

Company Registration No. 00384508

**A & J Mucklow & Co Limited**

**Unaudited Annual Report and Financial  
Statements**

**For the year ended 31 March 2022**



## **A & J Mucklow & Co Limited**

### **Unaudited annual report and financial statements for the year ended 31 March 2022**

<b>Contents</b>	<b>Page</b>
Company information	1
Directors' report	2
Directors' responsibilities statement	3
Profit and loss account	4
Balance sheet	5
Statement of changes in equity	6
Notes to the financial statements	7

## **A & J Mucklow & Co Limited**

### **Unaudited annual report and financial statements for the year ended 31 March 2022**

#### **Company information**

##### **Directors**

Martin McGann  
Andrew Jones  
Valentine Beresford  
Mark Stirling

##### **Company Secretary**

Jadzia Duzniak

##### **Registered Office**

1 Curzon Street  
London  
W1J 5HB

## **A & J Mucklow & Co Limited**

### **Directors' report**

The directors present their report with the unaudited financial statements for the year ended 31 March 2022.

#### **Small companies note**

The Company qualifies as a small company under section 382 of the Companies Act 2006 and accordingly has not produced a Strategic report. In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

#### **Business review and principal activities**

The principal activity of the Company is property development. The directors do not anticipate any significant change in the principal activity in the foreseeable future.

The Company owns development land and currently receives wayleaves, grazing land rental and sundry income.

The Company is a wholly owned subsidiary of LondonMetric Property Plc and part of the LondonMetric Property Plc group ("the Group").

#### **Going concern**

The accounts have been prepared on a going concern basis. The Company is in a net current and net assets position. On the basis of their assessment of the Company's financial position the Company's directors have a reasonable expectation that the Company will be able to continue as a going concern and they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

#### **Results and dividends**

The results for the Company show a pre-tax profit of £57,078 (2020/21: profit £56,173). Dividends of £40,000 were paid during the year (2020/21: £2,816,629). The Company has net assets of £264,626 (2020/21: £247,548) and amounts owing from group companies of £132,154 (2020/21: £80,896).

#### **Directors**

The present directors of the Company all of whom served throughout the year and subsequently, unless otherwise stated, are as shown on page 1.

None of the directors have a service agreement with the Company and they are not entitled to any compensation on termination of appointment or sale of the Company by the Group.

The Group has arranged insurance cover in respect of legal action against its directors, which include the directors of the Company.

#### **Audit exemption taken for the year ended 31 March 2022**

The Company is exempt from the requirements of the Companies Act 2006 relating to the audit of individual accounts by virtue of Section 479A of the Act, as disclosed on pages 190 to 191 of LondonMetric Property Plc Annual Report and Accounts 2022. The ultimate holding company and controlling party is LondonMetric Property Plc.

On behalf of the Board



**Martin McGann**  
Director

19 July 2022

## **A & J Mucklow & Co Limited**

### **Directors' responsibilities statement**

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

Company law requires the directors to prepare financial statements for each financial period. 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), including FRS 101 'Reduced Disclosure Framework'. 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 of the profit or loss for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements 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.

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.

## A & J Mucklow & Co Limited

### Profit and loss account Year ended 31 March 2022

	Notes	Year ended 31 March 2022 £	Year ended 31 March 2021 £
Gross rental income		17,436	12,095
Property operating expenses		(4,733)	(2,536)
<b>Net rental income</b>		<b>12,703</b>	<b>9,559</b>
Administration expenses	2	-	-
<b>Operating profit</b>		<b>12,703</b>	<b>9,559</b>
Finance income	3	44,375	46,614
<b>Profit before tax</b>		<b>57,078</b>	<b>56,173</b>
Tax	4	-	-
<b>Profit after tax</b>		<b>57,078</b>	<b>56,173</b>

All activities during the current and prior year are derived from continuing operations.

There are no other items of comprehensive income or expense in the current or prior year and therefore no statement of comprehensive income is shown.

The notes on pages 7 to 12 form part of these financial statements.

## A & J Mucklow & Co Limited

### Balance sheet As at 31 March 2022

	Notes	31 March 2022 £	31 March 2021 £
<b>Non-current assets</b>			
Non current trade and other receivables	5	51,200	86,875
<b>Total non-current assets</b>		<b>51,200</b>	<b>86,875</b>
<b>Current assets</b>			
Trading property	6	81,557	81,557
Trade and other receivables	7	132,421	80,896
<b>Total current assets</b>		<b>213,978</b>	<b>162,453</b>
<b>Total assets</b>		<b>265,178</b>	<b>249,328</b>
<b>Current liabilities</b>			
Trade and other payables	8	(552)	(1,780)
<b>Total current liabilities</b>		<b>(552)</b>	<b>(1,780)</b>
<b>Total assets less current liabilities</b>		<b>264,626</b>	<b>247,548</b>
<b>Total liabilities</b>		<b>(552)</b>	<b>(1,780)</b>
<b>Net assets</b>		<b>264,626</b>	<b>247,548</b>
<b>Equity</b>			
Share capital	10	212,160	212,160
Retained earnings		52,466	35,388
<b>Total equity</b>		<b>264,626</b>	<b>247,548</b>

For the financial year ending 31 March 2022 the Company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

Directors' 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 of the Companies Act 2006; and

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

The financial statements of A & J Mucklow & Co Limited (registered number 00384508) were approved by the Board of Directors and authorised for issue on 19 July 2022 and signed on its behalf by:



**Martin McGann**  
Director

The notes on pages 7 to 12 form part of these financial statements.

## A & J Mucklow & Co Limited

### Statement of changes in equity Year ended 31 March 2022

	Share capital £	Retained earnings £	Total equity £
At 1 April 2021	212,160	35,388	247,548
Profit for the year	-	57,078	57,078
Dividends paid	-	(40,000)	(40,000)
<b>At 31 March 2022</b>	<b>212,160</b>	<b>52,466</b>	<b>264,626</b>

### Year ended 31 March 2021

	Share capital £	Retained earnings £	Total equity £
At 1 April 2020	212,160	2,795,844	3,008,004
Profit for the year	-	56,173	56,173
Dividends paid	-	(2,816,629)	(2,816,629)
<b>At 31 March 2021</b>	<b>212,160</b>	<b>35,388</b>	<b>247,548</b>

The notes on pages 7 to 12 form part of these financial statements.



## **A & J Mucklow & Co Limited**

### **Notes to the financial statements Year ended 31 March 2022**

#### **1. Significant accounting policies**

##### **a) General information**

A & J Mucklow & Co Limited is a private limited company incorporated in England under the Companies Act. The address of the registered office is given on page 1. The nature of the Company's operations and its principal activities are set out in the business review on page 2.

##### **b) Statement of compliance**

The Company meets the definition of a qualifying entity under FRS 100 (Financial Reporting Standard 100) issued by the Financial Reporting Council. The financial statements have been prepared in accordance with FRS 101 (Financial Reporting Standard 101) 'Reduced Disclosure Framework' as issued by the Financial Reporting Council.

As permitted by FRS 101, the Company has taken advantage of the disclosure exemptions available under that standard in relation to presentation of a cash flow statement, financial instruments, standards not yet effective, impairment of assets and related party transactions.

Where relevant, equivalent disclosures have been given in the group accounts of LondonMetric Property Plc. The group accounts of LondonMetric Property Plc are available to the public and can be obtained as set out in note 11.

##### **c) Going concern**

The financial statements have been prepared on a going concern basis. This is discussed further in the Directors' report on page 2.

##### **d) Basis of preparation**

The functional and presentational currency of the Company is sterling. The financial statements are prepared on the historical cost basis.

The accounting policies have been applied consistently in all material respects.

##### **Significant accounting estimates and judgements**

The preparation of financial statements in conformity with FRS101 requires directors to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period. If the revision affects both current and future periods, the change is recognised over those periods.

##### **e) Trading property**

Trading properties held for resale are stated at the lower of cost and net realisable value.

##### **f) Cost of properties**

Costs associated with properties under the course of development include total development outgoings, including interest, attributable to properties held for development is added to the cost of such properties. A property is regarded as being in the course of development until practical completion.

## **A & J Mucklow & Co Limited**

### **Notes to the financial statements Year ended 31 March 2022**

#### **1. Significant accounting policies (continued)**

##### **g) Net rental income**

Rental income from property leased out under an operating lease is recognised in profit or loss on a straight line basis over the lease term.

Contingent rents, such as turnover rents, rent reviews and indexation, are recorded as income in the periods in which they are earned. Rent reviews are recognised when such reviews have been agreed with tenants.

Surrender premiums receivable are recognised on completion of the surrender.

Where a rent free period is included in a lease, the rental income foregone is allocated evenly over the period from the date of lease commencement to the earlier of the first break option or the lease termination date. Lease incentives and costs associated with entering into tenant leases are amortised over the period from the date of lease commencement to the earlier of the first break option or the lease termination date.

Property operating expenses are expensed as incurred and any property operating expenditure not recovered from tenants through service charges is charged to the profit and loss account.

##### **h) Profit and loss on sale of trading properties**

Profits and losses on sales of trading properties are calculated by reference to the carrying value at the previous period end, adjusted for subsequent capital expenditure.

The Company recognises property transactions at the point of completion of contracts.

##### **i) Financial assets and financial liabilities**

Financial assets and financial liabilities are recognised in the balance sheet when the Company becomes a party to the contractual terms of the instrument.

##### **Financial instruments under IFRS 9**

##### **i) Trade receivables**

Trade receivables are initially recognised at their transaction price and subsequently carried at amortised cost as the Company's business model is to collect the contractual cash flows due from tenants. An impairment provision is created based on lifetime expected credit losses, which reflect the Company's historical credit loss experience and an assessment of current and forecast economic conditions at the reporting date.

##### **ii) Mortgage receivables**

Mortgage receivables held by the Company are classified as being available-for-sale and are stated at fair value. Fair value is determined in the manner described in note 5. Gains and losses arising from changes in fair value are recognised directly in equity in the investments revaluation reserve with the exception of impairment losses, which are recognised directly in the profit and loss account and other comprehensive income.

##### **iii) Trade payables**

Trade payables and other payables are initially measured at fair value, net of transaction costs and subsequently measured at amortised cost using the effective interest method.

## A & J Mucklow & Co Limited

### Notes to the financial statements Year ended 31 March 2022

#### 1. Significant accounting policies (continued)

##### j) Finance costs and income

Net finance costs include interest payable on borrowings, net of interest capitalised and finance costs amortised.

Interest is capitalised if it is directly attributable to the acquisition, construction or redevelopment of development properties from the start of the development work until practical completion of the property. Capitalised interest is calculated with reference to the actual interest rate payable on specific borrowings for the purposes of development or, for that part of the borrowings financed out of general funds, with reference to the parent group's weighted average cost of borrowings.

Finance income includes interest receivable on funds invested at the effective rate and notional interest receivable on forward funded developments at the contractual rate.

##### k) Tax

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted or substantively enacted at the balance sheet date, together with any adjustment in respect of previous periods to the extent applicable applicable.

##### l) dividends

Dividends on equity shares are recognised when they become legally payable.

#### 2. Administration expenses

*There were no employees directly employed by the Company during the current or prior year.*

##### Directors' remuneration

The directors received no remuneration in respect of their services to the Company during the current or prior year. Messrs Jones and McGann are also directors of LondonMetric Property Plc, the Company's ultimate holding company, and their remuneration is disclosed in the financial statements of that company.

#### 3. Finance income

	Year ended 31 March 2022 £	Year ended 31 March 2021 £
Interest receivable on intercompany loan balance	-	46,614
Other interest receivable	44,375	-
	<u>44,375</u>	<u>46,614</u>

## A & J Mucklow & Co Limited

### Notes to the financial statements Year ended 31 March 2022

#### 4. Tax

	Year ended 31 March 2022 £	Year ended 31 March 2021 £
<b>Current tax</b>		
Current tax on profit for the year	-	-
<b>Total tax on ordinary activities</b>	-	-

#### Factors affecting tax for the year

The tax charge differs from the standard rate of corporation tax in the UK. The differences are explained below:

	Year ended 31 March 2022 £	Year ended 31 March 2021 £
Profit on ordinary activities before tax	57,078	56,173
Tax on profit on ordinary activities at the standard rate of corporation tax in the UK of 19% (2020/21: 19%)	10,845	10,673
Effects of: Group relief	(10,845)	(10,673)
<b>Total tax on ordinary activities</b>	-	-

#### Factors that may affect future tax charges

On 3 March 2021, it was announced that the main rate of corporation tax would increase from 19% to 25% for profits over £250,000 for the financial year beginning 1 April 2023. A small profits rate will also be introduced for companies with profits of £50,000 or less so that they will continue to pay corporation tax at 19%. Companies with profits between £50,000 and £250,000 will pay tax at the main rate reduced by a marginal relief providing a gradual increase in the effective corporation tax rate.

#### 5. Non-current trade and other receivables

	31 March 2022 £	31 March 2021 £
Mortgage receivables	51,200	86,875

The directors consider that the carrying amount of trade and other receivables is their fair value. Fair value is determined by discounting the expected future value of repayments

The mortgages are receivable on the disposal of the secured properties and are classified as available for sale assets carried at fair value in accordance with IFRS 7.

## A & J Mucklow & Co Limited

### Notes to the financial statements Year ended 31 March 2022

#### 6. Trading property

	31 March 2022 £	31 March 2021 £
Land stock	81,557	81,557

#### 7. Trade and other receivables

	31 March 2022 £	31 March 2021 £
Trade receivables	250	-
Amounts owing from Group undertakings	132,154	80,896
VAT recoverable	17	-
	132,421	80,896

All amounts fall due for payment in less than one year.

Trade receivables comprise rental income which is due on contractual days with no credit period. At 31 March 2022 and the prior year end no trade receivables were overdue and considered at risk.

The balance owing from Group undertakings is due from A & J Mucklow Group Limited and may be repaid through the payment of a dividend by the Company within the next 12 months and therefore this debtor has been classified as due within one year.

#### 8. Trade and other payables

	31 March 2022 £	31 March 2021 £
Trade payables	552	1,725
VAT payable	-	55
	552	1,780

Trade payables are interest free and have settlement dates within one year. The directors consider that the carrying amount of trade and other payables approximates their fair value.

#### 9. Amounts owing to Group undertakings

Intercompany loans have no fixed repayment terms and are interest bearing at the LondonMetric Property Plc group's weighted average cost of debt.

## A & J Mucklow & Co Limited

### Notes to the financial statements Year ended 31 March 2022

#### 10. Share capital

	31 March 2022	31 March 2021
<b>Number</b>		
Ordinary shares of £1 each	212,160	212,160
<b>Allotted, called up and fully paid</b>		
Ordinary shares of £1 each	212,160	212,160

The Company has one class of ordinary shares, which carry no right to fixed income.

A dividend of £40,000 (18.85 pence per share) was paid on 30 September 2021.

*In the prior year a dividend of £2,816,629 (£13.28 per share) was paid on 16 September 2020.*

#### 11. Controlling party information

The Company's immediate parent company is A & J Mucklow Group Limited and the ultimate parent company is LondonMetric Property Plc. LondonMetric Property Plc is the parent of the smallest and largest group to prepare consolidated accounts that incorporate the Company. Copies of the consolidated accounts of LondonMetric Property Plc can be obtained from its registered office at 1 Curzon Street, London, W1J 5HB and its website [www.londonmetric.com](http://www.londonmetric.com).