

Registered number  
00280388

Baxters (Properties) Limited

Unaudited Filleted Accounts

31 October 2017

**Baxters (Properties) Limited****Registered number: 00280388****Balance Sheet****as at 31 October 2017**

|   | Notes | 2017             | 2016             |
|---|-------|------------------|------------------|
|   |       | £                | £                |
| <b>Fixed assets</b>                                   |       |                  |                  |
| Investments   | 2     | 1,249,002        | 1,170,084        |
| <b>Current assets</b>                                 |       |                  |                  |
| Debtors   | 3     | 4,088            | 3,547            |
| Cash at bank and in hand                              |       | 69,569           | 68,318           |
|   |       | <u>73,657</u>    | <u>71,865</u>    |
| <b>Creditors: amounts falling due within one year</b> | 4     | (4,706)          | (6,903)          |
| <b>Net current assets</b>                             |       | <u>68,951</u>    | <u>64,962</u>    |
| <b>Total assets less current liabilities</b>          |       | <u>1,317,953</u> | <u>1,235,046</u> |
| <b>Provisions for liabilities</b>                     |       | (73,000)         | (61,000)         |
| <b>Net assets</b>                                     |       | <u>1,244,953</u> | <u>1,174,046</u> |
| <b>Capital and reserves</b>                           |       |                  |                  |
| Called up share capital                               | 5     | 7,850            | 7,850            |
| Capital reserve                                       |       | 10,549           | 10,549           |
| Fair value reserve                                    | 6     | 310,641          | 243,723          |
| Profit and loss account                               |       | 915,913          | 911,924          |
| <b>Shareholders' funds</b>                            |       | <u>1,244,953</u> | <u>1,174,046</u> |

The directors are satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Act.

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

The accounts have been prepared and delivered in accordance with the special provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

R W Baxter

Director

Approved by the board on 27 April 2018

**Baxters (Properties) Limited**  
**Notes to the Accounts**  
**for the year ended 31 October 2017**

**1 Accounting policies**

***Basis of preparation***

The accounts have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

The accounts are presented in sterling which is the functional currency of the company and rounded to the nearest £.

***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 from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have transferred to the buyer. Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs.

***Investments***

Investments in subsidiaries, associates and joint ventures are measured at cost less any accumulated impairment losses. Listed investments are measured at fair value. Unlisted investments are measured at fair value unless the value cannot be measured reliably, in which case they are measured at cost less any accumulated impairment losses. Changes in fair value are included in the profit and loss account.

***Debtors***

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

***Creditors***

Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

***Taxation***

A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period. Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments. Unrelieved tax losses and other deferred tax assets are recognised only 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 and that are expected to apply to the reversal of the timing difference, except for revalued land and investment property where the tax rate that applies to the sale of the asset is used. Current and deferred tax assets and liabilities are not discounted.

### **Provisions**

Provisions (ie liabilities of uncertain timing or amount) are recognised when there is an obligation at the reporting date as a result of a past event, it is probable that economic benefit will be transferred to settle the obligation and the amount of the obligation can be estimated reliably.

### **Foreign currency translation**

Transactions in foreign currencies are initially recognised at the rate of exchange ruling at the date of the transaction. At the end of each reporting period foreign currency monetary items are translated at the closing rate of exchange. Non-monetary items that are measured at historical cost are translated at the rate ruling at the date of the transaction. All differences are charged to profit or loss.

## **2 Investments**

|                          | <b>Other<br/>investments</b> | <b>Total</b>     |
|--------------------------|------------------------------|------------------|
|                          | <b>£</b>                     | <b>£</b>         |
| <b>Cost or valuation</b> |                              |                  |
| At 1 November 2016       | 1,170,084                    | 1,170,084        |
| Fair value adjustments   | 78,918                       | 78,918           |
| At 31 October 2017       | <u>1,249,002</u>             | <u>1,249,002</u> |
| <b>Historical cost</b>   |                              |                  |
| At 1 November 2016       | <u>865,361</u>               | <u>865,361</u>   |
| At 31 October 2017       | <u>865,361</u>               | <u>865,361</u>   |

Listed investments have been stated at fair value as per the portfolio valuation carried out at the year end by EFG Harris Allday. Market values for quoted securities are calculated using the latest available prices as at the reporting date and stated using the mid market price.

| <b>3 Debtors</b>  | <b>2017</b>  | <b>2016</b>  |
|---|--------------|--------------|
|   | <b>£</b>     | <b>£</b>     |
| Other debtors   | <u>4,088</u> | <u>3,547</u> |
| <b>4 Creditors: amounts falling due within one year</b> | <b>2017</b>  | <b>2016</b>  |
|   | <b>£</b>     | <b>£</b>     |
| Corporation tax   | -            | 2,436        |
| Accruals and deferred income                            | <u>4,706</u> | <u>4,467</u> |
|   | <u>4,706</u> | <u>6,903</u> |

| <b>5 Share capital</b>              | <b>2017</b>  | <b>2016</b>  |
|-------------------------------------|--------------|--------------|
|                                     | <b>£</b>     | <b>£</b>     |
| Allotted, called up and fully paid: |              |              |
| Ordinary shares                     | <u>7,850</u> | <u>7,850</u> |

## **6 Fair value reserve**

|   | <b>2017</b>    | <b>As Restated 2016</b> |
|---|----------------|-------------------------|
|   | <b>£</b>       | <b>£</b>                |
| At 1 November 2016                                  | 243,723        | 327,430                 |
| Gains arising from fair value adjustments           | 78,918         | (104,707)               |
| Deferred taxation arising on fair value adjustments | (12,000)       | 21,000                  |
| At 31 October 2017                                  | <u>310,641</u> | <u>243,723</u>          |

## **7 Changes for FRS 102 adoption**

Investments are now valued at their fair value. Previously they were valued at cost with any gains or losses in the value of investments being recognised in the profit and loss account at the time of disposal.

The investments have been restated to their fair value of £1,173,827 as at 1 November 2015. £327,430 has been transferred to a fair value reserve at this date to account for the relevant fair value and deferred tax adjustments. Any subsequent changes in fair value are shown on the Statement of Changes in Equity on page 2. The fair value of investments as at 31 October 2017 was £1,249,002.

## **8 Company information**

Baxters (Properties) Limited is a private company limited by shares and incorporated in England. Its registered office is:

Coach & Horses Cottage  
London Road  
Lichfield  
WS14 0PS

Its registered number is: 00280388

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.