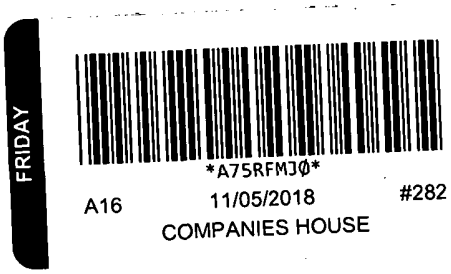
Company Registration No. 04818523 (England and Wales)

CMS DEVELOPMENTS LIMITED

UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 JANUARY 2018

PAGES FOR FILING WITH REGISTRAR



Company Registration No. 04818523

CMS DEVELOPMENTS LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 JANUARY 2018

	Notes	2018 £	2018 £	2017 £	2017 £
Fixed assets					
Tangible assets	6		20,289		391
Investment properties	5		6,166,794		6,333,864
Investments	7		-		220,000
			6,187,083		6,554,255
Current assets					
Stocks		1,700,543		1,666,256	
Debtors	8	1,618,207		245,200	
Cash at bank and in hand		833,182		119,744	
		4,151,932		2,031,200	
Creditors: amounts falling due within one year	9	(734,587)		(683,653)	
Net current assets			3,417,345		1,347,547
Total assets less current liabilities			9,604,428		7,901,802
Creditors: amounts falling due after more than one year	10		(8,373,166)		(7,326,066)
Provisions for liabilities	11		(219,350)		(205,471)
Net assets			1,011,912		370,265
Capital and reserves					
Called up share capital			200		200
Other reserves			1,630,965		1,630,965
Profit and loss reserves			(619,253)		(1,260,900)
Total equity			1,011,912		370,265

CMS DEVELOPMENTS LIMITED

STATEMENT OF FINANCIAL POSITION (CONTINUED)

AS AT 31 JANUARY 2018

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 31 January 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors and authorised for issue on 09 May 2018 and are signed on its behalf by:

P A Buckles
Director

CMS DEVELOPMENTS LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 JANUARY 2018

	Notes	Share capital	Other reserves	Profit and loss reserves	Total
		£	£	£	£
Balance at 1 February 2016		200	929,206	(1,368,041)	(438,635)
Year ended 31 January 2017:					
Profit and total comprehensive income for the year		-	-	916,000	916,000
Dividends	4	-	-	(107,100)	(107,100)
Transfers		-	701,759	(701,759)	-
Balance at 31 January 2017		200	1,630,965	(1,260,900)	370,265
Year ended 31 January 2018:					
Profit and total comprehensive income for the year		-	-	794,547	794,547
Dividends	4	-	-	(152,900)	(152,900)
Balance at 31 January 2018		200	1,630,965	(619,253)	1,011,912

1 Accounting policies

Company information

CMS Developments Limited is a private company limited by shares and is registered and incorporated in England and Wales. The registered office is Unit 6 Penn Street Works, Penn Street, Amersham, Buckinghamshire, HP7 0PX.

Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

Turnover

Turnover shown in the account represents both sales of developments and developers fees, exclusive of Value Added Tax . Sales of developments are recognised on the signing of contracts, developers fees are recognised as the contract progresses.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that are recoverable.

Tangible fixed assets

Tangible fixed assets are measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures, fittings and equipment	25% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the income statement.

Fixed asset investments

Interests in subsidiaries are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

1 **Accounting policies (Continued)**

Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Work in progress

Work in progress is valued on the basis of direct costs. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of work in progress.

Cash and cash equivalents

Cash and cash equivalents are basic financial instruments and include cash in hand.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include trade and other debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the financial asset is measured at the present value of the future receipts discounted at a market rate of interest.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including trade and other creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Equity instruments

Equity instruments issued by the company are recorded at the fair value of proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1 Accounting policies (Continued)

Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability simultaneously.

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting period.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 4 (2017 - 4).

3 Taxation

	2018	2017
	£	£
Current tax		
UK corporation tax on profits for the current period	160,954	93,501
Deferred tax		
Origination and reversal of timing differences	13,879	128,057
Total tax charge	174,833	221,558

4 Dividends

	2018	2017
	£	£
Interim paid	152,900	107,100

5 Investment property

	2018
	£
Fair value	
At 1 February 2017	6,333,864
Additions	23,288
Revaluations	(190,358)
At 31 January 2018	6,166,794

Investment property comprises that of commercial property. The fair value of the investment property has been arrived at on the basis of a valuation carried out by the directors. The valuation was made on an open market value basis by reference to rental yields.

6 Tangible fixed assets

	Fixtures, fittings and equipment
	£
Cost	
At 1 February 2017	19,494
Additions	22,305
Disposals	(17,713)
At 31 January 2018	24,086
Depreciation and impairment	
At 1 February 2017	19,103
Depreciation charged in the year	2,407
Eliminated in respect of disposals	(17,713)
At 31 January 2018	3,797
Carrying amount	
At 31 January 2018	20,289
At 31 January 2017	391

7 Fixed asset investments

	2018	2017
	£	£
Investments	-	220,000

Movements in fixed asset investments

	Investments other than loans
	£
Cost or valuation	
At 1 February 2017	220,000
Disposals	(220,000)
At 31 January 2018	-
Carrying amount	
At 31 January 2018	-
At 31 January 2017	220,000

8 Debtors

	2018	2017
Amounts falling due within one year:	£	£
Trade debtors	140,979	64,233
Other debtors	1,477,228	180,967
	1,618,207	245,200

9 Creditors: amounts falling due within one year

	2018	2017
	£	£
Bank loans and overdrafts	176,000	213,000
Trade creditors	196,794	207,022
Corporation tax	160,954	93,501
Other taxation and social security	41,901	37,797
Other creditors	158,938	132,333
	734,587	683,653

The bank loan and overdraft is secured by an unlimited cross guarantee with a company under common control, and by way of a fixed and floating charge over the assets of the company.

10 Creditors: amounts falling due after more than one year

	2018	2017
	£	£
Bank loans and overdrafts	1,503,825	2,122,825
Other creditors	6,869,341	5,203,241
	8,373,166	7,326,066

The bank loan and overdraft is secured by an unlimited cross guarantee with a company under common control, and by way of a fixed and floating charge over the assets of the company.

11 Provisions for liabilities

		2018	2017
		£	£
Deferred tax liabilities	12	219,350	205,471

12 Deferred taxation

The major deferred tax liabilities and assets recognised by the company are:

Balances:	Liabilities 2018 £	Liabilities 2017 £
Accelerated capital allowances	219,350	205,471

Movements in the year:	2018 £
Liability at 1 February 2017	205,471
Charge to profit or loss	13,879
Liability at 31 January 2018	219,350

13 Financial commitments, guarantees and contingent liabilities

The company has issued an unlimited cross guarantee for all liabilities of a company under common control, in favour of Allied Irish Bank (GB). The total value of the contingent liability at 31 January 2018 was £2,000,000 (2017 - £4,000,000).