

COMPANY REGISTRATION NUMBER: 0941601

Chelsteen Homes Limited
Filleted financial statements
30 June 2018

Chelsteen Homes Limited

Statement of financial position

30 June 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	5	450,811	27,779
Current assets			
Stocks		7,201,909	5,804,117
Debtors	6	63,045	986,525
Cash at bank and in hand		306,169	1,541,377
		7,571,123	8,332,019
Creditors: amounts falling due within one year	7	1,676,121	2,409,034
Net current assets		5,895,002	5,922,985
Total assets less current liabilities		6,345,813	5,950,764
Provisions		(5,858)	(5,647)
Net assets		6,351,671	5,956,411
Capital and reserves			
Called up share capital		25,000	25,000
Profit and loss account		6,326,671	5,931,411
Shareholders funds		6,351,671	5,956,411

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the statement of income and retained earnings has not been delivered.

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 were approved by the board of directors and authorised for issue on 28 March 2019 , and are signed on behalf of the board by:

W A Poulton

Director

Company registration number: 0941601

Chelsteen Homes Limited

Notes to the financial statements

Year ended 30 June 2018

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 14 Wells Street, Chelmsford, Essex, CM1 1HZ.

2. Statement of compliance

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Revenue recognition

The turnover shown in the profit and loss account represents amounts derived from ordinary activities, and stated after trade discounts, other sales taxes and net of VAT.

Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively. Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Plant & machinery	-	33.33% on cost on items not written off
Fixtures & fittings	-	25% straight line
Motor vehicles	-	25% straight line

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date. For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets. For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stock to its present location and condition.

Finance leases and hire purchase contracts

Assets held under finance leases and hire purchase contracts are recognised in the statement of financial position as assets and liabilities at the lower of the fair value of the assets and the present value of the minimum lease payments, which is determined at the inception of the lease term. Any initial direct costs of the lease are added to the amount recognised as an asset. Lease payments are apportioned between the finance charges and reduction of the outstanding lease liability using the effective interest method. Finance charges are allocated to each period so as to produce a constant rate of interest on the remaining balance of the liability.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense. Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund. When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as a finance cost in profit or loss in the period in which it arises.

4. Employee numbers

The average number of persons employed by the company during the year amounted to 10 (2017: 11).

5. Tangible assets

	Land and buildings £	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Total £
Cost					
At 1 July 2017	–	39,387	534	121,397	161,318
Additions	427,400	–	–	18,313	445,713
Disposals	–	–	–	(44,600)	(44,600)
At 30 June 2018	427,400	39,387	534	95,110	562,431
Depreciation					
At 1 July 2017	–	37,361	198	95,980	133,539
Charge for the year	–	1,013	138	21,529	22,680
Disposals	–	–	–	(44,599)	(44,599)
At 30 June 2018	–	38,374	336	72,910	111,620
Carrying amount					
At 30 June 2018	427,400	1,013	198	22,200	450,811
At 30 June 2017	–	2,026	336	25,417	27,779

Finance leases and hire purchase contracts

Included within the carrying value of tangible assets are the following amounts relating to assets held under finance leases or hire purchase agreements:

	Motor vehicles £
At 30 June 2018	–
At 30 June 2017	4,988

6. Debtors

	2018 £	2017 £
Amounts owed by group undertakings and undertakings in which the company has a participating interest	–	772,389
Other debtors	63,045	214,136
	63,045	986,525

7. Creditors: amounts falling due within one year

	2018 £	2017 £
Bank loans and overdrafts	9,279	–
Trade creditors	(9,179)	13,152
Amounts owed to group undertakings and undertakings in which the company has a participating interest	1,353,724	1,146,071
Corporation tax	98,919	295,945
Social security and other taxes	10,376	19,869
Other creditors	213,002	933,997
	1,676,121	2,409,034

The company's bank loans and overdraft were secured on land stocks and the company had given an unlimited guarantee to its bank in respect of A J Poulton (Epping) Limited and Chelsteen Construction Limited. The combined overdraft limit was £150,000 net when the facility was in place, but this is scheduled to be reviewed on 1 November 2018.

8. Contingencies

The company has no contingent liabilities at the year end.

9. Summary audit opinion

The auditor's report for the year dated 28 March 2019 was unqualified.

The senior statutory auditor was D J Earwicker FCA , for and on behalf of Brooks Carling Accountants Limited .

10. Directors' advances, credits and guarantees

During the year, purchases of £2,816,702 (2017: £2,346,628) were made from Chelsteen Construction Limited for sub-contract work. Also, £180,000 (2017: £145,000) overhead costs and £78,663 (2017: £76,252) salary costs were recharged to Chelsteen Construction Limited. These transactions were made on normal trading terms. At the year end, the company owed Chelsteen Construction Limited £760,351 (2017: £1,146,071) and A J Poulton (Epping) Limited was owed £593,373 (2017: £772,389 owed by). Sales of £nil (2017: £46,353) were made to A J Poulton (Epping) Limited, along with a joint share of profits was received in respect of an Epping development of £100,000 (2017: £879,870) and management charges of £110,411 (2017: £nil). These transactions were made on normal trading terms. W A Poulton is a director of both A J Poulton (Epping) Limited and Chelsteen Construction Limited. He also has a controlling interest of 60% of the issued share capital of Chelsteen Construction Limited. During the year, W A Poulton was credited with a dividend of £15,000 (2017: £64,500) and bought vehicles from the company at a market value of £nil (2017: £nil). During the year, W A Poulton withdrew an amount of £66,143 (2017: £95,013) and was credited with an amount of £68,000 (2017: £187,200), from Chelsteen Homes Limited . At the year end, Chelsteen Homes Limited owed W A Poulton £173,767 (2017: £171,910).

11. Controlling party

W A Poulton is the sole shareholder of the company.

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.