

**COOPERSALE LTD**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2018**

Schonhut Carr & Co.

Chartered Accountants

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Hersham Place Technology Park  
Walton on Thames  
KT12 4RZ

**Coopersale Ltd**  
**Unaudited Financial Statements**  
**For The Year Ended 31 March 2018**

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**Coopersale Ltd**  
**Balance Sheet**  
**As at 31 March 2018**

Registered number: 03087608

		2018		2017	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Tangible Assets	4		4,150,032		6,250,095
			4,150,032		6,250,095
<b>CURRENT ASSETS</b>					
Debtors	5	4,392,049		2,583,846	
Cash at bank and in hand		369,097		2,052,897	
			4,761,146		4,636,743
<b>Creditors: Amounts Falling Due Within One Year</b>	6	(150,384 )		(799,095 )	
<b>NET CURRENT ASSETS (LIABILITIES)</b>			4,610,762		3,837,648
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			8,760,794		10,087,743
<b>Creditors: Amounts Falling Due After More Than One Year</b>	7		(233,481 )		(255,412 )
<b>PROVISIONS FOR LIABILITIES</b>					
Deferred Taxation	9		(703,800 )		(957,927 )
<b>NET ASSETS</b>			7,823,513		8,874,404
<b>CAPITAL AND RESERVES</b>					
Called up share capital	10		2		2
Fair value reserve	13		2,310,034		3,066,642
Profit and Loss Account			5,513,477		5,807,760
<b>SHAREHOLDERS' FUNDS</b>			7,823,513		8,874,404

**Coopersale Ltd**  
**Balance Sheet (continued)**  
**As at 31 March 2018**

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For the year ending 31 March 2018 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 in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.
- The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

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**Mr Andrew Gates**

**20 December 2018**

The notes on pages 3 to 7 form part of these financial statements.

**Coopersale Ltd**  
**Notes to the Financial Statements**  
**For The Year Ended 31 March 2018**

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**1. Accounting Policies**

**1.1. Basis of Preparation of Financial Statements**

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

**1.2. Turnover**

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

**1.3. Tangible Fixed Assets and Depreciation**

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Fixtures & Fittings	25% on reducing balance
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**1.4. Investment Properties**

All investment properties are carried at fair value determined annually and derived from a professional valuation based on 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 for. Changes in fair value are recognised in the profit and loss account.

**Coopersale Ltd**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 March 2018**

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**1.5. Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other year and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and asset reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

**1.6. Pensions**

The company operates a defined pension contribution scheme. Contributions are charged to the profit and loss account as they become payable in accordance with the rules of the scheme.

**3. Average Number of Employees**

The average number of employees, including directors, during the year was 7 (2017: 7)

**Coopersale Ltd**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 March 2018**

**4. Tangible Assets**

	<b>Investment Properties</b>	<b>Fixtures &amp; Fittings</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>			
As at 1 April 2017	6,236,719	27,315	6,264,034
Disposals	(1,243,270 )	-	(1,243,270 )
Revaluation	(853,449)	-	(853,449 )
As at 31 March 2018	<u>4,140,000</u>	<u>27,315</u>	<u>4,167,315</u>
<b>Depreciation</b>			
As at 1 April 2017	-	13,939	13,939
Provided during the period	-	3,344	3,344
As at 31 March 2018	<u>-</u>	<u>17,283</u>	<u>17,283</u>
<b>Net Book Value</b>			
As at 31 March 2018	<u>4,140,000</u>	<u>10,032</u>	<u>4,150,032</u>
As at 1 April 2017	<u>6,236,719</u>	<u>13,376</u>	<u>6,250,095</u>

**5. Debtors**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
<b>Due within one year</b>		
Trade debtors	110,038	155,836
Prepayments and accrued income	79,689	79,359
Other debtors	-	575,000
Other taxes and social security	-	906
Directors' loan accounts	72,639	-
Amounts owed by group undertakings	<u>4,129,683</u>	<u>1,772,745</u>
	<u>4,392,049</u>	<u>2,583,846</u>

**Coopersale Ltd**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 March 2018**

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**6. Creditors: Amounts Falling Due Within One Year**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Trade creditors	(5,503 )	7,087
Bank loans and overdrafts	22,459	23,991
Other creditors	103,477	235,572
Taxation and social security	29,951	532,445
	<u>150,384</u>	<u>799,095</u>

**7. Creditors: Amounts Falling Due After More Than One Year**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Bank loans	233,481	255,412
	<u>233,481</u>	<u>255,412</u>

**8. Secured Creditors**

Of the creditors falling due within and after more than one year the following amounts are secured.

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	255,940	279,403

**9. Deferred Taxation**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Deferred tax	703,800	957,927
	<u>703,800</u>	<u>957,927</u>

**10. Share Capital**

	<b>2018</b>	<b>2017</b>
Allotted, Called up and fully paid	2	2
	<u>2</u>	<u>2</u>



**Coopersale Ltd**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 March 2018**

**11. Directors Advances, Credits and Guarantees**

Included within Debtors are the following loans to directors:

	<b>As at 1 April 2017</b>	<b>Amounts advanced</b>	<b>Amounts repaid</b>	<b>Amounts written off</b>	<b>As at 31 March 2018</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Mr Andrew Gates	4,585	200,000	-	-	204,585

The above loan is unsecured, interest free and repayable on demand.

**12. Dividends**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
<b>On equity shares:</b>		
Interim dividend paid	629,770	425,378
	<u>629,770</u>	<u>425,378</u>

**13. Reserves**

	<b>Revaluation Reserve</b>
	<b>£</b>
As at 1 April 2017	3,066,642
Surplus on revaluation	(756,608 )
As at 31 March 2018	<u>2,310,034</u>

**14. Ultimate Controlling Party**

The company is controlled by the directors by virtue of their shareholding in BRG Holdings Ltd which owns the shares of the company.

**15. General Information**

Coopersale Ltd is a private company, limited by shares, incorporated in England & Wales, registered number 03087608. The registered office is 14 Austin Friars, London, EC2N 2HE.

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.