

COMPANY REGISTRATION NUMBER: 340688

Frincon (Colchester) Limited
Filleted Financial Statements
For the Year Ended
31 March 2022

Frincon (Colchester) Limited

Statement of Financial Position

31 March 2022

		2022	2021
	Note	£	£
Fixed Assets			
Tangible assets	5	17,051,350	17,000,000
Current Assets			
Debtors	6	1,821,747	924,321
Cash at bank and in hand		524,177	552,787
		2,345,924	1,477,108
Creditors: amounts falling due within one year	7	636,297	513,519
Net Current Assets		1,709,627	963,589
Total Assets Less Current Liabilities		18,760,977	17,963,589
Provisions			
Taxation including deferred tax		533,127	353,460
Net Assets		18,227,850	17,610,129
Capital and Reserves			
Called up share capital	8	5,050	5,050
Non distributable reserve		4,919,315	5,075,732
Other reserves		(24,004)	(24,004)
Profit and loss account		13,327,489	12,553,351
Shareholders Funds		18,227,850	17,610,129

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 Section 1A of 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 statement of comprehensive income has not been delivered.

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.

Frincon (Colchester) Limited
Statement of Financial Position *(continued)*

31 March 2022

These financial statements were approved by the board of directors and authorised for issue on 15 December 2022 ,
and are signed on behalf of the board by:

R W Raymond

Director

R C Raymond

Director

Company registration number: 340688

Frincon (Colchester) Limited

Notes to the Financial Statements

Year Ended 31st March 2022

1. General Information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 3 The Cedars, Apex 12, Old Ipswich Road, Colchester, Essex, CO7 7QR.

2. Statement of Compliance

These financial statements have been prepared in compliance with Section 1A of 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 investment properties measured at fair value through profit or loss.

Operating Lease Income

Income from operating leases is invoiced quarterly in advance.

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. Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year relate to the market values attributed to investment properties.

Revenue Recognition

The turnover shown in the profit and loss account represents rents invoiced during the year, exclusive of Value Added Tax and is recognised over the period to which it relates.

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.

Tangible Assets

Tangible assets comprise investment properties only which are included on the balance sheet at fair value. The value of these properties is reviewed annually by the directors. The basis of the valuation is the expected rent yield. Any increase in the carrying value of the properties is recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold. The net gain after deferred taxation is transferred to a non-distributable fair value reserve.

Impairment of Fixed Assets

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. For the purposes of impairment testing, 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.

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. 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. For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics. 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.

4. Staff Costs

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

	2022	2021
	No.	No.
Management staff	2	2
	----	----

All employees are paid through the parent company. During the year there were 2 (2021 2) directors working for the company.

5. Tangible Assets

	Investment properties £
Valuation	
At 1st April 2021	17,000,000
Additions	51,350

At 31st March 2022	17,051,350

Depreciation	
At 1st April 2021 and 31st March 2022	—

Carrying amount	
At 31st March 2022	17,051,350

At 31st March 2021	17,000,000

6. Debtors

	2022	2021
	£	£
Trade debtors	—	18,979
Amounts owed by group undertakings	1,814,572	901,096
Other debtors	7,175	4,246
	<u>1,821,747</u>	<u>924,321</u>

7. Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	397,584	273,709
Corporation tax	170,918	177,488
Social security and other taxes	59,456	50,430
Other creditors	8,339	11,892
	<u>636,297</u>	<u>513,519</u>

Included in trade creditors is £232,336 (2021: £191,977) for a sinking fund established by the company so that tenants can set aside funds for future major repairs. The fund is operated in accordance with RICS rules and the liability for future costs lies with the tenants. Funds received are held in a separate bank account which is included on the company balance sheet.

8. Called Up Share Capital

Authorised share capital

	2022		2021	
	No.	£	No.	£
Ordinary shares of £ 0.01 each	5,000	50	5,000	50
Deferred shares of £ 1 each	5,000	5,000	5,000	5,000
	<u>10,000</u>	<u>5,050</u>	<u>10,000</u>	<u>5,050</u>

Issued, called up and fully paid

	2022		2021	
	No.	£	No.	£
Ordinary shares of £ 0.01 each	5,000	50	5,000	50
Deferred shares of £ 1 each	5,000	5,000	5,000	5,000
	-----	-----	-----	-----
	10,000	5,050	10,000	5,050
	-----	-----	-----	-----

9. Operating Lease Commitment

These minimum operating lease commitments payable are £64,800 per annum on a 99 year lease of which 80 years (2021: 81 years) were outstanding.

10. Summary Audit Opinion

The auditor's report for the year dated 19 December 2022 was unqualified .

The senior statutory auditor was Michael Tyler FCA , for and on behalf of Peyton Tyler Mears .

11. Related Party Transactions

During the year the company loan to its parent company increased by £913,476. The loan is interest free and at the year end the outstanding balance owed by the parent company was £1,814,572 as shown in debtors due within one year.

12. Controlling Party

The ultimate parent company is NEEB Holdings Ltd, a company incorporated in England. The registered address of the parent company is: 3 The Cedars, Apex 12 Old Ipswich Road Ardleigh Colchester CO7 7QR

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.