

Company Registration No. 01195150 (England and Wales)

**BRADEC (ANDOVER) LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**  
**PAGES FOR FILING WITH REGISTRAR**

# **Bradec (Andover) Limited**

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## **Bradec (Andover) Limited**

### **Company Information**

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|                          |  |
|--------------------------|--|
| <b>Directors</b>         | Mrs G V Bradbury<br>Mr S J Bradbury  |
| <b>Secretary</b>         | Mrs G V Bradbury   |
| <b>Company number</b>    | 01195150   |
| <b>Registered office</b> | Bradec House<br>London Road<br>Andover Down<br>Andover<br>Hampshire<br>SP11 6LJ                                  |
| <b>Accountants</b>       | Ken Weeks<br>Chartered Accountants<br>Lesleys Cottage<br>The Pond<br>Finkley<br>Andover<br>Hampshire<br>SP11 6AQ |

# **BRADEC (ANDOVER) LIMITED**

## **BALANCE SHEET**

**AS AT 31 MARCH 2022**

|  |              | <b>2022</b> |          | <b>2021</b> |          |
|--|--------------|-------------|----------|-------------|----------|
|  | <b>Notes</b> | <b>£</b>    | <b>£</b> | <b>£</b>    | <b>£</b> |
| <b>Fixed assets</b>  |              |             |          |             |          |
| Tangible assets  | <b>3</b>     | 28,468      |          | 12,853      |          |
| Investment properties  | <b>4</b>     | 3,216,442   |          | 3,216,442   |          |
| Investments  | <b>5</b>     | 100         |          | 100         |          |
|  |              |             |          |             |          |
|  |              | 3,245,010   |          | 3,229,395   |          |
| <b>Current assets</b>  |              |             |          |             |          |
| Stocks   |              | -           |          | 59,234      |          |
| Debtors  | <b>7</b>     | 9,780       |          | 103,664     |          |
| Cash at bank and in hand                                       |              | 289,846     |          | 94,727      |          |
|  |              |             |          |             |          |
|  |              | 299,626     |          | 257,625     |          |
| <b>Creditors: amounts falling due within one year</b>          | <b>8</b>     | (53,393)    |          | (41,371)    |          |
|  |              |             |          |             |          |
| <b>Net current assets</b>                                      |              | 246,233     |          | 216,254     |          |
|  |              |             |          |             |          |
| <b>Total assets less current liabilities</b>                   |              | 3,491,243   |          | 3,445,649   |          |
|  |              |             |          |             |          |
| <b>Creditors: amounts falling due after more than one year</b> | <b>9</b>     | (1,086,440) |          | (1,105,464) |          |
|  |              |             |          |             |          |
| <b>Provisions for liabilities</b>                              |              | (3,373)     |          | (127)       |          |
|  |              |             |          |             |          |
| <b>Net assets</b>  |              | 2,401,430   |          | 2,340,058   |          |
|  |              |             |          |             |          |
| <b>Capital and reserves</b>                                    |              |             |          |             |          |
| Called up share capital  | <b>11</b>    | 2,000       |          | 2,000       |          |
| Profit and loss reserves                                       |              | 2,399,430   |          | 2,338,058   |          |
|  |              |             |          |             |          |
| <b>Total equity</b>  |              | 2,401,430   |          | 2,340,058   |          |

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 March 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

## **BRADEC (ANDOVER) LIMITED**

### **BALANCE SHEET (CONTINUED)**

***AS AT 31 MARCH 2022***

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The financial statements were approved by the board of directors and authorised for issue on 12 September 2022 and are signed on its behalf by:

Mr S J Bradbury

**Director**

**Company Registration No. 01195150**

# Bradec (Andover) Limited

## Notes to the Financial Statements

for the year ended 31 March 2022

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### 1 Accounting policies

#### Company information

Bradec (Andover) Limited is a private company limited by shares incorporated in England and Wales. The registered office is Bradec House, London Road, Andover Down, Andover, Hampshire, SP11 6LJ.

#### 1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses. Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

|                          |                                |
|--------------------------|--------------------------------|
| Improvements to property | 15% reducing balance           |
| Fixtures and fittings    | 15% and 33.3% reducing balance |
| Computers                | 33% reducing balance           |

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

#### 1.3 Investment properties

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.

#### 1.4 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

# **Bradec (Andover) Limited**

## **Notes to the Financial Statements (CONTINUED)**

**for the year ended 31 March 2022**

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### **1 Accounting policies**

**(Continued)**

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

#### **1.5 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.

#### **1.6 Stocks**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at the lower of cost and replacement cost, adjusted where applicable for any loss of service potential.

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 profit or loss. Reversals of impairment losses are also recognised in profit or loss.

#### **1.7 Cash and cash equivalents**

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

# **Bradec (Andover) Limited**

## **Notes to the Financial Statements (CONTINUED)**

**for the year ended 31 March 2022**

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### **1 Accounting policies**

**(Continued)**

#### **1.8 Financial instruments**

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Impairment of financial assets**

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

##### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.



# Bradec (Andover) Limited

## Notes to the Financial Statements (CONTINUED)

for the year ended 31 March 2022

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### 1 Accounting policies

(Continued)

#### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

#### **1.9 Equity instruments**

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs.

Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

#### **1.10 Derivatives**

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to fair value at each reporting end date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset, whereas a derivative with a negative fair value is recognised as a financial liability.

#### **1.11 Taxation**

The tax expense represents the sum of the tax currently payable and deferred tax.

##### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

##### **Deferred tax**

Deferred tax liabilities are generally recognised for all timing differences and 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. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

#### **1.12 Employee benefits**

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

## Bradec (Andover) Limited

### Notes to the Financial Statements (CONTINUED)

for the year ended 31 March 2022

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#### 1 Accounting policies

(Continued)

##### 1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

##### 1.14 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leases asset are consumed.

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

##### 1.15 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

#### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

|       | 2022<br>Number    | 2021<br>Number    |
|-------|-------------------|-------------------|
| Total | 2                 | 2                 |
|       | <u>          </u> | <u>          </u> |

## Bradec (Andover) Limited

### Notes to the Financial Statements (CONTINUED)

for the year ended 31 March 2022

#### 3 Tangible fixed assets

|                                    | Improvements to<br>property<br>£ | Fixtures and<br>fittings<br>£ | Computers<br>£ | Total<br>£ |
|------------------------------------|----------------------------------|-------------------------------|----------------|------------|
| <b>Cost</b>                        |                                  |                               |                |            |
| At 1 April 2021                    | 98,071                           | 249                           | 1,208          | 99,528     |
| Additions                          | -                                | 19,673                        | -              | 19,673     |
| At 31 March 2022                   | 98,071                           | 19,922                        | 1,208          | 119,201    |
| <b>Depreciation and impairment</b> |                                  |                               |                |            |
| At 1 April 2021                    | 86,348                           | 28                            | 299            | 86,675     |
| Depreciation charged in the year   | 1,758                            | 2,000                         | 300            | 4,058      |
| At 31 March 2022                   | 88,106                           | 2,028                         | 599            | 90,733     |
| <b>Carrying amount</b>             |                                  |                               |                |            |
| At 31 March 2022                   | 9,965                            | 17,894                        | 609            | 28,468     |
| At 31 March 2021                   | 11,723                           | 221                           | 909            | 12,853     |

#### 4 Investment property

|                                   |             |
|-----------------------------------|-------------|
|                                   | <b>2022</b> |
|                                   | £           |
| <b>Fair value</b>                 |             |
| At 1 April 2021 and 31 March 2022 | 3,216,442   |

The investment properties were revalued on 31st March 2022 by the directors. The basis of the valuation was by reference to historical cost and current open market. The investment properties have a current value of £3,216,442 (2021: £3,216,442) and a carrying amount at historical cost of £3,216,442 (2021: £3,216,442). The depreciation of this historical cost is £nil (2021: £nil).

#### 5 Fixed asset investments

|  | <b>2022</b> | <b>2021</b> |
|--|-------------|-------------|
|  | £           | £           |
| Shares in group undertakings and participating interests | 100         | 100         |

#### 6 Subsidiaries

Details of the company's subsidiaries at 31 March 2022 are as follows:

| Name of undertaking | Registered office | Class of<br>shares held | % Held<br>Direct |
|---------------------|-------------------|-------------------------|------------------|
| Bradec Limited      | United Kingdom    | Ordinary Shares         | 100.00           |

## Bradec (Andover) Limited

### Notes to the Financial Statements (CONTINUED)

for the year ended 31 March 2022

#### 7 Debtors

|   | 2022<br>£    | 2021<br>£      |
|---|--------------|----------------|
| <b>Amounts falling due within one year:</b> |              |                |
| Trade debtors                               | 4,876        | 5,661          |
| Amounts owed by group undertakings          | -            | 82,868         |
| Other debtors                               | 4,904        | 15,135         |
|   | <u>9,780</u> | <u>103,664</u> |

#### 8 Creditors: amounts falling due within one year

|                              | 2022<br>£     | 2021<br>£     |
|------------------------------|---------------|---------------|
| Bank loans                   | 34,058        | 33,091        |
| Trade creditors              | 8,921         | 5,295         |
| Taxation and social security | 8,718         | 1,273         |
| Other creditors              | 1,696         | 1,712         |
|                              | <u>53,393</u> | <u>41,371</u> |

#### 9 Creditors: amounts falling due after more than one year

|                           | 2022<br>£        | 2021<br>£        |
|---------------------------|------------------|------------------|
| Bank loans and overdrafts | 622,440          | 657,464          |
| Other creditors           | 464,000          | 448,000          |
|                           | <u>1,086,440</u> | <u>1,105,464</u> |

Amounts included above which fall due after five years are as follows:

|                        |                |                |
|------------------------|----------------|----------------|
| Payable by instalments | <u>503,665</u> | <u>525,100</u> |
|------------------------|----------------|----------------|

#### 10 Loans and overdrafts

|                         | 2022<br>£      | 2021<br>£      |
|-------------------------|----------------|----------------|
| Bank loans              | <u>656,498</u> | <u>690,555</u> |
| Payable within one year | 34,058         | 33,091         |
| Payable after one year  | <u>622,440</u> | <u>657,464</u> |

The long-term loans are secured by fixed charges over the properties held in the company.

## **Bradec (Andover) Limited**

### **Notes to the Financial Statements (CONTINUED)**

**for the year ended 31 March 2022**

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**10 Loans and overdrafts** **(Continued)**

**11 Called up share capital**

|                               | <b>2022</b>         | <b>2021</b>         | <b>2022</b>         | <b>2021</b>         |
|-------------------------------|---------------------|---------------------|---------------------|---------------------|
|                               | <b>Number</b>       | <b>Number</b>       | <b>£</b>            | <b>£</b>            |
| <b>Ordinary share capital</b> |                     |                     |                     |                     |
| <b>Issued and fully paid</b>  |                     |                     |                     |                     |
| Ordinary Shares of £1 each    | 800                 | 800                 | 800                 | 800                 |
| Ordinary A Shares of £1 each  | 1,200               | 1,200               | 1,200               | 1,200               |
|                               | <u>2,000</u>        | <u>2,000</u>        | <u>2,000</u>        | <u>2,000</u>        |
|                               | <u><u>2,000</u></u> | <u><u>2,000</u></u> | <u><u>2,000</u></u> | <u><u>2,000</u></u> |

**13 Directors' transactions**

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.