

**Company Registration No. SC085231**

**Abergairn Investments Limited**

**Unaudited Annual Report and Financial  
Statements**

**For year ended 31 March 2017**



# **Abergairn Investments Limited**

## **Unaudited annual report and financial statements For the year ended 31 March 2017**

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# **Abergairn Investments Limited**

## **Unaudited annual report and financial statements For the year ended 31 March 2017**

### **Officers and professional advisers**

#### **Directors**

Hugh Mackay  
Kathleen Mackay

#### **Registered Office**

Brodies House  
31-33 Union Grove  
Aberdeen  
AB10 6SD

#### **Bankers**

Clydesdale Bank PLC  
Great Western Road  
Aberdeen  
AB15 4NU

#### **Solicitors**

Brodies LLP  
23 Carden Place  
Aberdeen  
AB10 1U0

#### **Independent accountant**

Deloitte LLP  
Aberdeen  
United Kingdom

# **Abergairn Investments Limited**

## **Directors' report**

The directors present their Annual Report and the unaudited financial statements for the year ended 31 March 2017.

This directors' report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

### **Principal activities**

The principal activity of the company continued to be that of letting of furnished residential property.

After making enquiries and performing reasonable downside sensitivities, the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future, with due consideration of the future cash resource available to the business. No funding issues have been identified. Accordingly the director continues to adopt the going concern basis in preparing the annual report and accounts.

### **Directors**

The directors who served throughout the year and to the date of this report, are as follows:

Hugh Mackay  
Kathleen Mackay

Approved by the Board of Directors  
and signed on behalf of the Board



Hugh Mackay  
Director

18 December 2017

## **Chartered accountants' report to the board of directors on the preparation of the unaudited statutory financial statements of Abergairn Investments Limited for the year ended 31 March 2017**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Abergairn Investments Limited for the year ended 31 March 2017 which comprises the Profit and loss account, the Balance sheet, the Statement of changes in equity and the related notes 1 to 14 from the company's accounting records and from information and explanations you have given to us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at [www.icaew.com/membershandbook](http://www.icaew.com/membershandbook).

This report is made to the Board of Directors of Abergairn Investments Limited, as a body, in accordance with the terms of our engagement letter dated 21 September 2017. Our work has been undertaken solely to prepare for your approval the financial statements of Abergairn Investments Limited and state those matters that we have agreed to state to you in this report in accordance with AAF 02/10 as detailed at [www.icaew.com/compilation](http://www.icaew.com/compilation). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Abergairn Investments Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Abergairn Investments Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Abergairn Investments Limited. You consider Abergairn Investments Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Abergairn Investments Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

*Deloitte LLP*

**Deloitte LLP**  
Aberdeen  
United Kingdom

19 December 2017

## Abergairn Investments Limited

### Profit and loss account

For the year ended 31 March 2017

	Note	2017 £	2016 £
Turnover	3	38,168	48,715
Cost of sales		-	-
Gross profit		38,168	48,715
Administrative expenses		(31,950)	(21,932)
Operating profit		6,218	26,783
Interest receivable and similar income	6	435	326
Profit on ordinary activities before taxation		6,653	27,109
Tax on profit on ordinary activities	7	(2,507)	(4,742)
Profit for the financial year		4,146	22,367

There have been no recognised gains and losses attributable to the shareholders other than the results for the current and preceding financial year as presented in the profit and loss account above and therefore no separate Statement of Comprehensive Income has been presented.

# Abergairn Investments Limited

## Balance sheet At 31 March 2017

	Note	2017 £	2016 £
<b>Fixed assets</b>			
Tangible assets	8	731,246	851,889
<b>Current assets</b>			
Debtors	9	438	427
Cash at bank and in hand		139,558	115,727
		139,996	116,154
<b>Creditors: amounts falling due within one year</b>	10	(349,842)	(450,789)
<b>Net current liabilities</b>		(209,846)	(334,635)
<b>Total assets less current liabilities</b>		521,400	517,254
<b>Capital and reserves</b>			
Called up share capital	11	100	100
Revaluation reserve account		202,960	202,960
Profit and loss account		318,340	314,194
<b>Shareholders' funds</b>		521,400	517,254

For the year ended 31 March 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

The financial statements of Abergairn Investments Limited (registered number SC085231) were approved by the Board of Directors and authorised for issue on 18 December 2017.

They were signed on its behalf by:



Hugh Mackay  
Director

# Abergairn Investments Limited

## Statement of changes in equity At 31 March 2017

	<b>Called-up share capital £</b>	<b>Revaluation reserve £</b>	<b>Profit and loss account £</b>	<b>Total £</b>
<b>At 31 March 2015 as previously stated</b>	100	202,960	291,827	494,887
Adjustments on transition to FRS 102 (note 12)	-	-	-	-
<b>At 1 April 2015 as restated</b>	100	202,960	291,827	494,887
Profit for the financial year	-	-	22,367	22,367
<b>At 31 March 2016</b>	100	202,960	314,194	517,254
Profit for the financial year	-	-	4,146	4,146
<b>At 31 March 2017</b>	100	202,960	318,340	521,400



# **Abergairn Investments Limited**

## **Notes to the financial statements For the year ended 31 March 2017**

### **1. Accounting policies**

#### **General information and basis of accounting**

Abergairn Investments Limited is a company Limited by shares registered in Scotland incorporated in the United Kingdom under the Companies Act. The address of the registered office is given on page 1. The nature of the Company's operations and its principal activities are set out in the Directors' report on page 2.

The financial statements have been prepared under the historical cost convention, and in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The prior year financial statements were restated for material adjustments on adoption of FRS 102 in the current year. For more information see note 14.

The functional currency of Abergairn Investments Limited is considered to be Pounds Sterling because that is the currency of the primary economic environment in which the Company operates.

#### **Going concern**

Whilst the director recognises the difficult financial climate in business sector the company operates in, the director believes that the company is well placed to manage its business risks successfully.

After making enquiries and performing reasonable downside sensitivities, the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future, with due consideration of the future cash resource available to the business. No funding issues have been identified. Accordingly the director continues to adopt the going concern basis in preparing the annual report and accounts.

#### **Investment properties**

In accordance with the Financial Reporting Standard for Smaller Entities (FRSSE), the investment property is revalued regularly and the aggregate surplus or deficit is transferred to the revaluation reserve. No depreciation is provided in respect of the investment property.

The Companies Act requires all properties to be depreciated. However this requirement conflicts with the generally accepted accounting principle set out in the FRSSE. The directors consider that, because the property is not held for consumption, but for investment potential, to depreciate it would not give a true and fair view, and that it is necessary to adopt the FRSSE in order to give a true and fair view.

If this departure from the Act had not been made, the profit for the financial year would have been reduced by depreciation. However the amount of depreciation cannot reasonably be quantified because depreciation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

#### **Tangible fixed assets**

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Fixtures, fittings and equipment	15% reducing balance
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# Abergairn Investments Limited

## Notes to the financial statements (continued) For the year ended 31 March 2017

### 1. Accounting policies (continued)

#### Taxation

Current tax is provided at amounts expected to be paid using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

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 that result in an obligation to pay more tax, in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is measured at the average rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is measured on a non discounted basis.

### 2. Critical accounting judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, which are described in note 1, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated 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.

#### *Critical judgements made in applying the Company's accounting policies*

The company is required to make key decisions and judgements in the process of applying the company's accounting policies. The most significant areas where such judgements have been necessary are revenue recognition, account receivables and taxation. Where judgement has been applied, the key factors taken into consideration are disclosed in the accounting policies and the appropriate note in these financial statements.

### 3. Turnover

Turnover represents amounts derived from the provision of goods and services which fell within the company's ordinary activities after deduction of trade discounts and value added tax.

The turnover, which arises in the United Kingdom, is attributable to the company's principal activity.

### 4. Information regarding directors

No director received any emoluments in the two years ended 31 March 2016 and 31 March 2015.

### 5. Operating profit

	2017	2016
	£	£
Operating profit is after charging:		
Depreciation	643	757

# Abergairn Investments Limited

## Notes to the financial statements (continued) For the year ended 31 March 2017

### 6. Interest receivable and similar income

	2017 £	2016 £
Bank interest	435	326

### 7. Tax on profit on ordinary activities

	2017 £	2016 £
United Kingdom corporation tax at 20% (2015: 20%)	2,507	4,742

### 8. Tangible fixed assets

	Investment properties £	Fixtures, fittings and equipment £	Total £
<b>Cost</b>			
At 1 April 2016	847,476	22,269	869,745
Disposals	(120,000)	-	(120,000)
	<u>727,476</u>	<u>22,269</u>	<u>749,745</u>
<b>Accumulated depreciation</b>			
At 1 February 2015	-	17,856	17,856
Charge for the year	-	643	643
At 31 March 2017	-	<u>18,499</u>	<u>18,499</u>
<b>Net book value</b>			
At 31 March 2017	<u>727,476</u>	<u>3,770</u>	<u>731,246</u>
At 1 February 2015	<u>847,476</u>	<u>4,413</u>	<u>851,889</u>

### 9. Debtors

	2017 £	2016 £
Other debtors	438	427

All amounts are due within one year.

# Abergairn Investments Limited

## Notes to the financial statements For the year ended 31 March 2017

### 10. Creditors: amounts falling due within one year

	2017 £	2016 £
Directors' current accounts	340,195	439,867
Corporation tax	2,507	4,742
Other creditors	7,140	6,180
	<u>349,842</u>	<u>450,789</u>

The directors' loan is interest free and repayable on demand.

### 11. Called up share capital

	2017 £	2016 £
Allotted, called up and fully paid 100 ordinary shares of £1.00 each	<u>100</u>	<u>100</u>

### 12. Ultimate parent company

The company was controlled throughout the current and previous year by its directors, Hugh and Kathleen Mackay, by virtue of the fact that they own all of the company's Ordinary share capital.

### 13. Related party transactions

During the year the directors, Hugh and Kathleen Mackay, advanced the company net amounts totalling £15,091 (2016: £11,461) the company repaid back £115,085 (2016: £nil). The balance due to the directors as at 31 March 2017 was £339,873 (2016: £439,867).

### 14. Explanation of transition to FRS 102

This is the first year that the Company has presented its financial statements under Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council. The following disclosures are required in the year of transition. The last financial statements under previous the Financial Reporting Standard for Smaller Entities (effective April 2008) were for the year ended 31 March 2016 and the date of transition to FRS 102 was therefore 1 April 2015.

There were no material adjustments arising, on equity or profit or loss, from transition to FRS 102.

## **Abergairn Investments Limited**

### **Additional information**

The additional information, which comprises the trading profit and loss account and the related notes 1 to 9, has been prepared from the accounting records of the company. While it does not form part of the statutory financial statements, it should be read in conjunction with the statutory financial statements.

## Abergairn Investments Limited

### Notes to the trading profit and loss account For the year ended 31 March 2017

	Note	2017 £	2017 £
Sales	1	38,168	48,715
<b>Less: overhead expenses</b>			
Establishment	2	19,856	13,228
General	3	12,094	8,704
		<u>31,950</u>	<u>21,932</u>
<b>Net trading profit</b>		6,218	26,783
Add: other income			
Interest receivable and similar income	4	435	326
<b>Profit on ordinary activities before taxation</b>		<u>6,653</u>	<u>27,109</u>

# Abergairn Investments Limited

## Notes to the trading profit and loss account For the year ended 31 March 2017

	2017 £	2017 £
<b>1. Sales</b>		
Sales	38,168	48,715
<b>2. Establishment expenses</b>		
Property repairs	9,173	3,525
Light and heat		-
Factoring fees	8,040	8,946
Depreciation on furniture and fittings	643	757
Loss on disposal of fixed assets	2,000	-
	19,856	13,228
<b>3. General expenses</b>		
Insurance	646	615
Professional fees	3,237	570
Sundry expenses	8,211	7,519
	12,094	8,704
<b>4. Interest receivable and similar income</b>		
Bank interest	435	326