

Registered number: 02092460

**PAUL SIMON DEVELOPMENTS
LIMITED**

UNAUDITED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2022



**LUBBOCK FINE LLP
Chartered Accountants
Paternoster House
65 St Paul's Churchyard
London EC4M 8AB**

BALANCE SHEET

AS AT 31 MARCH 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	4	27,064	49,292
Investments	5	54	54
Investment property	6	3,020,000	3,020,000
		<u>3,047,118</u>	<u>3,069,346</u>
Current assets			
Stocks	7	-	1,469,809
Debtors: amounts falling due within one year	8	8,227,116	5,958,592
Cash at bank and in hand	9	2,227,693	741,854
		<u>10,454,809</u>	<u>8,170,255</u>
Creditors: amounts falling due within one year	10	(4,528,871)	(2,928,521)
Net current assets		<u>5,925,938</u>	<u>5,241,734</u>
Total assets less current liabilities		<u>8,973,056</u>	<u>8,311,080</u>
Creditors: amounts falling due after more than one year	11	(402,621)	(446,784)
Provisions for liabilities			
Deferred tax	13	(275,076)	(275,076)
Net assets		<u><u>8,295,359</u></u>	<u><u>7,589,220</u></u>
Capital and reserves			
Called up share capital	14	2	2
Revaluation reserve		1,624,812	1,624,812
Other reserves		1	1
Profit and loss account		<u>6,670,544</u>	<u>5,964,405</u>
		<u><u>8,295,359</u></u>	<u><u>7,589,220</u></u>

PAUL SIMON DEVELOPMENTS LIMITED

REGISTERED NUMBER:02092460

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2022

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.

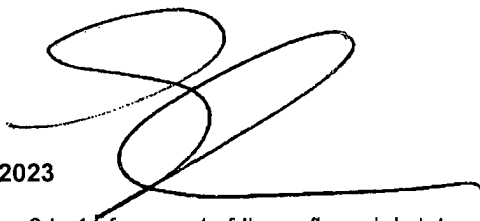
The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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 the board and were signed on its behalf by:

Simon J Oliver
Director

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the bottom.

Date: 29 March 2023

The notes on pages 3 to 11 form part of these financial statements.

PAUL SIMON DEVELOPMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

1. General information

Paul Simon Developments Limited is a private company limited by shares, incorporated in England and Wales. Its registered office and principal place of business is Magic House, 5-11 Green Lanes, London, N13 4TN. The financial statements are presented in sterling, which is the functional currency of the company, and are rounded to the nearest £.

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 judgment in applying the Company's accounting policies.

The following principal accounting policies have been applied:

2.2 Turnover

Turnover represents:

- sale of constructed properties on exchange of unconditional contracts;
- sale of sites on exchange of unconditional contracts;
- construction works on long term contracts assessed on the stage of completion;
- construction services over the period the services are performed.

2.3 Government grants

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the Statement of Comprehensive Income in the same period as the related expenditure.

2.4 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, 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.

PAUL SIMON DEVELOPMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

2. Accounting policies (continued)

2.4 Tangible fixed assets (continued)

Depreciation is provided on the following basis:

Leasehold property improvements	- See below
Motor vehicles	- 25% straight line
Fixtures and fittings	- 25% straight line

Leasehold property improvements are amortised over the remaining term of the lease.

2.5 Investment property

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

2.6 Valuation of investments

Investments held as fixed assets are shown at cost less provision for impairment.

2.7 Leasing and hire purchase

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the Profit and Loss Account so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

2.8 Operating leases

Rentals under operating leases are charged to the Profit and Loss Account on a straight line basis over the lease term.

2.9 Long term contracts

Profit on long-term contracts is taken as the work is carried out if the final outcome can be assessed with reasonable certainty. The profit included is calculated on a prudent basis to reflect the proportion of the work carried out at the year end, by recording turnover and related costs as contract activity progresses. Turnover is calculated as that proportion of total contract value which costs incurred to date bear to total expected costs for that contract. Revenues derived from variations on contracts are recognised only when they have been accepted by the customer. Full provision is made for losses on all contracts in the year in which they are first foreseen.

PAUL SIMON DEVELOPMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

2. Accounting policies (continued)

2.10 Joint arrangements

The company has certain contractual arrangements with third parties to engage in joint activities that do not create an entity carrying on a trade or business of its own. The company includes its share of the assets, liabilities and cash flows in such joint arrangements measured in accordance with the terms of each arrangement, which is usually pro-rata to the company's interest in the joint arrangement.

2.11 Stocks

Stocks and work in progress are valued at the lower of cost and estimated selling price after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

2.12 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.13 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.

2.14 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.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

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 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.

PAUL SIMON DEVELOPMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

2. Accounting policies (continued)

2.14 Financial Instruments (continued)

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 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.

2.15 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.16 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the Balance Sheet. The assets of the plan are held separately from the Company in independently administered funds.

2.17 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss 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 balance sheet 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 balance sheet 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 balance sheet date.

PAUL SIMON DEVELOPMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

2. Accounting policies (continued)

2.18 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

3. Employees

The average monthly number of employees, including directors, during the year was 20 (2021 - 20).

4. Tangible fixed assets

	Leasehold property improvements £	Motor vehicles £	Fixtures and fittings £	Other fixed assets £	Total £
Cost or valuation					
At 1 April 2021	143,519	76,709	149,822	13,800	383,850
Additions	-	-	6,046	-	6,046
Disposals	-	(29,405)	(128,466)	-	(157,871)
At 31 March 2022	143,519	47,304	27,402	13,800	232,025
Depreciation					
At 1 April 2021	131,559	63,327	139,672	-	334,558
Charge for the year on owned assets	9,568	5,419	5,324	-	20,311
Disposals	-	(21,442)	(128,466)	-	(149,908)
At 31 March 2022	141,127	47,304	16,530	-	204,961
Net book value					
At 31 March 2022	2,392	-	10,872	13,800	27,064
At 31 March 2021	11,960	13,382	10,150	13,800	49,292

PAUL SIMON DEVELOPMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

5. Fixed asset investments

	Investments in associates £
Cost or valuation	
At 1 April 2021	54
At 31 March 2022	<u>54</u>

6. Investment property

	Freehold investment property £
Valuation	
At 1 April 2021	3,020,000
At 31 March 2022	<u>3,020,000</u>

The 2022 valuations were made by the directors, on an open market value for existing use basis.

7. Stocks

	2022 £	2021 £
Properties held for development, for sale and in progress	<u>-</u>	<u>1,469,809</u>

8. Debtors

	2022 £	2021 £
Trade debtors	5,590	3,443
Amounts owed by associates	5,275,820	4,647,415
Other debtors	2,842,231	1,021,308
Prepayments and accrued income	103,475	286,426
	<u>8,227,116</u>	<u>5,958,592</u>

PAUL SIMON DEVELOPMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

9. Cash and cash equivalents

	2022 £	2021 £
Cash at bank and in hand	2,227,693	741,854

10. Creditors: Amounts falling due within one year

	2022 £	2021 £
Bank loans	44,626	1,544,925
Trade creditors	1,361,918	553,685
Amounts owed to associates	2,313,127	94,480
Corporation tax	214,882	74,197
Other taxation and social security	69,369	48,475
Obligations under finance lease and hire purchase contracts	-	4,622
Other creditors	395,511	506,067
Accruals and deferred income	129,438	102,070
	<u>4,528,871</u>	<u>2,928,521</u>

The amounts included within bank loans are secured on properties held within stocks and fixed assets.

11. Creditors: Amounts falling due after more than one year

	2022 £	2021 £
Bank loans	402,621	441,151
Net obligations under finance leases and hire purchase contracts	-	5,633
	<u>402,621</u>	<u>446,784</u>

The aggregate amount of liabilities repayable wholly or in part more than five years after the balance sheet date is:

	2022 £	2021 £
Repayable by instalments	43,753	252,164

PAUL SIMON DEVELOPMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

12. Hire purchase and finance leases

Minimum lease payments under hire purchase fall due as follows:

	2022 £	2021 £
Within one year	-	4,622
Between 1-5 years	-	5,633
	<u>-</u>	<u>10,255</u>

13. Deferred taxation

	2022 £
At beginning of year	(275,076)
At end of year	<u>(275,076)</u>

The provision for deferred taxation is made up as follows:

	2022 £	2021 £
Revaluation of investment properties	<u>275,076</u>	<u>275,076</u>

PAUL SIMON DEVELOPMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

14. Share capital

	2022 £	2021 £
Allotted, called up and fully paid		
100 (2021 - 100) A Ordinary shares shares of £0.01 each	1	1
100 (2021 - 100) B Ordinary shares shares of £0.01 each	1	1
	<u>2</u>	<u>2</u>

The A Ordinary shares rank pari passu in all respects except for dividends where amounts voted may vary for the two classes of share.

15. Pension commitments

The Company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Company in an independently administered fund. Unpaid pension contributions at the year end amounted to £3,485 (2021 - £2,693).

16. Other financial commitments

At 31 March 2022 the Company had future commitments of £10,500 (2021 - £73,500).

17. Related party transactions

During the year the Company charged administrative, management and construction services totalling £71,433 (2021 - £42,405) to, and was charged amounts totalling £Nil (2021 - £Nil) by, entities in which the Company owns a participating interest. At the balance sheet date amounts totalling £3,346,206 (2021 - £3,240,364) were due from entities in which the Company owns a participating interest.

All balances unless otherwise stated are unsecured, interest free and repayable on demand.