

Company Registration No. 02358997 (England and Wales)

CLASSICSTONE PROPERTIES LIMITED

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 MARCH 2019**

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CLASSICSTONE PROPERTIES LIMITED**STATEMENT OF FINANCIAL POSITION****AS AT 31 MARCH 2019**

	Notes	2019 £	£	2018 £	£
Fixed assets					
Tangible assets	4		207,100		254,475
Investment properties	5		5,179,732		5,689,700
			<u>5,386,832</u>		<u>5,944,175</u>
Current assets					
Stocks			160,000		160,000
Debtors	6		1,855,446		2,349,046
Cash at bank and in hand			240,956		209,172
			<u>2,256,402</u>		<u>2,718,218</u>
Creditors: amounts falling due within one year	7		(1,052,020)		(1,848,818)
Net current assets			<u>1,204,382</u>		<u>869,400</u>
Total assets less current liabilities			<u>6,591,214</u>		<u>6,813,575</u>
Provisions for liabilities	8		(134,486)		(144,293)
Net assets			<u><u>6,456,728</u></u>		<u><u>6,669,282</u></u>
Capital and reserves					
Called up share capital	9		269,964		269,964
Share premium account	11		2,223,019		2,223,019
Fair value reserve	10		2,621,492		2,675,156
profit and loss reserves	11		1,342,253		1,501,143
Total equity			<u><u>6,456,728</u></u>		<u><u>6,669,282</u></u>

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 31 March 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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

CLASSICSTONE PROPERTIES LIMITED

STATEMENT OF FINANCIAL POSITION (CONTINUED)

AS AT 31 MARCH 2019

The financial statements were approved by the board of directors and authorised for issue on 31.01.20
and are signed on its behalf by:


.....
R Hipkin
Director


.....
S Hipkin
Director

CLASSICSTONE PROPERTIES LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2019

	Share capital £	Share premium account £	Fair value reserve £	Profit and loss reserves £	Total £
Balance at 1 April 2017	269,964	2,223,019	2,649,391	1,435,268	6,577,642
Year ended 31 March 2018:					
Profit and total comprehensive income for the year	-	-	25,765	65,875	91,640
Balance at 31 March 2018	269,964	2,223,019	2,675,156	1,501,143	6,669,282
Year ended 31 March 2019:					
Loss and total comprehensive income for the year	-	-	(53,664)	(158,890)	(212,554)
Balance at 31 March 2019	269,964	2,223,019	2,621,492	1,342,253	6,456,728

CLASSICSTONE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies

Company information

Classicstone Properties Limited is a private company limited by shares and is registered and incorporated in England and Wales. The registered office is Scotlands Farm, Forest Road, Newell Green, Warfield, Bracknell, Berkshire, RG42 6AJ.

Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Rental income on assets leased under operating leases is recognised on a straight-line basis over the lease term.

Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and machinery	20% straight line
Fixtures, fittings and equipment	10 years straight line
Computer equipment	25% straight line
Motor vehicles	25% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

CLASSICSTONE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies (Continued)

Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Cash and cash equivalents

Cash and cash equivalents are basic financial instruments and include cash in hand, deposits held at call with banks.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

Basic financial assets

Basic financial assets, which include trade and other debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the financial asset is measured at the present value of the future receipts discounted at a market rate of interest.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including trade and other creditors, bank loans, loans from fellow group companies, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Equity instruments

Equity instruments issued by the company are recorded at the fair value of proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

CLASSICSTONE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies (Continued)

Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability simultaneously.

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

For non-depreciable assets measured using the revaluation model and investment properties measured at fair value (except investment property with a limited useful life held by the company to consume substantially all of its economic benefit), deferred tax is measured using the tax rates and allowances that apply to the sale of the asset or property.

Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

Retirement benefits

For defined contribution schemes the amount charged to profit or loss is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments.

CLASSICSTONE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

1 Accounting policies (Continued)

Foreign exchange

Transactions in currencies other than the functional currency (foreign currency) are initially recorded at the exchange rate prevailing on the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the reporting date. Non-monetary assets and liabilities denominated in foreign currencies are translated at the rate ruling at the date of the transaction, or, if the asset or liability is measured at fair value, the rate when that fair value was determined.

All translation differences are taken to profit or loss, except to the extent that they relate to gains or losses on non-monetary items recognised in other comprehensive income, when the related translation gain or loss is also recognised in other comprehensive income.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 18 (2018 - 18).

3 Directors' remuneration

	2019 £	2018 £
Remuneration paid to directors	40,920	35,670

The number of directors for whom retirement benefits are accruing under defined contribution schemes amounted to 1 (2018 - 1).

CLASSICSTONE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

4 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 April 2018	624,078
Additions	8,229
Disposals	(7,205)
At 31 March 2019	625,102
Depreciation and impairment	
At 1 April 2018	369,603
Depreciation charged in the year	55,125
Eliminated in respect of disposals	(6,726)
At 31 March 2019	418,002
Carrying amount	
At 31 March 2019	207,100
At 31 March 2018	254,475

5 Investment property

	2019 £
Fair value	
At 1 April 2018	5,689,700
Additions	119,642
Disposals	(629,610)
At 31 March 2019	5,179,732

Investment properties have been valued at 31 March 2019 on an open market value by Mr R Hipkin, a director. Each property has been valued based on its economic yield.

In accordance with Statement of Accounting Practice 19, but contrary to the requirements of Companies Act 2006, no depreciation is provided in respect of these properties. The directors consider this is necessary to show a true and fair view.

All investment properties are held for use in operating leases.

CLASSICSTONE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

6 Debtors

	2019 £	2018 £
Amounts falling due within one year:		
Trade debtors	1,829,565	2,329,112
Corporation tax recoverable	7,687	-
Other debtors	18,194	19,934
	<u>1,855,446</u>	<u>2,349,046</u>

7 Creditors: amounts falling due within one year

	2019 £	2018 £
Trade creditors	23,367	19,597
Corporation tax	-	24,210
Other taxation and social security	7,615	10,779
Other creditors	1,021,038	1,794,232
	<u>1,052,020</u>	<u>1,848,818</u>

Within other creditors is an amount owed to the Mr I Hipkin, a director of the company, of £965,764 (2018: £1,747,431). This loan is interest free and repayable on demand.

8 Provisions for liabilities

	2019 £	2018 £
Deferred tax liabilities	<u>134,486</u>	<u>144,293</u>

9 Called up share capital

	2019 £	2018 £
Ordinary share capital		
Issued and fully paid		
269,964 Ordinary shares of £1 each	269,964	269,964
	<u>269,964</u>	<u>269,964</u>

The shares carry full rights to voting, dividends and capital distribution.

CLASSICSTONE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

10 Fair value reserve

	2019 £	2018 £
At the beginning of the year	2,675,156	2,649,391
Non distributable profits in the period	(53,664)	25,765
At the end of the year	<u>2,621,492</u>	<u>2,675,156</u>

The fair value reserve is representative of the net of the revaluation of the investment property, being £2,752,956 (2018: £2,792,867), less the deferred tax liability arising on the investment property, being £131,464 (2018: £117,711).

11 Reserves

Revaluation reserve

The revaluation reserve relates to the company's investment properties. No provision has been made for deferred tax on gains recognised in revaluing investment properties to market value. Such tax would only be payable if the investment properties were sold without being able to claim roll over relief.

12 Operating lease commitments

Lessor

At the reporting end date the company had contracted with tenants for the following minimum lease payments:

	2019 £	2018 £
Within one year	220,906	278,932
Between one and five years	662,720	883,626
	<u>883,626</u>	<u>1,162,558</u>

13 Related party transactions

In the year the company occupied a rental property for £20,000 per annum which is owned by a director.