

**REGISTERED NUMBER: 02021247 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST MARCH 2018  
FOR  
TERRAFIRMA DESIGNS LIMITED**

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FOR THE YEAR ENDED 31ST MARCH 2018**

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**TERRAFIRMA DESIGNS LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31ST MARCH 2018**

**DIRECTORS:** T G Brightmore  
Mrs M J Brightmore

**SECRETARY:** Mrs M J Brightmore

**REGISTERED OFFICE:** Fishpond House  
Beechwood Lane  
Cooksbridge  
East Sussex  
BN7 3QG

**REGISTERED NUMBER:** 02021247 (England and Wales)

**ACCOUNTANTS:** Parkers  
Cornelius House  
178-180 Church Road  
Hove  
East Sussex  
BN3 2DJ

**BALANCE SHEET**  
**31ST MARCH 2018**

	Notes	2018 £	£	2017 £	£
<b>FIXED ASSETS</b>					
Tangible assets	3		4,032		4,000
Investments	4		277,705		277,705
Investment property	5		1,470,000		-
			<u>1,751,737</u>		<u>281,705</u>
<b>CURRENT ASSETS</b>					
Stocks		-		1,310,386	
Debtors	6	571,804		1,536	
Cash at bank and in hand		57,817		32,115	
		<u>629,621</u>		<u>1,344,037</u>	
<b>CREDITORS</b>					
Amounts falling due within one year	7	779,539		635,521	
<b>NET CURRENT (LIABILITIES)/ASSETS</b>			<u>(149,918)</u>		<u>708,516</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>1,601,819</u>		<u>990,221</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			800		800
Retained earnings			1,601,019		989,421
<b>SHAREHOLDERS' FUNDS</b>			<u>1,601,819</u>		<u>990,221</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st March 2018 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

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

**BALANCE SHEET - continued  
31ST MARCH 2018**

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 4th October 2018 and were signed on its behalf by:

T G Brightmore - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST MARCH 2018**

**1. STATUTORY INFORMATION**

Terrafirma Designs Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

**Significant judgements and estimates**

The directors have determined the value of the investment property now that it has been re-classified from a trading development in progress.

**Turnover**

Turnover comprises property and project management fees receivable, excluding VAT, and are recognised when the company has a contractual right to consideration.

Rents receivable are shown as other operating income.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 15% on reducing balance
Motor vehicles	- 25% on reducing balance
Computer equipment	- 33% on cost

**Investment property**

The investment property is shown at the company's net realisable value of the current net market value to an investor based on the market rentals for both the commercial and residential elements, now that the company has decided to retain the development property as an investment property for future rental income.

The surplus on the valuation has been recognised as a taxable development profit in the profit and loss account.

**Development in progress**

The developments in progress was valued at the lower of cost and net realisable value. Cost includes all direct expenditure and finance costs incurred while the development is progressing.

**Financial instruments**

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

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 profit or loss.

**Taxation**

Taxation for the year comprises current corporation tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31ST MARCH 2018**

**2. ACCOUNTING POLICIES - continued****Impairment of non-financial assets**

At each reporting date non-financial assets not carried at fair value, like goodwill and plant, property and equipment, are reviewed to determine whether there is an indication that an asset may be impaired. If there is an indication of possible impairment, the recoverable amount of any asset or group of related assets, which is the higher of value in use and the fair value less cost to sell, is estimated and compared with its carrying amount. If the recoverable amount is lower, the carrying amount of the asset is reduced to its recoverable amount and an impairment loss is recognised immediately in profit or loss.

Development work in progress is also assessed for impairment at each reporting date. The carrying amount is compared with its estimated selling price less costs to complete and sell. If a development is impaired, its carrying amount is reduced to selling price less costs to complete and sell, and an impairment loss is recognised immediately in profit or loss.

**3. TANGIBLE FIXED ASSETS**

	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
<b>COST</b>				
At 1st April 2017	1,495	5,000	4,942	11,437
Additions	866	-	406	1,272
At 31st March 2018	<u>2,361</u>	<u>5,000</u>	<u>5,348</u>	<u>12,709</u>
<b>DEPRECIATION</b>				
At 1st April 2017	1,245	1,250	4,942	7,437
Charge for year	167	938	135	1,240
At 31st March 2018	<u>1,412</u>	<u>2,188</u>	<u>5,077</u>	<u>8,677</u>
<b>NET BOOK VALUE</b>				
At 31st March 2018	<u>949</u>	<u>2,812</u>	<u>271</u>	<u>4,032</u>
At 31st March 2017	<u>250</u>	<u>3,750</u>	<u>-</u>	<u>4,000</u>

**4. FIXED ASSET INVESTMENTS**

	2018 £	2017 £
Participating interests	34,025	34,025
Loans to undertakings in which the company has a participating interest	237,500	237,500
Other investments not loans	6,180	6,180
	<u>277,705</u>	<u>277,705</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31ST MARCH 2018**

**4. FIXED ASSET INVESTMENTS - continued**

Additional information is as follows:

	<b>Interest in joint venture £</b>	<b>Interest in other participating interests £</b>	<b>Unlisted investments £</b>	<b>Totals £</b>
<b>COST</b>				
At 1st April 2017 and 31st March 2018	<u>25</u>	<u>34,000</u>	<u>6,180</u>	<u>40,205</u>
<b>NET BOOK VALUE</b>				
At 31st March 2018	<u>25</u>	<u>34,000</u>	<u>6,180</u>	<u>40,205</u>
At 31st March 2017	<u>25</u>	<u>34,000</u>	<u>6,180</u>	<u>40,205</u>

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

**Joint venture****Beacon Heights Developments Limited**

Registered office: United Kingdom

Nature of business: Property development (from January 2015)

	<b>% holding</b>	<b>31/12/17 £</b>	<b>31/12/16 £</b>
Class of shares:			
Ordinary	25.00		
Aggregate capital and reserves		<u>542,566</u>	(13,891)
Profit/(loss) for the year		<u>556,457</u>	<u>(12,336)</u>
			<b>Loans to joint ventures £</b>
At 1st April 2017 and 31st March 2018			<u>237,500</u>

The unlisted investment comprises land at cost.

**5. INVESTMENT PROPERTY**

	<b>Total £</b>
<b>FAIR VALUE</b>	
Additions	1,310,386
Revaluations	<u>159,614</u>
At 31st March 2018	<u>1,470,000</u>
<b>NET BOOK VALUE</b>	
At 31st March 2018	<u>1,470,000</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31ST MARCH 2018**

**5. INVESTMENT PROPERTY - continued**

Fair value at 31st March 2018 is represented by:

Valuation in 2018	£ <u>1,470,000</u>
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Investment property was valued on a net investment yield basis on 22nd August 2018 by the Managing Director .

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2018 £	2017 £
Amounts recoverable on contract	570,000	-
Prepayments and accrued income	<u>1,804</u>	<u>1,536</u>
	<u>571,804</u>	<u>1,536</u>

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2018 £	2017 £
Directors' loan	619,165	619,165
Corporation tax	148,000	6,522
VAT	6,166	3,626
Directors' current accounts	4,108	4,108
Accrued expenses	<u>2,100</u>	<u>2,100</u>
	<u>779,539</u>	<u>635,521</u>

**8. RELATED PARTY DISCLOSURES****T G and Mrs M Brightmore**

Director shareholders

Unsecured loan at 7.2%, repayable on demand.

	2018 £	2017 £
Amount due to related party at the balance sheet date	<u>619,165</u>	<u>619,165</u>

**Beacon Heights Developments Limited**

Joint venture company

Initial interest free loan investment to part fund the acquisition of the site £237,500.

Project management fee due on practical completion £570,000 (current estimate)

	2018 £	2017 £
Amount due from related party at the balance sheet date	<u>807,500</u>	<u>237,500</u>

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