

Registered No: 00964920

# **BARNARDO DEVELOPMENTS LIMITED**

## **REPORT AND FINANCIAL STATEMENTS**

**Year ended 31 March 2021**



**BARNARDO DEVELOPMENTS LIMITED****Registered No. 00964920**

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**CONTENTS PAGE****PAGE  
NUMBER**

<b>1</b>	Company Information
<b>2</b>	Strategic Report
<b>3-4</b>	Directors' Report
<b>5-7</b>	Independent Auditors Report
<b>8</b>	Statement of Comprehensive Income
<b>9</b>	Balance Sheet
<b>10</b>	Statements of Changes in Equity
<b>11-15</b>	Notes to the accounts

**BARNARDO DEVELOPMENTS LIMITED**

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**Registered No. 00964920****COMPANY INFORMATION****DIRECTORS**

J Khan

R Moore

L Perry (appointed 01/12/2021)

M Lee-Izu (appointed 01/12/2021)

**COMPANY SECRETARY**

D Cunningham

**BANKERS**

Barclays Bank plc

Level 28

1 Churchill Place

London

E14 5HP

**SOLICITORS**

Bates Wells

10 Queen Street Place

London

EC4R 1BE

**AUDITORS**

BDO LLP

2 City Place

Beehive Ring Road

Gatwick

West Sussex

RH6 0PA

**REGISTERED OFFICE**

Barnardo House

Tanners Lane

Barkingside

Ilford

Essex

IG6 1QG

## **BARNARDO DEVELOPMENTS LIMITED**

### **STRATEGIC REPORT**

#### **Review of the business, performance and key indicators**

A summary of results for the last 2 years is as follows:

<b>Year ended 31 March:</b>	<b><u>2021</u></b>	<b><u>2020</u></b>
	<b>£'000</b>	<b>£'000</b>
<b>Comprehensive Income</b>		
Turnover	453	35
Cost of Sales	(325)	(59)
Administrative expenses	(61)	(85)
Investment Property Revaluation	10	(160)
Interest Receivable	-	-
Interest Payable	(22)	(30)
Qualifying charitable donation	-	-
<b>PROFIT/(LOSS) FOR THE FINANCIAL YEAR</b>	<b><u>55</u></b>	<b><u>(299)</u></b>

#### **Balance Sheet**

##### **FIXED ASSETS**

Investment Property	625	615
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##### **CURRENT ASSETS**

Stocks	787	1,080
Debtors	4	2
Cash at bank and in hand	51	9
	<u>1,467</u>	<u>1,706</u>

Creditors - amounts falling due within one year	(1,712)	(2,005)
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<b>NET LIABILITIES</b>	<b><u>(245)</u></b>	<b><u>(299)</u></b>
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#### **Performance**

The company has seen an increase in turnover due to the sale of one of the three remaining units for the final phase of the regeneration of its Barkingside site. The cost of sales have increased proportionally. The company's investment property has also increased marginally in value, resulting in the company achieving a profit of £54,780.

#### **Reserves**

No reserves are held as all profits are donated to Barnardo's, via deed of covenant.

#### **Charitable Donation**

The company will not make a qualifying donation via deed of covenant to its parent company as the prior year loss has been offset against this year's profit. No corporation tax liability has arisen in the current year or prior year.

#### **Principal business risks and uncertainties**

The greatest risk to Barnardo Developments Limited is the possibility of a deterioration in the housing and property market. Additional risks and uncertainties faced by Barnardo's are set out within its financial statements which can be obtained from Tanners Lane, Barkingside, Ilford, Essex IG6 1QG or Companies House or Charities Commission.

Approved on behalf of the Board of Directors.



R Moore  
Director  
16 December 2021

## **BARNARDO DEVELOPMENTS LIMITED**

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### **DIRECTORS' REPORT**

The directors present their report and financial statements for the year ended 31 March 2021.

#### **PRINCIPAL ACTIVITIES**

The company's principal activity is the development and sale of property which is surplus to requirements of its parent company, Barnardo's.

#### **REVIEW OF THE BUSINESS AND RESULTS**

The company made a profit on ordinary activities during the year of £54,780 (2020: £299,238 loss). The profit represents the increase in the sales from the regeneration of its Barkingside site. With regard to the future activities of the Company, there are a number of land sites that are owned by Barnardo's that may come forward as development opportunities for Barnardo Developments Limited to pursue either as a joint venture partnership or a speculative venture where Barnardo Developments Limited takes a more proactive lead in the proposed development. However the impact of Covid-19 on property development will have to be considered before any ventures will be considered.

There were no dividends paid or proposed during the year.

#### **DIRECTORS AND THEIR INTERESTS**

The directors during the year were:-

J Khan

R Moore

L Perry (appointed 01/12/2021)

M Lee-Izu (appointed 01/12/2021)

None of the directors held any interest in the company during the year (2020 - None).

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditors are unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

#### **AUDITORS**

Pursuant to provisions in the Companies Act 2006, the company has elected to dispense with the annual appointment of auditors. BDO LLP continues their appointment as the company's auditors.

## **BARNARDO DEVELOPMENTS LIMITED**

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### **DIRECTORS' REPORT (continued)**

#### **STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE FINANCIAL STATEMENTS**

The directors are responsible for preparing the strategic report, 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 of 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 judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; 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.

The directors have considered their obligations to the to prepare these financial statements on a going concern basis. The impact of the recent COVID-19 outbreak and its financial effect has meant that the Directors have been reviewing financial plans for 2021-22 to 2023-24 inclusive against the working capital available, most notably cash. The length of the COVID-19 outbreak is uncertain and the measures taken by the Government to contain it are outside of the charity's control but processes are in place to forecast and manage cashflow on a regular basis. Because of these measures and despite the uncertainty, the Directors consider it appropriate for the accounts to be produced on a going concern basis.

#### **Disclosure of information to auditor**

The directors who were in office on the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant audit information of which the auditor is unaware. Each of the directors have confirmed that they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditor.

#### **Small companies' statement**

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

By order of the Board



D Cunningham  
Company Secretary  
16 December 2021

## **Independent auditor's report to the members of Barnardo Developments Limited**

### **Opinion on the financial statements**

In our opinion:

- the financial statements give a true and fair view of the state of the Company's affairs as at 31 March 2021 and of the Company's profit for the year then ended;
- the financial statements have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- the financial statements have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Barnardo Developments Limited (the 'Company') for the year ended 31 March 2021 which comprise the statement of comprehensive income, the balance sheet, the statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law.

Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### *Independence*

We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Directors with respect to going concern are described in the relevant sections of this report.

**Independent auditor's report to members of Barnardo Developments Limited (continued)**

**Other information**

The directors are responsible for the other information. The other information comprises the information included in the Report and financial statements other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**Other Companies Act 2006 reporting**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic report and the Directors' report have been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic report or the Directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the Company, or returns adequate for our audit have not been received from branches not visited by us; or
- the Company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- the Directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' report; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of Directors**

As explained more fully in the Statement of Directors' responsibilities, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.



## **Independent auditor's report to members of Barnardo Developments Limited (continued)**

### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

#### *Extent to which the audit was capable of detecting irregularities, including fraud*

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the Company and the industry in which it operates, we identified that the principal laws and regulations that directly affect the financial statements to be the Companies Act 2006 and relevant tax legislation. We assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

In addition, the Company is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: taxation legislation and data protection. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustees and other management and inspection of regulatory and legal correspondence if any.

Audit procedures performed by the engagement team included:

- discussions with management and internal audit, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- reading minutes of meetings of those charged with governance, reviewing internal audit reports and reviewing correspondence with HMRC;
- assessing the design and implementation of the control environment to identify any areas of material weakness to focus the design of our testing; and
- reviewing any items included in the Company's fraud and theft register;
- challenging assumptions made by management in their significant accounting estimates in particular in relation to the net realisable value of properties held for sale within stock and the development provision; and
- in addressing the risk of fraud through management override of controls; testing the appropriateness of journal entries and other adjustments, in particular journals posted by senior management or with unusual account combinations.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at:

[www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities).

This description forms part of our auditor's report.

### **Use of our report**

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:

*Martin Gill*

Martin Gill (Senior Statutory Auditor)

For and on behalf of BDO LLP, Statutory Auditor

Edinburgh, UK

Date 17 December 2021

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

**BARNARDO DEVELOPMENTS LIMITED****STATEMENT OF COMPREHENSIVE INCOME  
for the year ended 31 March 2021**

		<b><u>2021</u></b>	<b><u>2020</u></b>
	Notes	£	£
<b>TURNOVER</b>	2	453,099	34,880
Cost of sales		(325,489)	(58,905)
<b>GROSS PROFIT/(LOSS)</b>		<u>127,610</u>	<u>(24,025)</u>
Administration expenses		(60,907)	(85,068)
Investment property revaluation		10,000	(160,000)
<b>OPERATING PROFIT/(LOSS)</b>		<u>76,703</u>	<u>(269,093)</u>
Interest payable	5	(21,923)	(30,145)
<b>PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAX</b>		<u>54,780</u>	<u>(299,238)</u>
<b>PROFIT/(LOSS) FOR THE FINANCIAL YEAR</b>		<u><u>54,780</u></u>	<u><u>(299,238)</u></u>
<b>TOTAL COMPREHENSIVE PROFIT/(LOSS) FOR THE YEAR</b>		<u><u>54,780</u></u>	<u><u>(299,238)</u></u>

All the company's activities are classed as continuing.

The notes on pages 11 to 15 form part of these financial statements.

**BALANCE SHEET**  
**at 31 March 2021**

		<u>2021</u>	<u>2020</u>
	Notes	£	£
<b>FIXED ASSETS</b>			
Investment Property	6	625,000	615,000
		<u>625,000</u>	<u>615,000</u>
<b>CURRENT ASSETS</b>			
Stock	7	787,003	1,079,574
Debtors	8	4,292	2,324
Cash and cash equivalents		50,884	8,759
		<u>842,179</u>	<u>1,090,657</u>
<b>CREDITORS - amounts falling due within one year</b>	9	(1,211,537)	(1,504,795)
<b>NET CURRENT LIABILITIES</b>		<u>(369,358)</u>	<u>(414,138)</u>
Provisions	10	(500,000)	(500,000)
<b>NET LIABILITIES</b>		<u>(244,358)</u>	<u>(299,138)</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	11	100	100
Retained loss brought forward		(299,238)	-
Profit and (Loss) account		54,780	(299,238)
		<u>(244,358)</u>	<u>(299,138)</u>

The notes on pages 11 to 15 form part of these financial statements.

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

These financial statements were approved by the board of directors and authorised for issue on 16 Dec 2021 and were signed on its behalf by:



R Moore  
Director

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**BARNARDO DEVELOPMENTS LIMITED**

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**Statement of Changes in Equity  
As at 31st March 2021**

	<b>Share capital</b>	<b>Profit and loss account</b>	<b>Total equity</b>
	£	£	£
<b>As at 1 April 2020</b>	100	(299,238)	(299,138)
<b>Comprehensive Income for the year</b>			
Profit for the year	-	54,780	54,780
<b>Total comprehensive income for the year</b>	<u>-</u>	<u>54,780</u>	<u>54,780</u>
Qualifying charitable donation	-	-	-
<b>As at 31 March 2021</b>	<u>100</u>	<u>(244,458)</u>	<u>(244,358)</u>

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**Statement of Changes in Equity  
As at 31st March 2020**

	<b>Share capital</b>	<b>Profit and loss account</b>	<b>Total equity</b>
	£	£	£
<b>As at 1 April 2019</b>	100	-	100
<b>Comprehensive Income for the year</b>			
Loss for the year	-	(299,238)	(299,238)
<b>Total comprehensive loss for the year</b>	<u>-</u>	<u>(299,238)</u>	<u>(299,238)</u>
Qualifying charitable donation	-	-	-
<b>As at 31 March 2020</b>	<u>100</u>	<u>(299,238)</u>	<u>(299,138)</u>

The notes on pages 11 to 15 form part of these financial statements.

## **BARNARDO DEVELOPMENTS LIMITED**

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### **NOTES TO THE ACCOUNTS**

**Year ended 31 March 2021**

#### **1 ACCOUNTING POLICIES**

##### **a Legal Status**

Barnardo Developments Limited is a company limited by shares incorporated in England & Wales under the Companies Act 2006. The address at the registered office is given on Page 1 and the nature of company's operating and its principal activities are set out in the directors' report.

##### **b Basis of preparation of financial statements**

The financial statements have been prepared in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom 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.

The following principal accounting policies have been applied:

##### **c Financial reporting standard 102 - reduced disclosure exemptions**

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 statement of Cash Flows;
- the requirements of Section 11 Financial Instruments paragraph 11.39 to 11.48A; and
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Barnardo's as at 31 March 2021 and these financial statements may be obtained from Tanners Lane, Barkingside, Ilford, Essex IG6 1QG.

##### **d Going concern**

The directors have considered their obligations to prepare these financial statements on a going concern basis. The impact of the recent COVID-19 outbreak and its financial effect has meant that the Directors have been reviewing financial plans for 2021-22 to 2023-24 inclusive against the working capital available, most notably cash. The length of the COVID-19 outbreak is uncertain and the measures taken by the Government to contain it are outside of the charity's control but processes are in place to forecast and manage cashflow on a regular basis. Because of these measures and despite the uncertainty, the Directors consider it appropriate for the accounts to be produced on a going concern basis. Barnardo's will provide adequate financial support to ensure the business continuity of the company for a period of twelve months from the date of approval of the accounts and the loan will not be recalled until after 31 December 2022. No material uncertainties have been identified.

##### **e Turnover**

Turnover from property sales is recognised when the risks and rewards of owning the property has passed to the customer which is generally on completion. Rental income from the investment property is recognised as part of turnover.

##### **f Work In Progress**

Stock and work in progress represents the land value of properties under construction and completed properties held for sale and is valued at the lower of cost and net realisable value. Net realisable value is based on the Company's share of estimated income generated from the sale of properties less cost of completion and disposal. Interest associated with the funding of development works are not capitalised.

**NOTES TO THE ACCOUNTS (continued)**

**Year ended 31 March 2021**

**g Taxation**

The company makes a qualifying donation of all taxable profits to Barnardo's. No corporation tax liability has arisen in the current or prior year in the accounts.

**h Investment properties**

Investment property is carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature or condition of the specific asset. No depreciation is provided.

**i Financial instruments**

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties and intercompany accounts which are paid on demand.

Debt instruments, like intercompany accounts and other accounts receivable and payable, are initially measured at present value of the future payments and subsequently at amortised cost using the effective interest method.

Debt instruments that are payable or receivable within one year, typically trade payables or receivables are measured, initially and subsequently, at the undiscounted amount if the cash or other consideration, expected to be paid or received.

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 on the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

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, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an 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.

**j Critical accounting estimates and judgements**

To be able to prepare financial statements in accordance with FRS102, Barnardo Developments Limited has made no certain estimates and judgements that have had an impact on the policies and the amounts reported in the annual accounts. However a degree of judgement and estimation has been used to value the investment property and development provision.

## **BARNARDO DEVELOPMENTS LIMITED**

### **NOTES TO THE ACCOUNTS (continued)**

**Year ended 31 March 2021**

<b>2 TURNOVER</b>	<b><u>2021</u></b>	<b><u>2020</u></b>
	<b>£</b>	<b>£</b>
Income from property sales	426,915	-
Rental Income	26,184	34,880
	<u>453,099</u>	<u>34,880</u>
<b>3 OPERATING PROFIT/LOSS</b>		
Operating profit/loss is stated after charging:	<b>£</b>	<b>£</b>
Auditor's remuneration for audit work	3,600	6,600
	<u>3,600</u>	<u>6,600</u>
<b>4 EMPLOYEES</b>		
Excluding directors who are separately disclosed below, the company has no employees (2020:0).		
<b>5 INTEREST PAYABLE</b>	<b>£</b>	<b>£</b>
Interest on intercompany balances	21,923	30,145
	<u>21,923</u>	<u>30,145</u>
<b>6 INVESTMENT PROPERTIES</b>	<b>£</b>	<b>£</b>
At beginning of year	615,000	775,000
Revaluation	10,000	(160,000)
At end of year	<u>625,000</u>	<u>615,000</u>

The historical cost of the investment property as of date of purchase was £399,581.

Property was valued at fair value as at 31st March 2021, by an external qualified RICS registered valuer and who has appropriate knowledge, skills and experience to undertake the valuation completely.

**BARNARDO DEVELOPMENTS LIMITED****NOTES TO THE ACCOUNTS (continued)****Year ended 31 March 2021**

	<u>2021</u>	<u>2020</u>
<b>7 STOCK</b>	£	£
Assets held for sale	<u>787,003</u>	<u>1,079,574</u>
<b>8 DEBTORS</b>	£	£
Other debtors	<u>4,292</u>	<u>2,324</u>
<b>9 CREDITORS - amounts falling due within one year</b>	£	£
Amount owed to group undertakings	1,165,500	1,460,627
Accruals	<u>46,037</u>	<u>44,168</u>
	<u>1,211,537</u>	<u>1,504,795</u>
The amount owed to group undertakings is further disclosed in note 13.		
<b>10 PROVISION</b>	£	£
Development provision	<u>500,000</u>	<u>500,000</u>
	<u>500,000</u>	<u>500,000</u>
£500k provision relates to completion costs to be incurred in relation to a scheme in the final stages of development. The timing and exact value of this payment is not yet certain.		
<b>11 SHARE CAPITAL</b>	£	£
Called up and fully paid		
Ordinary shares of £1 each	<u>100</u>	<u>100</u>



**BARNARDO DEVELOPMENTS LIMITED**

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**NOTES TO THE ACCOUNTS (continued)****Year ended 31 March 2021****12 ULTIMATE PARENT COMPANY**

The ultimate parent company and smallest and largest group for which group accounts are published is Barnardo's, registered in England and Wales. Group accounts are available from Barnardo's, Tanners Lane, Barkingside, Ilford, Essex IG6 1QG.

**13 LOAN FROM ULTIMATE PARENT UNDERTAKING**

Included with the amount owed to group undertakings there is a loan of £1,165,500 (2020: £1,460,627) which is repayable on demand and secured by a fixed and floating charge over the assets of the company. Interest is charged on the balance of the loan at the end of each month at 1.5% over bank base rate (Note 5).

<b>14 RELATED PARTY TRANSACTIONS</b>	<b><u>2021</u></b>	<b><u>2020</u></b>
The following amount is owed to the parent company:	£	£
Barnardo's Charity	<u>1,165,500</u>	<u>1,460,627</u>

**15 COMMITMENTS****Income from Land & Other Buildings**

	<b><u>2021</u></b>	<b><u>2020</u></b>
Total future minimum lease commitments under non- cancellable operating leases are as follows:	£	£
Not later than 1 year	27,235	34,880
Later than 1 year and not later than 5 years	-	27,235
Later than 5 years	-	-
Total	<u>27,235</u>	<u>62,115</u>