

**Company registration number: 00091818**

**Thirsk Farmers Auction Mart Company Limited**

**Filleted financial statements**

**30 June 2019**



# **Thirsk Farmers Auction Mart Company Limited**

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## **Thirsk Farmers Auction Mart Company Limited**

### **Directors and other information**

<b>Directors</b>	Mr J I Woodhead Mr A Armstrong Mr R L Cordingley Mr J T Garside
<b>Secretary</b>	M T Stephenson BSc (Hons) MRICS
<b>Company number</b>	00091818
<b>Registered office</b>	Thirsk Rural Business Centre Blakey Lane Thirsk North Yorkshire YO7 3AB
<b>Auditor</b>	The Barker Partnership 17 Central Buildings Market Place Thirsk North Yorkshire YO7 1HD
<b>Bankers</b>	Lloyds Bank plc 39 Market Place Thirsk North Yorkshire YO7 1HB  Barclays Bank plc 7 Market Place East Ripon North Yorkshire HG4 1PB
<b>Solicitors</b>	Harrowells Solicitors 17 Finkle Street Thirsk North Yorkshire YO7 1DA

**Thirsk Farmers Auction Mart Company Limited**

**Directors responsibilities statement  
Year ended 30 June 2019**

The directors are responsible for preparing the 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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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.

**Thirsk Farmers Auction Mart Company Limited**

**Balance sheet  
30 June 2019**

	Note	2019 £	£	2018 £	£
<b>Fixed assets</b>					
Intangible assets	5	2,250		2,500	
Tangible assets	6	5,512,835		5,470,306	
			5,515,085		5,472,806
<b>Current assets</b>					
Stocks		2,600		2,600	
Debtors	7	1,418,003		1,452,061	
Cash at bank and in hand		529,321		544,931	
		1,949,924		1,999,592	
<b>Creditors: amounts falling due within one year</b>	8	(3,625,698)		(3,527,061)	
<b>Net current liabilities</b>			(1,675,774)		(1,527,469)
<b>Total assets less current liabilities</b>			3,839,311		3,945,337
<b>Creditors: amounts falling due after more than one year</b>	9		(1,689,686)		(1,763,155)
<b>Provisions for liabilities</b>			(24,060)		(24,060)
<b>Accruals and deferred income</b>			(116,456)		(113,525)
<b>Net assets</b>			2,009,109		2,044,597
<b>Capital and reserves</b>					
Called up share capital			24,000		24,000
Share premium account			62		62
Profit and loss account			1,985,047		2,020,535
<b>Shareholders funds</b>			2,009,109		2,044,597

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the Profit and loss account has not been delivered.

**The notes on pages 6 to 11 form part of these financial statements.**

**Thirsk Farmers Auction Mart Company Limited**

**Balance sheet (continued)**  
**30 June 2019**

These financial statements were approved by the board of directors and authorised for issue on 10 October 2019, and are signed on behalf of the board by:

Mr J I Woodhead  
Director

A handwritten signature in black ink, appearing to read 'J Woodhead', written over a horizontal line.

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**The notes on pages 6 to 11 form part of these financial statements.**

**Thirsk Farmers Auction Mart Company Limited**

**Statement of changes in equity  
Year ended 30 June 2019**

	Called up share capital £	Share premium account £	Profit and loss account £	<b>Total</b> £
<b>At 1 July 2017</b>	24,000	62	2,178,965	2,203,027
Loss for the year			(146,430)	(146,430)
<b>Total comprehensive income for the year</b>	-	-	(146,430)	(146,430)
Dividends paid and payable			(12,000)	(12,000)
<b>Total investments by and distributions to owners</b>	-	-	(12,000)	(12,000)
<b>At 30 June 2018 and 1 July 2018</b>	24,000	62	2,020,535	2,044,597
Loss for the year			(23,488)	(23,488)
<b>Total comprehensive income for the year</b>	-	-	(23,488)	(23,488)
Dividends paid and payable			(12,000)	(12,000)
<b>Total investments by and distributions to owners</b>	-	-	(12,000)	(12,000)
<b>At 30 June 2019</b>	<u>24,000</u>	<u>62</u>	<u>1,985,047</u>	<u>2,009,109</u>

## **Thirsk Farmers Auction Mart Company Limited**

### **Notes to the financial statements Year ended 30 June 2019**

#### **1. General information**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Thirsk Rural Business Centre, Blakey Lane, Thirsk, North Yorkshire, YO7 3AB.

The activities of the company continue to be that of a livestock auction mart deriving income from commission charged on the vendors of livestock, furniture and machinery etc. Commissions earned on property sales and lettings, fees for valuation and surveying of property are dealt with by the trading arm known as Joplings.

#### **2. Statement of compliance**

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and 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 investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

##### **Turnover**

Commission and fees earned derive from the amount of commission charged on the vendors of livestock and other goods at the auction mart. Commissions and fees earned from the Joplings Estate Agencies derive from property sales, fees for the valuation of property, and lettings management. All are stated net of value added tax. Commission and fees earned are included in the accounting period during which the associated sale took place.

##### **Taxation**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period.

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.

##### **Operating leases**

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

##### **Intangible assets**

Intangible assets are initially recorded at cost, and are subsequently stated as cost less any accumulated amortisation and impairment losses.



## **Thirsk Farmers Auction Mart Company Limited**

### **Notes to the financial statements (continued)** **Year ended 30 June 2019**

#### **Amortisation**

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

Toll rights	- 5%	straight line
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If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

#### **Tangible assets**

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

#### **Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	- 1%	straight line
Plant and machinery	- 6.67%	straight line
Office equipment	- 20%	straight line
Motor vehicles	- 20%	straight line

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

#### **Investment property**

Investment properties are included in the balance sheet at their open market value at the balance sheet date, on the basis of an annual valuation. In accordance with FRS102 section 16, no depreciation is provided in respect of freehold investment properties. This treatment is a departure from the requirements of the Companies Act 2006 concerning depreciation of fixed assets. The directors consider that, as these properties are held for long term investment and not their consumption, systematic annual depreciation would be inappropriate. The accounting policy adopted is, therefore, necessary for the accounts to give a true and fair view. If this departure from the Act had not been made, the loss for the financial year would have been increased by further depreciation. However, depreciation is only one of many factors reflected in the annual valuation, and the amount which might otherwise have been shown cannot be separately identified or quantified.

#### **Impairment**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

## **Thirsk Farmers Auction Mart Company Limited**

### **Notes to the financial statements (continued) Year ended 30 June 2019**

#### **Stocks**

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stocks to their present location and condition.

#### **Government grants**

Grants are recognised at fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the company will comply with the conditions attaching to them and the grants will be received.

Grants towards capital expenditure are released to the profit and loss account over the expected useful life of the assets. Grants towards revenue expenditure are released to the profit and loss account as the related expenditure is incurred.

#### **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 Balance sheet 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 in finance costs in profit or loss in the period it arises.

#### **Financial instruments**

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

#### **Defined contribution plans**

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

#### **4. Employee numbers**

The average number of persons employed by the company during the year amounted to 38 (2018: 41).

**Thirsk Farmers Auction Mart Company Limited**

**Notes to the financial statements (continued)**  
**Year ended 30 June 2019**

**5. Intangible assets**

	Other intangible assets £	<b>Total</b>  £
<b>Cost</b>		
At 1 July 2018 and 30 June 2019	5,000	5,000
<b>Amortisation</b>		
At 1 July 2018	2,500	2,500
Charge for the year	250	250
<b>At 30 June 2019</b>	2,750	2,750
<b>Carrying amount</b>		
At 30 June 2019	2,250	2,250
At 30 June 2018	2,500	2,500

**6. Tangible assets**

	Freehold property £	Investment properties £	Plant and machinery £	Fixtures, fittings and equipment £	Motor vehicles £	<b>Total</b>  £
<b>Cost</b>						
At 1 July 2018	5,167,926	375,000	2,148,826	217,734	1,750	7,911,236
Additions	205,153	-	37,431	7,520	-	250,104
<b>At 30 June 2019</b>	5,373,079	375,000	2,186,257	225,254	1,750	8,161,340
<b>Depreciation</b>						
At 1 July 2018	578,671	-	1,656,754	203,755	1,750	2,440,930
Charge for the year	53,305	-	145,271	8,999	-	207,575
<b>At 30 June 2019</b>	631,976	-	1,802,025	212,754	1,750	2,648,505
<b>Carrying amount</b>						
At 30 June 2019	4,741,103	375,000	384,232	12,500	-	5,512,835
At 30 June 2018	4,589,255	375,000	492,072	13,979	-	5,470,306

**Investment property**

The investment properties were revalued on 30 June 2014 by Chris Clubley & Co, Chartered Surveyors of Market Weighton, York on an open market existing use basis.

The directors are of the opinion that there has been no material change in value since this date.

**Thirsk Farmers Auction Mart Company Limited**

**Notes to the financial statements (continued)**  
**Year ended 30 June 2019**

**7. Debtors**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Trade debtors	1,330,783	1,353,662
Other debtors	87,220	98,399
	<u>1,418,003</u>	<u>1,452,061</u>

**8. Creditors: amounts falling due within one year**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	2,677,737	2,731,558
Trade creditors	132,442	124,968
Social security and other taxes	63,320	70,085
Other creditors	752,199	600,450
	<u>3,625,698</u>	<u>3,527,061</u>

The bank loan and the bank overdrafts are secured on the assets of the company.

Other creditors includes £462,386 (2018 - £474,871) relating to the client account bank balances of Joplings Property Consultants.

**9. Creditors: amounts falling due after more than one year**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	489,686	563,155
Other creditors	1,200,000	1,200,000
	<u>1,689,686</u>	<u>1,763,155</u>

The bank loans comprise two loans, one totalling £562,201 (2018 - 634,414), which bears interest at 1% over the Bank of England base rate and which is to be repaid by September 2026. The other, totalling £228,677 (2018 - £230,428) is due for repayment in April 2019. Both bank loans are secured on the assets of the company.

**10. Summary audit opinion**

The auditor's report for the year dated 10 October 2019 was unqualified.

The senior statutory auditor was William Pearson FCA FCCA, for and on behalf of The Barker Partnership.

**Thirsk Farmers Auction Mart Company Limited**

**Notes to the financial statements (continued)**  
**Year ended 30 June 2019**

**11. Related party transactions**

A director and shareholder of the company has provided the company with interest free loans with no fixed repayment dates. The amount included in creditors due within one year is £240,085 (2018 - £109,572) and due in more than one year is £900,000 (2018 - £900,000).

The company's bank loan is partially secured on freehold property owned by a director.