBC Bank also hold a fixed charge over all present freehold and leasehold property and a first fixed charge over book and other debts, chattels, goodwill and uncalled capital, both present and future; and a floating charge over all assets and undertakings both present and future dated 14 March 2016.

31. Pension commitments

The Group operates a defined contribution pension scheme. During the period amounts totalling £136,576 (2016: £132,156) were charged to the profit and loss account in respect of this. At the balance sheet date contributions totalling £Nil (2016: £Nil) were outstanding.

32. Commitments under operating leases

At 31 March 2017 the Group and the Company had future minimum lease payments under non-cancellable operating leases as follows:

	Group 2017 £	Group 2016 £
Not later than 1 year	**172,688**	158,129
Later than 1 year and not later than 5 years	**466,797**	478,280
Later than 5 years	**792,000**	891,000
	1,431,485	1,527,409

33. Transactions with directors

Included within other debtors are amounts due from the directors of £4,298 (2016: £2,200). These amounts are repayable upon demand and are not accruing interest.

34. Related party transactions

Construction Safety (South East) Ltd

Construction Safety (South East) Ltd are a charitable company in which N Barnes, a director and shareholder of Jenner (Contractors) Limited, is a director and trustee.

During the year Jenner (Contractors) Limited made purchases totalling £3,133 (2016: £4,928) from Construction Safety (South East) Ltd.

35. Controlling party

As at 31 March 2017 and 31 March 2016 there was no single ultimate controlling party.