

Tregraph Properties Limited
Annual Report and Unaudited Financial Statements
Year Ended 31 March 2017

Registration number: 03499115

Tregraph Properties Limited

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Tregraph Properties Limited

Company Information

Director Mrs D E Harris

Company secretary M Harris

Registered office Lowin House
Tregolls Road
Truro
Cornwall
TR1 2NA

Accountants Francis Clark LLP
Chartered Accountants
Lowin House
Tregolls Road
Truro
Cornwall
TR1 2NA

Tregraph Properties Limited

Balance Sheet

31 March 2017

	Note	2017 £	2016 £
Fixed assets			
Tangible assets	<u>4</u>	12,661	16,139
Investment property	<u>5</u>	335,500	335,500
		<u>348,161</u>	<u>351,639</u>
Current assets			
Debtors	<u>6</u>	915	1,465
Cash at bank and in hand		3,975	12,203
		<u>4,890</u>	<u>13,668</u>
Creditors: Amounts falling due within one year	<u>7</u>	(42,482)	(45,353)
Net current liabilities		<u>(37,592)</u>	<u>(31,685)</u>
Total assets less current liabilities		310,569	319,954
Provisions for liabilities		<u>(6,666)</u>	<u>(8,506)</u>
Net assets		<u>303,903</u>	<u>311,448</u>
Capital and reserves			
Called up share capital		10	10
Revaluation reserve		137,964	136,124
Profit and loss account		<u>165,929</u>	<u>175,314</u>
Total equity		<u>303,903</u>	<u>311,448</u>

The notes on pages 5 to 10 form an integral part of these financial statements.

Tregraph Properties Limited

Balance Sheet

31 March 2017

For the financial year ending 31 March 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The director acknowledges her responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

These financial statements have been prepared and delivered in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved and authorised by the director on 15 December 2017

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Mrs D E Harris

Director

Company Registration Number: 03499115

The notes on pages 5 to 10 form an integral part of these financial statements.
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Tregraph Properties Limited

Statement of Changes in Equity

Year Ended 31 March 2017

	Share capital £	Revaluation reserve £	Profit and loss account £	Total £
At 1 April 2016	10	136,124	175,314	311,448
Profit for the year	-	-	7,455	7,455
Total comprehensive income	-	-	7,455	7,455
Dividends	-	-	(15,000)	(15,000)
Transfers	-	1,840	(1,840)	-
At 31 March 2017	10	137,964	165,929	303,903
	Share capital £	Revaluation reserve £	Profit and loss account £	Total £
At 1 April 2015	10	135,428	185,111	320,549
Profit for the year	-	-	10,899	10,899
Total comprehensive income	-	-	10,899	10,899
Dividends	-	-	(20,000)	(20,000)
Transfers	-	696	(696)	-
At 31 March 2016	10	136,124	175,314	311,448

The notes on pages 5 to 10 form an integral part of these financial statements.

Tregraph Properties Limited

Notes to the Financial Statements

Year Ended 31 March 2017

1 General information

The company is a private company limited by share capital incorporated in England.

The address of its registered office is:

Lowin House
Tregolls Road
Truro
Cornwall
TR1 2NA

These financial statements were authorised for issue by the director on 15 December 2017.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 including Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Change in basis of accounting

The company's financial statements have been prepared in accordance with FRS102 - the Financial Reporting Standard applicable in the UK and Republic of Ireland. The company has transferred from previously extant UK GAAP to FRS102 as at 1 April 2015. A reconciliation of the changes can be found in note 8.

Tangible assets

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Plant and machinery	25% reducing balance basis

Tregraph Properties Limited

Notes to the Financial Statements

Year Ended 31 March 2017

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Tregraph Properties Limited

Notes to the Financial Statements

Year Ended 31 March 2017

Financial instruments

Classification

The company holds the following financial instruments:

- Short term trade and other debtors and creditors;
- Cash and bank balances.

All financial instruments are classified as basic.

Recognition and measurement

The company has chosen to apply the recognition and measurement principles in FRS102.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument and derecognised when in the case of assets, the contractual rights to cash flows from the assets expire or substantially all the risks and rewards of ownership are transferred to another party, or in the case of liabilities, when the company's obligations are discharged, expire or are cancelled.

Except for bank loans, such instruments are initially measured at transaction price, including transaction costs, and are subsequently carried at the undiscounted amount of the cash or other consideration expected to be paid or received, after taking account of impairment adjustments.

Bank loans are initially measured at transaction price, including transaction costs, and are subsequently carried at amortised cost using the effective interest method.

3 Staff numbers

The average number of persons employed by the company (including the director) during the year, was 1 (2016 - 1).

Tregraph Properties Limited

Notes to the Financial Statements

Year Ended 31 March 2017

4 Tangible assets

	Furniture, fittings and equipment £	Total £
Cost or valuation		
At 1 April 2016	34,797	34,797
Additions	741	741
	<hr/>	<hr/>
At 31 March 2017	35,538	35,538
	<hr/>	<hr/>
Depreciation		
At 1 April 2016	18,658	18,658
Charge for the year	4,219	4,219
	<hr/>	<hr/>
At 31 March 2017	22,877	22,877
	<hr/>	<hr/>
Carrying amount		
At 31 March 2017	12,661	12,661
	<hr/>	<hr/>
At 31 March 2016	16,139	16,139
	<hr/>	<hr/>

5 Investment properties

	2017 £
At 1 April	335,500
	<hr/>

There has been no valuation of investment property by an independent valuer.

6 Debtors

	2017 £	2016 £
Prepayments	915	1,465
	<hr/>	<hr/>
	915	1,465
	<hr/>	<hr/>

Tregraph Properties Limited

Notes to the Financial Statements

Year Ended 31 March 2017

7 Creditors

	2017 £	2016 £
Due within one year		
Trade creditors	14	-
Other creditors	40,796	43,813
Accrued expenses	1,672	1,540
	<u>42,482</u>	<u>45,353</u>

Tregraph Properties Limited

Notes to the Financial Statements

Year Ended 31 March 2017

8 Transition to FRS 102

Reconciliation of Equity at 1 April 2015

	£
Funds attributable to members at 1 April 2015 under previous UK GAAP	329,749
Deferred tax on Investment Properties	(9,200)
Funds attributable to members at 1 April 2015 under FRS 102	<u>320,549</u>

Reconciliation of Equity at 31 March 2016

	£
Funds attributable to members at 31 March 2016 under previous UK GAAP	319,952
Deferred tax on Investment Properties	(8,504)
Funds attributable to members at 31 March 2016 under FRS 102	<u>311,448</u>

Reconciliation of Profit and Loss at 31 March 2016

	£
Profit for the year ended 31 March 2016 under previous UK GAAP	10,203
Deferred tax on Investment Properties	696
Profit for the year ended 31 March 2016 under FRS 102	<u>10,899</u>

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.