

**RESIDENTIAL TRUST LIMITED**

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2017**

**TUESDAY**



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COMPANIES HOUSE

**RESIDENTIAL TRUST LIMITED**  
**REGISTERED NUMBER: 02907318**

**BALANCE SHEET**  
**AS AT 31 MARCH 2017**

	Note	2017 £	2016 £
<b>Fixed assets</b>			
Tangible assets	4	2	2
Investments	5	202	202
Investment property	6	6,032,500	6,035,500
		<u>6,032,704</u>	<u>6,035,704</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	7	1,191,682	654,048
Cash at bank and in hand	8	503,599	582,600
		<u>1,695,281</u>	<u>1,236,648</u>
Creditors: amounts falling due within one year	9	(134,974)	(75,998)
<b>Net current assets</b>		<u>1,560,307</u>	<u>1,160,650</u>
<b>Total assets less current liabilities</b>		<u>7,593,011</u>	<u>7,196,354</u>
Creditors: amounts falling due after more than one year	10	(1,866,959)	(1,863,348)
<b>Provisions for liabilities</b>			
Deferred tax		(282,600)	(210,900)
		<u>(282,600)</u>	<u>(210,900)</u>
<b>Net assets</b>		<u>5,443,452</u>	<u>5,122,106</u>
<b>Capital and reserves</b>			
Called up share capital	14	5	5
Investment property reserve		2,719,923	2,462,606
Profit and loss account		2,723,524	2,659,495
		<u>5,443,452</u>	<u>5,122,106</u>

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**RESIDENTIAL TRUST LIMITED**  
**REGISTERED NUMBER: 02907318**

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**BALANCE SHEET (CONTINUED)**  
**AS AT 31 MARCH 2017**

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The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

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.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 3 June 2017.



**C J Eccles**  
Director

The notes on pages 4 to 15 form part of these financial statements.

**RESIDENTIAL TRUST LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 MARCH 2017**

	Called up share capital £	Investment property revaluation reserve £	Profit and loss account £	Total equity £
<b>At 1 April 2015 (as previously stated)</b>	<b>5</b>	<b>2,411,318</b>	<b>2,567,117</b>	<b>4,978,440</b>
Prior year adjustment	-	(229,400)	-	(229,400)
	<u>5</u>	<u>2,181,918</u>	<u>2,567,117</u>	<u>4,749,040</u>
<b>At 1 April 2015 (as restated)</b>				
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	117,378	117,378
	<u>-</u>	<u>-</u>	<u>117,378</u>	<u>117,378</u>
Unrealised surplus on revaluation of investment properties	-	262,188	-	262,188
Deferred tax movements	-	18,500	-	18,500
	<u>-</u>	<u>280,688</u>	<u>-</u>	<u>280,688</u>
<b>Other comprehensive income for the year</b>	-	280,688	-	280,688
	<u>-</u>	<u>280,688</u>	<u>117,378</u>	<u>398,066</u>
<b>Total comprehensive income for the year</b>	-	280,688	117,378	398,066
Dividends: Equity capital	-	-	(25,000)	(25,000)
	<u>-</u>	<u>-</u>	<u>(25,000)</u>	<u>(25,000)</u>
<b>Total transactions with owners</b>	-	-	(25,000)	(25,000)
	<u>-</u>	<u>-</u>	<u>(25,000)</u>	<u>(25,000)</u>
<b>At 1 April 2016</b>	<b>5</b>	<b>2,462,606</b>	<b>2,659,495</b>	<b>5,122,106</b>
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	89,029	89,029
	<u>-</u>	<u>-</u>	<u>89,029</u>	<u>89,029</u>
Unrealised surplus on revaluation of investment properties	-	329,017	-	329,017
Deferred tax movement	-	(71,700)	-	(71,700)
	<u>-</u>	<u>257,317</u>	<u>-</u>	<u>257,317</u>
<b>Other comprehensive income for the year</b>	-	257,317	-	257,317
	<u>-</u>	<u>257,317</u>	<u>89,029</u>	<u>346,346</u>
<b>Total comprehensive income for the year</b>	-	257,317	89,029	346,346
Dividends: Equity capital	-	-	(25,000)	(25,000)
	<u>-</u>	<u>-</u>	<u>(25,000)</u>	<u>(25,000)</u>
<b>Total transactions with owners</b>	-	-	(25,000)	(25,000)
	<u>-</u>	<u>-</u>	<u>(25,000)</u>	<u>(25,000)</u>
<b>At 31 March 2017</b>	<b>5</b>	<b>2,719,923</b>	<b>2,723,524</b>	<b>5,443,452</b>

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## RESIDENTIAL TRUST LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

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#### 1. Accounting policies

##### 1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

##### 1.2 Revenue

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before turnover is recognised:

###### Rendering of services

Turnover from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of turnover can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

##### 1.3 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Fixtures & fittings	-	20% Straight Line
Other fixed assets	-	20% Straight Line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Comprehensive Income.

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## RESIDENTIAL TRUST LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

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#### 1. Accounting policies (continued)

##### 1.4 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the 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. Changes in fair value are recognised in the Statement of Comprehensive Income.

##### 1.5 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Investments in unlisted Company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the Statement of Comprehensive Income for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

##### 1.6 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

##### 1.7 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

##### 1.8 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 debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

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 the Statement of Comprehensive Income.

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## RESIDENTIAL TRUST LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

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#### 1. Accounting policies (continued)

##### 1.9 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

##### 1.10 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

##### 1.11 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting. Dividends on shares recognised as liabilities are recognised as expenses and classified within interest payable.

##### 1.12 Interest income

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

##### 1.13 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

##### 1.14 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of Comprehensive Income in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

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## RESIDENTIAL TRUST LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

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#### 1. Accounting policies (continued)

##### 1.15 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

#### 2. General information

Residential Trust Limited is a private company, limited by shares, domiciled in England and Wales, registration number: 02907318. The registered office is 4 Southernhay West, Exeter, Devon, EX1 1JG. The principal activity of the company in the year under review was that of property investment and management.

#### 3. Employees

The average monthly number of employees, including directors, during the year was 3 (2016 - 3).



**RESIDENTIAL TRUST LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2017**

**4. Tangible fixed assets**

	Fixtures & fittings £	Other fixed assets £	Total £
<b>Cost or valuation</b>			
At 1 April 2016	3,960	3,839	7,799
At 31 March 2017	3,960	3,839	7,799
<b>Depreciation</b>			
At 1 April 2016	3,959	3,838	7,797
At 31 March 2017	3,959	3,838	7,797
<b>Net book value</b>			
At 31 March 2017	1	1	2
At 31 March 2016	1	1	2

**5. Fixed asset investments**

	Investments in subsidiary companies £	Unlisted investments £	Total £
<b>Cost or valuation</b>			
At 1 April 2016	200	2	202
At 31 March 2017	200	2	202
<b>Net book value</b>			
At 31 March 2017	200	2	202
At 31 March 2016	200	2	202

The company has 2 subsidiaries both of which are 100% owned and incorporated in Great Britain. The subsidiary companies are Carinas Nightclub Limited and Cycle Service Limited.

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**RESIDENTIAL TRUST LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2017**

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**6. Investment property**

	Freehold investment property £	Long term leasehold investment property £	Total £
<b>Valuation</b>			
At 1 April 2016	5,130,500	905,000	6,035,500
Additions at cost	121,886	-	121,886
Disposals	(433,615)	-	(433,615)
Surplus on revaluation	246,229	62,500	308,729
<b>At 31 March 2017</b>	<u><u>5,065,000</u></u>	<u><u>967,500</u></u>	<u><u>6,032,500</u></u>

The 2017 valuations were made by Mr C Eccles, on an open market value for existing use basis.

	2017 £	2016 £
<b>Revaluation reserves</b>		
At 1 April 2016	2,462,606	2,411,318
Net surplus/(deficit) in movement properties	329,017	262,188
<b>At 31 March 2017</b>	<u><u>2,791,623</u></u>	<u><u>2,673,506</u></u>

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2017 £	2016 £
Historic cost	3,362,961	3,030,944
	<u><u>3,362,961</u></u>	<u><u>3,030,944</u></u>

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**RESIDENTIAL TRUST LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2017**

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**7. Debtors**

	2017 £	2016 £
Trade debtors	7,550	6,106
Other debtors	1,153,027	628,385
Prepayments and accrued income	31,105	19,557
	<u>1,191,682</u>	<u>654,048</u>

**8. Cash and cash equivalents**

	2017 £	2016 £
Cash at bank and in hand	503,599	582,600
	<u>503,599</u>	<u>582,600</u>

**9. Creditors: Amounts falling due within one year**

	2017 £	2016 £
Bank loans	83,718	36,842
Payments received on account	25,296	22,446
Trade creditors	823	823
Corporation tax	16,000	1,629
Other taxation and social security	1,900	1,920
Accruals and deferred income	7,237	12,338
	<u>134,974</u>	<u>75,998</u>

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RESIDENTIAL TRUST LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2017

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10. Creditors: Amounts falling due after more than one year

	2017 £	2016 £
Bank loans	1,696,126	1,686,686
Other loans	170,833	176,662
	<u>1,866,959</u>	<u>1,863,348</u>

**Secured loans**

Bank borrowings are secured on the company's property assets.

11. Loans

Analysis of the maturity of loans is given below:

	2017 £	2016 £
<b>Amounts falling due within one year</b>		
Bank loans	83,718	36,842
	<u>83,718</u>	<u>36,842</u>
<b>Amounts falling due 1-2 years</b>		
Bank loans	1,696,125	1,686,685
Other loans	170,833	176,662
	<u>1,866,958</u>	<u>1,863,347</u>
	<u>1,950,676</u>	<u>1,900,189</u>

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RESIDENTIAL TRUST LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2017

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12. Financial instruments

	2017 £	2016 £
<b>Financial assets</b>		
Financial assets measured at fair value through profit or loss	503,601	582,602
	<u>503,601</u>	<u>582,602</u>

13. Deferred taxation

	2017 £	2016 £
At beginning of year	(210,900)	(229,400)
Charged to other comprehensive income	(71,700)	18,500
<b>At end of year</b>	<u>(282,600)</u>	<u>(210,900)</u>

The provision for deferred taxation is made up as follows:

	2017 £	2016 £
Investment property revaluation	(282,600)	(210,900)
	<u>(282,600)</u>	<u>(210,900)</u>

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**RESIDENTIAL TRUST LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2017**

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**14. Share capital**

	2017 £	2016 £
<b>Shares classified as equity</b>		
<b>Authorised</b>		
1,000 Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
<b>Allotted, called up and fully paid</b>		
5 Ordinary shares of £1 each	<u>5</u>	<u>5</u>

**15. Contingent liabilities**

Bank borrowings in the sum of £495,886 relate to the company's share of funds borrowed to finance investment property jointly owned with a third party. The borrowing is jointly and severally secured and the maximum additional unprovided liability is £495,886.

The company has guaranteed bank borrowing of Charterbank Limited up to a total of £740,000. The maximum unprovided liability is £740,000.

**16. Compensation claim**

The company was mis-sold interest rate swap products by its previous bank and received compensation in connection with the mis-selling during the year ended 31 March 2015.

In addition to the mis-selling claim the company is claiming consequential losses of £2.3M. The bank have made a without prejudice offer of £1.2M and the directors are deciding whether to accept the offer or litigate for the full amount. As the value to be received cannot be accurately quantified the company has not included any provision for compensation in the accounts.

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## RESIDENTIAL TRUST LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

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#### 17. Related party transactions

The company was controlled throughout the current and previous year by Mr C J Eccles and Mrs L S Eccles who are directors of the company.

Charterbank Capital Limited is a company controlled by Mr C J Eccles. The company has advanced funds to Charterbank Capital Limited. Interest at a commercial rate is due on the loan. The company has received fees from Charterbank Capital Limited.

Carinas Nightclub Limited and Cycle Service Limited are 100% subsidiaries of the company. The company has advanced funds to each of its subsidiaries interest free. The company charges Carinas Nightclub Limited rent.

G Eccles is a shareholder in the company and a son of the directors. During the year G Eccles purchased a flat from the company at open market value.

Details of balances and transactions relating to the foregoing are set out below:

	2017 £	2016 £
Charterbank Capital Ltd loan from the company	924,348	445,313
Charterbank Capital Ltd Interest charged on loan by the company	83,247	82,292
Charterbank Capital Ltd fees paid to the company	6,250	1,563
Cycle Service Limited loan from the company	178,832	152,832
Carinas Nightclub Limited loan from company	47,921	47,921
Carinas Nightclub Limited rent received	21,217	8,333
Sale of flat to G Eccles	165,000	-

#### 18. Controlling party

Throughout the current and previous year the company was controlled by the directors.

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RESIDENTIAL TRUST LIMITED

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2017

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**19. First time adoption of FRS 102**

The Company transitioned to FRS 102 from previously extant UK GAAP as at 1 April 2015. The impact of the transition to FRS 102 is as follows:

**Reconciliation of equity at 1 April 2015**

	Note	£
Equity at 1 April 2015 under previous UK GAAP		4,978,438
Transitional adjustment 1		(210,900)
<b>Equity shareholders funds at 1 April 2015 under FRS 102</b>		<b>4,767,538</b>

**Reconciliation of equity at 31 March 2016**

	Note	£
Equity at 31 March 2016 under previous UK GAAP		5,333,006
Transitional adjustment 1		(210,900)
<b>Equity shareholders funds at 31 March 2016 under FRS 102</b>		<b>5,122,106</b>

**Reconciliation of profit and loss account for the year ended 31 March 2016**

	£
Profit for the year under previous UK GAAP	117,378
<b>Profit for the year ended 31 March 2016 under FRS 102</b>	<b>117,378</b>

The following were changes in accounting policies arising from the transition to FRS 102:

- 1 Recognition of deferred tax in respect of revalued assets.