

COMPANY REGISTRATION NUMBER: 07889319

Boulton Finance Limited
Financial Statements
31st December 2017

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Boulton Finance Limited
Financial Statements
Year ended 31st December 2017

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Boulton Finance Limited
Strategic Report
Year ended 31st December 2017

The directors present their strategic report for the year ended 31st December 2017.

Principal activity and business review

The principal activity of the company was the provision of finance to entities engaged in real estate activities.

The profit for the year after taxation amounted to £3,143,126 (2016:£4,661,547).

Shareholders funds total £99,008,870 (2016:£95,865,744).

The performance of the company has produced satisfactory results in accordance with its business plan.

Principal risks and uncertainties

The process of risk acceptance and management is addressed through procedures and internal controls. All policies and decisions are agreed at Board level and are subject to ongoing review. The principal risks from lending money are in respect of repayment. The board carefully considers the covenant of a borrower before agreeing to lend and monitors its financial performance throughout the duration of a loan. It also continually reviews the market in which borrowers are active.

The directors consider that the company's exposure to financial risk is low.

The directors also monitor the company's cashflow to ensure that there is sufficient liquidity available to meet foreseeable needs.

Business environment

The company lends to businesses engaged in the UK property market that is stable.

Strategy and future developments

The company's success depends on the demand for money from those who are engaged in the UK property market and the ability of those who borrow to repay loans with interest. The company will continue to lend while the conditions within the UK property market and economy remain positive.

Boulton Finance Limited

Strategic Report *(continued)*

Year ended 31st December 2017

This report was approved by the board of directors on 27th September 2018 and signed on behalf of the board by:

A handwritten signature in black ink, consisting of a stylized 'L' followed by a large, loopy oval shape.

L. Roberts
Director

Registered office:
Broadway House
32-35 Broad Street
Hereford
HR4 9AR

Boulton Finance Limited

Directors' Report

Year ended 31st December 2017

The directors present their report and the financial statements of the company for the year ended 31st December 2017.

Directors

The directors who served the company during the year were as follows:

L. Roberts
C.E. Boulton Brooks

Dividends

The directors do not recommend the payment of a dividend.

Directors' responsibilities statement

The directors are responsible for preparing the strategic report, directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
 - they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.
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Boulton Finance Limited

Directors' Report *(continued)*

Year ended 31st December 2017

This report was approved by the board of directors on 27th September 2018 and signed on behalf of the board by:

A handwritten signature in black ink, consisting of a stylized 'L' followed by a large, loopy 'R'.

L. Roberts
Director

Registered office:
Broadway House
32-35 Broad Street
Hereford
HR4 9AR

Boulton Finance Limited

Independent Auditor's Report to the Members of Boulton Finance Limited

Year ended 31st December 2017

Opinion

We have audited the financial statements of Boulton Finance Limited (the 'company') for the year ended 31st December 2017 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with chapter 3 of part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31st December 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Boulton Finance Limited

Independent Auditor's Report to the Members of Boulton Finance Limited (continued)

Year ended 31st December 2017

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit, the information given in the Strategic Report and the Director's Report for the financial year for which the financial statements are prepared is consistent with the financial statements, and has been prepared in accordance with applicable legal requirements. In the light of the knowledge and understanding of the company and its environment, we have not identified any material misstatements in the Strategic Report or the Director's Report.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Boulton Finance Limited

Independent Auditor's Report to the Members of Boulton Finance Limited (continued)

Year ended 31st December 2017

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
 - Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
 - Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
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Boulton Finance Limited

Independent Auditor's Report to the Members of Boulton Finance Limited (continued)

Year ended 31st December 2017

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Jonathan Moughton (Senior Statutory Auditor)

For and on behalf of
Haines Watts
Chartered Accountants & Statutory Auditor
New Derwent House
69-73 Theobalds Road
London
WC1X 8TA

27th September 2018

Boulton Finance Limited
Statement of Comprehensive Income
Year ended 31st December 2017

	Note	2017 £	2016 £
Turnover	4	3,923,264	3,507,254
Staff costs	6	235,457	156,376
Other operating expenses		19,509	31,066
Operating profit	5	3,668,298	3,319,812
Gain/(loss) from changes in fair values	8	286,821	1,581,771
Income from fixed asset investments	9	(439,458)	369,713
Other interest receivable and similar income	10	224,533	227,261
Interest payable and similar expenses	11	—	(1,202)
Profit before taxation		3,740,194	5,499,759
Tax on profit	12	597,068	838,212
Profit for the financial year and total comprehensive income		<u>3,143,126</u>	<u>4,661,547</u>

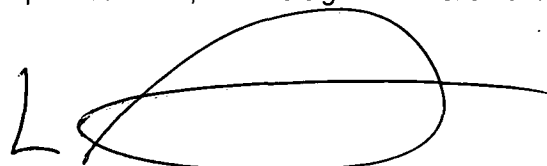
All the activities of the company are from continuing operations.

The notes on pages 13 to 21 form part of these financial statements.

Boulton Finance Limited
Statement of Financial Position
31st December 2017

	Note	2017 £	2016 £
Fixed assets			
Investments	13	2,372,724	7,990,035
Current assets			
Debtors	14	97,174,370	86,402,960
Cash at bank and in hand		11,067,783	18,309,460
		108,242,153	104,712,420
Creditors: amounts falling due within one year	15	11,606,007	15,728,317
Net current assets		96,636,146	88,984,103
Total assets less current liabilities		99,008,870	96,974,138
Provisions	16	—	1,108,394
Net assets		99,008,870	95,865,744
Capital and reserves			
Called up share capital	19	101,000	101,000
Profit and loss account	20	98,907,870	95,764,744
Shareholders funds		99,008,870	95,865,744

These financial statements were approved by the board of directors and authorised for issue on 27th September 2018, and are signed on behalf of the board by:



L. Roberts
Director

Company registration number: 07889319

The notes on pages 13 to 21 form part of these financial statements.

Boulton Finance Limited
Statement of Changes in Equity
Year ended 31st December 2017

	Called up share capital £	Profit and loss account £	Total £
At 1st January 2016	101,000	91,103,197	91,204,197
Profit for the year	<u> </u>	<u>4,661,547</u>	<u>4,661,547</u>
Total comprehensive income for the year	–	4,661,547	4,661,547
At 31st December 2016	101,000	95,764,744	95,865,744
Profit for the year	<u> </u>	<u>3,143,126</u>	<u>3,143,126</u>
Total comprehensive income for the year	–	3,143,126	3,143,126
At 31st December 2017	<u>101,000</u>	<u>98,907,870</u>	<u>99,008,870</u>

The notes on pages 13 to 21 form part of these financial statements.

Boulton Finance Limited

Statement of Cash Flows

Year ended 31st December 2017

	2017 £	2016 £
Cash flows from operating activities		
Profit for the financial year	3,143,126	4,661,547
<i>Adjustments for:</i>		
Gain/(loss) from changes in fair values	(286,821)	(1,581,771)
Income from fixed asset investments	439,458	(369,713)
Other interest receivable and similar income	(224,533)	(227,261)
Interest payable and similar expenses	—	(1,202)
Tax on profit	597,068	838,212
<i>Changes in:</i>		
Trade and other debtors	(10,756,169)	7,200,890
Trade and other creditors	(4,610,549)	2,403,194
Cash generated from operations	(11,698,420)	12,923,896
Interest received	209,292	227,261
Tax paid	(1,217,223)	(1,015,955)
Net cash (used in)/from operating activities	<u>(12,706,351)</u>	<u>12,135,202</u>
Cash flows from investing activities		
Proceeds from sale of subsidiaries	5,464,674	3,798,498
Net cash from investing activities	<u>5,464,674</u>	<u>3,798,498</u>
Net (decrease)/increase in cash and cash equivalents	(7,241,677)	15,933,700
Cash and cash equivalents at beginning of year	18,309,460	2,375,760
Cash and cash equivalents at end of year	<u>11,067,783</u>	<u>18,309,460</u>

The notes on pages 13 to 21 form part of these financial statements.

Boulton Finance Limited
Notes to the Financial Statements
Year ended 31st December 2017

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Broadway House, 32-35 Broad Street, Hereford, HR4 9AR.

2. Statement of compliance

These financial statements have been prepared in compliance with 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 investments measured at fair value through profit or loss.

Consolidation

The company has taken advantage of the option not to prepare consolidated financial statements contained in Section 398 of the Companies Act 2006 on the basis that the company and its subsidiary undertakings comprise a small group.

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. Fixed asset investments are stated at fair value as determined by the directors. Fair value is determined based upon the fair value of property investments held by entities in which the company has an interest. The fair value of investment properties are determined by the directors after consultation with investment agents and by reference to current independent valuations. The amount realised on disposal of investments may vary from the carrying value stated in the financial statements because of disparities between the carrying value of investment properties and their realisable value.

The company has elected to use previous UK GAAP valuation of investment in entities engaged in property investment as the deemed cost on transition to FRS 102. The effective date of transition was 1 January 2015.

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable and represents interest and finance fees receivable excluding VAT.

Revenue from the rendering of services is measured by reference to the stage of completion of the service transaction at the end of the reporting period provided that the outcome can be reliably estimated. When the outcome cannot be reliably estimated, revenue is recognised only to the extent that expenses recognised are recoverable.

Boulton Finance Limited

Notes to the Financial Statements *(continued)*

Year ended 31st December 2017

3. Accounting policies *(continued)*

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.

Investments

Fixed asset investments are initially recorded at cost and subsequently stated at fair value.

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.

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument. Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Debt instruments are subsequently measured at amortised cost. Investments are initially recognised at cost and thereafter at fair value. Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately. Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Boulton Finance Limited

Notes to the Financial Statements *(continued)*

Year ended 31st December 2017

4. Turnover

Turnover arises from:

	2017 £	2016 £
Rendering of services	10,000	—
Interest receivable	3,913,264	3,507,254
	<u>3,923,264</u>	<u>3,507,254</u>

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

5. Operating profit

Operating profit or loss is stated after charging:

	2017 £	2016 £
Fees payable for the audit of the financial statements	<u>4,650</u>	<u>2,400</u>

6. Staff costs

The average number of persons employed by the company during the year, including the directors, amounted to:

	2017 No.	2016 No.
Management	<u>2</u>	<u>2</u>

The aggregate payroll costs incurred during the year, relating to the above, were:

	2017 £	2016 £
Wages and salaries	130,000	139,461
Social security costs	12,439	14,385
Other pension costs	93,018	2,530
	<u>235,457</u>	<u>156,376</u>

7. Directors' remuneration

The directors' aggregate remuneration in respect of qualifying services was:

	2017 £	2016 £
Remuneration	130,000	139,461
Company contributions to defined contribution pension plans	93,018	2,530
	<u>223,018</u>	<u>141,991</u>

The number of directors who accrued benefits under company pension plans was as follows:

	2017 No.	2016 No.
Defined contribution plans	<u>2</u>	<u>2</u>

Boulton Finance Limited

Notes to the Financial Statements *(continued)*

Year ended 31st December 2017

8. Gain/(loss) from changes in fair values

	2017 £	2016 £
Fixed asset investments	<u>286,821</u>	<u>1,581,771</u>

9. Income from fixed asset investments

	2017 £	2016 £
Share of (losses)/profit shares from fixed asset investments	<u>(439,458)</u>	<u>369,713</u>

10. Other interest receivable and similar income

	2017 £	2016 £
Interest on bank deposits	38,087	99,402
Gains on foreign currency exchange	<u>186,446</u>	<u>127,859</u>
	<u>224,533</u>	<u>227,261</u>

11. Interest payable and similar expenses

	2017 £	2016 £
Other interest payable and similar charges	<u>—</u>	<u>(1,202)</u>

12. Tax on profit

Major components of tax expense

	2017 £	2016 £
Current tax:		
UK current tax expense	1,704,263	775,327
Adjustments in respect of prior periods	<u>1,199</u>	<u>(125,553)</u>
Total current tax	<u>1,705,462</u>	<u>649,774</u>
Deferred tax:		
Origination and reversal of timing differences	<u>(1,108,394)</u>	<u>188,438</u>
Tax on profit	<u>597,068</u>	<u>838,212</u>

Boulton Finance Limited

Notes to the Financial Statements *(continued)*

Year ended 31st December 2017

12. Tax on profit *(continued)*

Reconciliation of tax expense

The tax assessed on the profit on ordinary activities for the year is lower than (2016: lower than) the standard rate of corporation tax in the UK of 19.25% (2016: 20%).

	2017 £	2016 £
Profit on ordinary activities before taxation	3,740,194	5,499,759
Profit on ordinary activities by rate of tax	719,987	1,099,952
Adjustment to tax charge in respect of prior periods	1,199	(125,553)
Effect of capital allowances and depreciation	(81,380)	(8,271)
Loss in disposal of fixed asset investments	1,065,656	(316,354)
Deferred Taxation	(1,108,394)	188,438
Tax on profit	597,068	838,212

13. Investments

	Shares & interests in group undertakings £
Valuation	
At 1st January 2017	7,990,035
Loss on disposal	(392,884)
Return of capital	(5,511,248)
Revaluations	286,821
At 31st December 2017	2,372,724
Impairment	
At 1st January 2017 and 31st December 2017	—
Carrying amount	
At 31st December 2017	2,372,724
At 31st December 2016	7,990,035

Boulton Finance Limited

Notes to the Financial Statements (continued)

Year ended 31st December 2017

13. Investments (continued)

Investments held at valuation

Fixed asset investments were valued at fair value at the year end by the directors. L.Roberts is a member of the Institute of Chartered Accountants England and Wales and C.E.Boulton Brooks is a member of The Royal Institute of Chartered Surveyors. The investments were valued by the directors based upon their estimate of the realisable value of assets owned by the entities in which the company had an investment.

In respect of investments held at valuation, the aggregate cost, depreciation and comparable carrying amount that would have been recognised if the assets had been carried under the historical cost model are as follows:

	Shares & interests in group undertakings £
At 31st December 2017	
Aggregate cost	98
Aggregate depreciation	—
Carrying value	<u>98</u>
At 31st December 2016	
Aggregate cost	(240,152)
Aggregate depreciation	—
Carrying value	<u>(240,152)</u>

Subsidiaries, associates and other investments

	Class of share	Percentage of shares held
Subsidiary undertakings		
Boulton Finance (Shelf 1) Limited	Ordinary	98.06

The results and capital and reserves for the year are as follows:

	Capital and reserves		Profit/(loss) for the year	
	2017	2016	2017	2016
	£	£	£	£
Subsidiary undertakings				
Boulton Finance (Shelf 1) Limited	<u>2,419,754</u>	<u>1,973,671</u>	<u>446,083</u>	<u>333,252</u>

14. Debtors

	2017	2016
	£	£
Prepayments and accrued income	476,635	203,529
Other debtors	<u>96,697,735</u>	<u>86,199,431</u>
	<u>97,174,370</u>	<u>86,402,960</u>

Boulton Finance Limited

Notes to the Financial Statements *(continued)*

Year ended 31st December 2017

14. Debtors *(continued)*

The debtors above include the following amounts falling due after more than one year:

	2017	2016
	£	£
Other debtors	38,326,524	52,485,848

15. Creditors: amounts falling due within one year

	2017	2016
	£	£
Trade creditors	720	–
Amounts owed to group undertakings	1,572,152	1,260,128
Accruals and deferred income	4,407	38,095
Corporation tax	789,810	301,571
Social security and other taxes	4,629	4,666
Director loan accounts	4,854,520	7,044,087
Other creditors	4,379,769	7,079,770
	<u>11,606,007</u>	<u>15,728,317</u>

16. Provisions

	Deferred tax (note 17)
	£
At 1st January 2017	1,108,394
Charge against provision	(1,108,394)
At 31st December 2017	<u>–</u>

17. Deferred tax

The deferred tax included in the statement of financial position is as follows:

	2017	2016
	£	£
Included in provisions (note 16)	–	1,108,394

The deferred tax account consists of the tax effect of timing differences in respect of:

	2017	2016
	£	£
Fair value adjustment of financial assets	–	1,108,394

Boulton Finance Limited

Notes to the Financial Statements (continued)

Year ended 31st December 2017

18. Financial instruments

The carrying amount for each category of financial instrument is as follows:

	2017 £	2016 £
Financial assets that are debt instruments measured at amortised cost		
Financial assets that are debt instruments measured at amortised cost	<u>96,703,903</u>	<u>86,199,431</u>
Financial liabilities measured at amortised cost		
Financial liabilities measured at amortised cost	<u>10,807,161</u>	<u>15,383,986</u>

Financial assets measured at amortised cost comprise loans to related and other parties.

Financial liabilities measured at amortised cost comprise loans to related parties that are repayable on demand.

19. Called up share capital

Issued, called up and fully paid

	2017		2016	
	No.	£	No.	£
Ordinary shares of £0.01 each	<u>10,100,000</u>	<u>101,000</u>	<u>10,100,000</u>	<u>101,000</u>

20. Reserves

The profit and loss account reserve includes accumulated retained profits and losses.

21. Directors' advances, credits and guarantees

During the year the directors entered into the following advances and credits with the company:

	2017			
	Balance brought forward	Advances/ (credits) to the directors	Amounts repaid	Balance outstanding
	£	£	£	£
C.E. Boulton Brooks	<u>(7,044,087)</u>	<u>3,314,567</u>	<u>(1,125,000)</u>	<u>(4,854,520)</u>
	2016			
	Balance brought forward	Advances/ (credits) to the directors	Amounts repaid	Balance outstanding
	£	£	£	£
C.E. Boulton Brooks	<u>(7,526,300)</u>	<u>482,213</u>	<u>—</u>	<u>(7,044,087)</u>

Boulton Finance Limited

Notes to the Financial Statements (continued)

Year ended 31st December 2017

22. Related party transactions

During the year the company entered into the following transactions with related parties:

	Transaction value		Balance owed by/(owed to)	
	2017	2016	2017	2016
	£	£	£	£
Boulton Estates Limited	(19,273,451)	(8,556,198)	38,310,187	57,583,638
Boulton Brooks (Hatton Wall) Limited	(2,481,759)	934,321	2,565,192	5,046,951
Boulton Trading Company Limited	27,256	(75,810)	696,267	669,011
Boulton Brooks (Reading) Limited	991,817	2,090,263	5,406,775	4,414,958
Boulton Brooks (Orsman) Limited	3,694,728	2,377,213	9,315,515	5,620,777
Boulton Brooks (79 Mosley Street) Limited	440,872	431,648	6,201,616	5,760,744
Boulton Brooks (67-75 Moseley Street) Limited	674,717	(6,435,525)	2,754,738	2,080,021
Boulton Brooks (Clarendon Road) Limited	2,644,610	2,441,462	5,086,072	2,441,462
Boulton Finance (Shelf 1) Limited	(312,023)	(829,968)	(1,572,152)	(1,260,129)
Boulton Properties Limited	5,362,656	673,580	6,036,236	–
Retail Growth LLP	–	–	(4,342,253)	(4,342,253)
Boulton Brooks (Greyfriars) Limited	2,639,369	–	2,639,369	–
L.F.Boulton Brooks	890,670	–	890,670	–
Boulton Estates (No.1) Limited	16,775,486	–	16,775,486	–

Transaction values referred to above represent net payments and receipts and where appropriate capitalised interest.

Interest was charged on loan due the company at rates between 3-5% per annum. The total amount of interest received included within turnover was £3,850,729(2016:£3,156,181).

Included within investment income is profit shares from Limited Liability Partnerships - £69,181(2016:£369,713).

The director C.E.Boulton Brooks was interested in the above mentioned entities.

23. Controlling party

The ultimate controlling party was C.E.Boulton-Brooks and his family.