

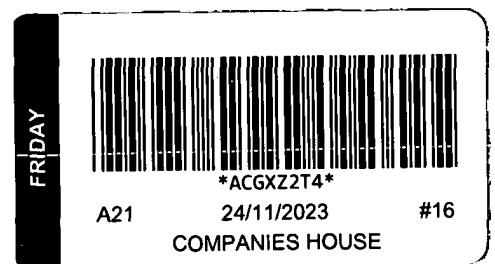
Tangent Estates Limited

Unaudited Financial Statements

Year Ended

31 March 2023

Company Number 00873279



Tangent Estates Limited
Registered number:00873279

Statement of Financial Position
As at 31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	5	1,892,504	2,084,347
Investment property	6	17,566,039	15,220,505
		<u>19,458,543</u>	<u>17,304,852</u>
Current assets			
Stocks		151,575	171,797
Debtors	7	53,106	110,422
Cash at bank and in hand		39,338	60,086
		<u>244,019</u>	<u>342,305</u>
Creditors: amounts falling due within one year	8	(6,722,240)	(4,790,166)
Net current liabilities		<u>(6,478,221)</u>	<u>(4,447,861)</u>
Total assets less current liabilities		<u>12,980,322</u>	<u>12,856,991</u>
Provisions for liabilities			
Deferred tax		(1,517,045)	(1,511,500)
Net assets		<u><u>11,463,277</u></u>	<u><u>11,345,491</u></u>
Capital and reserves			
Called up share capital	10	10,873	10,873
Share premium account		83,757	83,757
Profit and loss account		11,368,647	11,250,861
		<u><u>11,463,277</u></u>	<u><u>11,345,491</u></u>

Tangent Estates Limited
Registered number:00873279

Statement of Financial Position (continued)
As at 31 March 2023

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

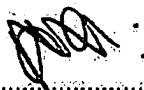
The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:


.....
Michael Green
Director

Date: 21st November 2023

The notes on pages 4 to 10 form part of these financial statements.

Tangent Estates Limited

Statement of Changes in Equity For the Year Ended 31 March 2023

	Called up share capital	Share premium account	Profit and loss account	Total equity
	£	£	£	£
At 1 April 2021	10,873	83,757	12,088,611	12,183,241
Comprehensive income for the year				
Loss for the year	-	-	(837,750)	(837,750)
At 1 April 2022	10,873	83,757	11,250,861	11,345,491
Comprehensive income for the year				
Profit for the year	-	-	117,786	117,786
At 31 March 2023	10,873	83,757	11,368,647	11,463,277

The notes on pages 4 to 10 form part of these financial statements.

Tangent Estates Limited

Notes to the Financial Statements For the Year Ended 31 March 2023

1. General information

The Company is a private company limited by shares, registered in England and Wales. The registered office address is 21 South Street, London, W1K 2XB.

The principal activity of the Company during the year was that of property investment and farming.

These financial statements are presented in Pound Sterling (GBP) and are presented to the nearest pound. They comprise the financial statements of the Company for the year ended 31 March 2023.

The Company has determined that Pound Sterling is its functional currency, as this is the currency of the economic environment in which the Company predominantly operates.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Going concern

The Company has a net current liability position of £6,478,221 (2022: £4,447,861) as at 31 March 2023. Included in current liabilities is an amount of £6,596,658 (2022: £4,704,310) due to Tangent Industries Limited (the immediate parent company), which is payable on demand. The parent company has confirmed that it will not seek repayment of the debt, in full or in part, unless Tangent Estates Limited has sufficient reserves and cash resources to meet its other liabilities as they fall due. Furthermore, the directors have received confirmation from the directors of Tangent Industries Limited that it has the ability and intention to support Tangent Estates Limited for the foreseeable future.

Therefore, the directors have prepared the financial statements on a going concern basis. The financial statements do not include the adjustments, such as impairment of assets, that would result if the Company was unable to continue as a going concern.

2.3 Turnover

Turnover represents income from farming activities and rental income.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Rental income is recognised when the rent is due from tenants on an accrual basis.

Tangent Estates Limited

Notes to the Financial Statements For the Year Ended 31 March 2023

2. Accounting policies (continued)

2.4 Interest income

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

2.5 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.6 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives.

Depreciation is provided on the following basis:

Freehold land and buildings	- between 4% and 20% straight line on buildings
Plant and equipment	- between 15% and 20% straight line
Motor vehicles	- 20% straight line
Fixtures and fittings	- 20% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Changes in Equity.

Tangent Estates Limited

Notes to the Financial Statements For the Year Ended 31 March 2023

2. Accounting policies (continued)

2.7 Investment property

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. Changes in fair value are recognised in profit or loss.

2.8 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). Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

2.9 Stocks

Stocks represents arable and livestock and is carried at an average of deemed cost and the market value.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in the Statement of Comprehensive Income. Reversals of impairment losses are also recognised in the Statement of Comprehensive Income.

2.10 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Tangent Estates Limited

Notes to the Financial Statements For the Year Ended 31 March 2023

2. Accounting policies (continued)

2.11 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the reporting date.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing the financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets, liabilities and disclosure of contingent assets and liabilities. Use of available information and application of judgement are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates.

Due to the simplicity of the Company's transaction streams and year-end financial position, the directors consider there to be no critical judgements, estimates or assumptions in the preparation of these financial statements.

4. Employees

The average monthly number of employees, including directors, during the year was 9 (2022 - 5).

Tangent Estates Limited

Notes to the Financial Statements
For the Year Ended 31 March 2023

5. Tangible fixed assets

	Freehold property £	Plant and machinery £	Motor vehicles £	Fixtures and fittings £	Office equipment £	Total £
Cost or valuation						
At 1 April 2022	2,454,725	439,749	70,785	337,413	6,452	3,309,124
Disposals	(174,040)	-	-	-	-	(174,040)
At 31 March 2023	<u>2,280,685</u>	<u>439,749</u>	<u>70,785</u>	<u>337,413</u>	<u>6,452</u>	<u>3,135,084</u>
Depreciation						
At 1 April 2022	451,475	409,766	70,785	289,416	3,334	1,224,776
Charge for the year	-	15,542	-	972	1,290	17,804
At 31 March 2023	<u>451,475</u>	<u>425,308</u>	<u>70,785</u>	<u>290,388</u>	<u>4,624</u>	<u>1,242,580</u>
Net book value						
At 31 March 2023	<u>1,829,210</u>	<u>14,441</u>	<u>-</u>	<u>47,025</u>	<u>1,828</u>	<u>1,892,504</u>
At 31 March 2022	<u>2,003,250</u>	<u>29,982</u>	<u>-</u>	<u>47,997</u>	<u>3,118</u>	<u>2,084,347</u>

Tangent Estates Limited

Notes to the Financial Statements For the Year Ended 31 March 2023

6. Investment property

	Freehold investment property £
Valuation	
At 1 April 2022	15,220,505
Additions at cost	2,345,534
At 31 March 2023	17,566,039

Investment properties comprise land and buildings, which have been valued at fair value. This value has been based on the directors' assessment of open market value, which is deemed to accurately approximate fair value.

7. Debtors

	2023 £	2022 £
Trade debtors	37,241	95,545
Other debtors	5,782	5,170
Prepayments and accrued income	10,083	9,707
	53,106	110,422

8. Creditors: Amounts falling due within one year

	2023 £	2022 £
Trade creditors	35,362	16,928
Amounts owed to group undertakings	6,596,658	4,704,310
Other creditors	1,515	9,087
Accruals and deferred income	88,705	59,841
	6,722,240	4,790,166

Amounts owed to group undertakings are unsecured, interest free and repayable on demand.

Tangent Estates Limited

Notes to the Financial Statements For the Year Ended 31 March 2023

9. Deferred taxation

	2023 £
At beginning of year	(1,511,500)
Charged to profit or loss	(5,545)
At end of year	<u>(1,517,045)</u>

The provision for deferred taxation is made up as follows:

	2023 £	2022 £
Fixed asset timing differences	(5,544)	-
Accelerated capital allowances	(1,511,501)	(1,511,500)
	<u>(1,517,045)</u>	<u>(1,511,500)</u>

10. Share capital

	2023 £	2022 £
Allotted, called up and fully paid		
103,600 (2022: 103,600) Ordinary shares of £0.005 each	518	518
103,550 (2022: 103,550) Deferred shares of £0.100 each	10,355	10,355
	<u>10,873</u>	<u>10,873</u>

11. Related party transactions

The Company has taken exemption under FRS 102 section 1AC.35 from disclosing transactions with group companies, on the grounds that each company party to the transactions is wholly owned within the group.

During the year, the Company charged £50,000 (2022: £47,500) to Tangent Communications Limited, a company under common control, for the use of the premises and the services provided by the Company.

12. Controlling party

The immediate parent company is Tangent Industries Limited, a company registered in England and Wales. The directors consider the ultimate controlling party to be Michael Green.