

ULTRABARN PLC

**Strategic Report, Report of the Directors and
Financial Statements for the Year Ended 31 May 2020**

Lancaster Haskins Limited Statutory Auditor
Granville House
2 Tettenhall Road
Wolverhampton
West Midlands
WV1 4SB



ULTRABARN PLC

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ULTRABARN PLC

**Company Information
for the Year Ended 31 May 2020**

DIRECTORS:

Mrs J M Kennedy
P D Kennedy
J M Kennedy
Mrs L J Sutton

SECRETARY:

Mrs J M Kennedy

REGISTERED OFFICE:

719 Chester Road
Erdington
Birmingham
West Midlands
B24 0BY

REGISTERED NUMBER:

02794851 (England and Wales)

**SENIOR STATUTORY
AUDITOR:**

James Roden BA FCA

AUDITORS:

Lancaster Haskins Limited Statutory Auditor
Granville House
2 Tettenhall Road
Wolverhampton
West Midlands
WV1 4SB

ULTRABARN PLC

Strategic Report for the Year Ended 31 May 2020

The directors present their strategic report for the year ended 31 May 2020.

REVIEW OF BUSINESS

The Directors are satisfied with the results for the year. Over the next 12 months the Directors want to focus on reducing the amount of repairs incurred by the business. The Directors want to consolidate their position by improving the management of their current property portfolio.

PRINCIPAL RISKS AND UNCERTAINTIES

The Company faces a number of risks and uncertainties that may have an impact on its operation or future performance.

It is important for the Board to effectively manage risks and opportunities in seeking to achieve the Company's objectives. The Directors have overall responsibility for risk management and internal control systems.

The risks and uncertainties described below represent those which the directors consider to be the most significant in achieving the Company's objectives.

Adverse economic and business conditions

Changing UK conditions could adversely affect the Company's trading, financial position and prospects.

Adverse interest rate movements

The interest rate within the UK is currently at 0.1% and there is a risk that this will increase within the next 12 months. This is a risk to the Company due to the level of loans. This will be managed by monitoring cash balances.

Changes in tenant demand

The tenants are varied across all properties. The Company continually monitors occupancy rates.

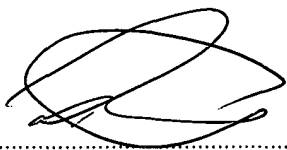
Breach of borrowing covenants

Financial covenants are monitored closely by the Board and there is regular communication with the bank.

KEY PERFORMANCE INDICATORS

Given the straightforward nature of the business, the company's directors are of the opinion that analysis using KPIs is not necessary for an understanding of the development, performance or position of the business.

ON BEHALF OF THE BOARD:



.....
Mrs L J Sutton - Director

Date: 26/2/21

**Report of the Directors
for the Year Ended 31 May 2020**

The directors present their report with the financial statements of the company for the year ended 31 May 2020.

DIVIDENDS

No dividends will be distributed for the year ended 31 May 2020.

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 June 2019 to the date of this report.

Mrs J M Kennedy
P D Kennedy
J M Kennedy
Mrs L J Sutton

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Strategic Report, the Report of the Directors 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

ULTRABARN PLC

**Report of the Directors
for the Year Ended 31 May 2020**

AUDITORS

The auditors, Lancaster Haskins Limited Statutory Auditor, will be proposed for re-appointment at the forthcoming Annual General Meeting.

ON BEHALF OF THE BOARD:



.....
Mrs L J Sutton - Director

Date:

26/2/21

Opinion

We have audited the financial statements of Ultrabarn Plc (the 'company') for the year ended 31 May 2020 which comprise the Income Statement, Other Comprehensive Income, Balance Sheet, Statement of Changes in Equity, Cash Flow Statement and Notes to the Cash Flow Statement, 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).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 May 2020 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 Auditors' responsibilities for the audit of the financial statements section of our report. 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information in the Strategic Report and the Report of the Directors, but does not include the financial statements and our Report of the Auditors 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.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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 Report of the Directors.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the 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
- 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 set out on page three, 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 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.

Auditors' 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 a Report of the Auditors 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

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 a Report of the Auditors 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.



James Roden BA FCA (Senior Statutory Auditor)
for and on behalf of Lancaster Haskins Limited Statutory Auditor
Granville House
2 Tettenhall Road
Wolverhampton
West Midlands
WV1 4SB

Date: 26/2/2021

ULTRABARN PLC**Income Statement
for the Year Ended 31 May 2020**

	Notes	31.5.20 £	31.5.19 £
TURNOVER		-	-
Administrative expenses		<u>849,041</u>	<u>487,006</u>
		(849,041)	(487,006)
Other operating income	3	<u>1,106,436</u>	<u>1,104,091</u>
OPERATING PROFIT	5	257,395	617,085
Interest receivable and similar income		<u>7,885</u>	<u>7,217</u>
		265,280	624,302
Interest payable and similar expenses	6	<u>120,716</u>	<u>130,453</u>
PROFIT BEFORE TAXATION		144,564	493,849
Tax on profit	7	<u>183,325</u>	<u>40,437</u>
(LOSS)/PROFIT FOR THE FINANCIAL YEAR		<u>(38,761)</u>	<u>453,412</u>

The notes form part of these financial statements

ULTRABARN PLC

**Other Comprehensive Income
for the Year Ended 31 May 2020**

	Notes	31.5.20 £	31.5.19 £
(LOSS)/PROFIT FOR THE YEAR		(38,761)	453,412
OTHER COMPREHENSIVE INCOME		<u>-</u>	<u>-</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u>(38,761)</u>	<u>453,412</u>

The notes form part of these financial statements

ULTRABARN PLC (REGISTERED NUMBER: 02794851)

Balance Sheet
31 May 2020

	Notes	31.5.20 £	£	31.5.19 £	£
FIXED ASSETS					
Tangible assets	8		30,464		34,985
Investment property	9		<u>13,402,727</u>		<u>14,112,966</u>
			13,433,191		14,147,951
CURRENT ASSETS					
Debtors	10	477,142		451,467	
Cash at bank		<u>520,215</u>		<u>289,715</u>	
		997,357		741,182	
CREDITORS					
Amounts falling due within one year	11	<u>467,300</u>		<u>515,189</u>	
NET CURRENT ASSETS			<u>530,057</u>		<u>225,993</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			13,963,248		14,373,944
CREDITORS					
Amounts falling due after more than one year	12		(3,691,272)		(4,144,611)
PROVISIONS FOR LIABILITIES	16		<u>(1,067,641)</u>		<u>(986,237)</u>
NET ASSETS			<u>9,204,335</u>		<u>9,243,096</u>
CAPITAL AND RESERVES					
Called up share capital	17		1,220,000		1,220,000
Capital redemption reserve	18		280,000		280,000
Non distributable retained earnings	18		7,176,741		7,765,843
Retained earnings	18		<u>527,594</u>		<u>(22,747)</u>
SHAREHOLDERS' FUNDS			<u>9,204,335</u>		<u>9,243,096</u>

The financial statements were approved by the Board of Directors and authorised for issue on 26/6/2021 and were signed on its behalf by:



.....
Mrs L J Sutton - Director

The notes form part of these financial statements

ULTRABARN PLC

**Statement of Changes in Equity
for the Year Ended 31 May 2020**

	Called up share capital £	Retained earnings £	Capital redemption reserve £	Non distributable retained earnings £	Total equity £
Balance at 1 June 2018	1,220,000	(188,629)	280,000	7,478,313	8,789,684
Changes in equity					
Total comprehensive income	-	165,882	-	287,530	453,412
Balance at 31 May 2019	<u>1,220,000</u>	<u>(22,747)</u>	<u>280,000</u>	<u>7,765,843</u>	<u>9,243,096</u>
Changes in equity					
Total comprehensive income	-	550,341	-	(589,102)	(38,761)
Balance at 31 May 2020	<u>1,220,000</u>	<u>527,594</u>	<u>280,000</u>	<u>7,176,741</u>	<u>9,204,335</u>

The notes form part of these financial statements

ULTRABARN PLC

Cash Flow Statement for the Year Ended 31 May 2020

	Notes	31.5.20 £	31.5.19 £
Cash flows from operating activities			
Cash generated from operations	1	290,677	303,842
Interest paid		(120,203)	(128,755)
Interest element of hire purchase payments paid		(513)	(1,698)
Tax paid		<u>(73,684)</u>	<u>3,963</u>
Net cash from operating activities		<u>96,277</u>	<u>177,352</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		(3,174)	(1,842)
Purchase of investment property		-	(287,000)
Sale of investment property		610,274	-
Interest received		<u>7,885</u>	<u>7,217</u>
Net cash from investing activities		<u>614,985</u>	<u>(281,625)</u>
Cash flows from financing activities			
New loans in year		-	275,000
Loan repayments in year		(450,000)	(200,000)
Capital repayments in year		(3,339)	(2,369)
Amount withdrawn by directors		<u>(27,423)</u>	<u>(129,384)</u>
Net cash from financing activities		<u>(480,762)</u>	<u>(56,753)</u>
Increase/(decrease) in cash and cash equivalents		<u>230,500</u>	<u>(161,026)</u>
Cash and cash equivalents at beginning of year	2	<u>289,715</u>	<u>450,741</u>
Cash and cash equivalents at end of year	2	<u><u>520,215</u></u>	<u><u>289,715</u></u>

The notes form part of these financial statements

**Notes to the Cash Flow Statement
for the Year Ended 31 May 2020**

1. RECONCILIATION OF PROFIT BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS

	31.5.20	31.5.19
	£	£
Profit before taxation	144,564	493,849
Depreciation charges	7,695	9,305
Loss on disposal of fixed assets	84,726	-
Loss on revaluation of fixed assets	15,239	-
Fair value adjustment	-	(287,332)
Finance costs	120,716	130,453
Finance income	(7,885)	(7,217)
	<u>365,055</u>	<u>339,058</u>
Decrease/(increase) in trade and other debtors	1,748	(31,879)
Decrease in trade and other creditors	(76,126)	(3,337)
Cash generated from operations	<u><u>290,677</u></u>	<u><u>303,842</u></u>

2. CASH AND CASH EQUIVALENTS

The amounts disclosed on the Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

Year ended 31 May 2020

	31.5.20	1.6.19
	£	£
Cash and cash equivalents	<u><u>520,215</u></u>	<u><u>289,715</u></u>

Year ended 31 May 2019

	31.5.19	1.6.18
	£	£
Cash and cash equivalents	<u><u>289,715</u></u>	<u><u>450,741</u></u>

3. ANALYSIS OF CHANGES IN NET DEBT

	At 1.6.19	Cash flow	At 31.5.20
	£	£	£
Net cash			
Cash at bank	<u>289,715</u>	<u>230,500</u>	<u>520,215</u>
	<u>289,715</u>	<u>230,500</u>	<u>520,215</u>
Debt			
Finance leases	(8,298)	3,338	(4,960)
Debts falling due within 1 year	(200,000)	-	(200,000)
Debts falling due after 1 year	<u>(4,125,001)</u>	<u>450,001</u>	<u>(3,675,000)</u>
	<u>(4,333,299)</u>	<u>453,339</u>	<u>(3,879,960)</u>
Total	<u><u>(4,043,584)</u></u>	<u><u>683,839</u></u>	<u><u>(3,359,745)</u></u>

The notes form part of these financial statements

1. **STATUTORY INFORMATION**

Ultrabarn Plc is a private company, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

The financial statements are presented in Sterling (£).

Significant judgements and estimates

Management is required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

There are no key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life or, if held under a finance lease, over the lease term, whichever is the shorter.

Plant and machinery	- Straight line over 3 years
Fixtures and fittings	- 33.33% on reducing balance
Motor vehicles	- 12.5% on cost
Computer equipment	- 12.5% on cost

Financial instruments

Basic financial instruments are recognised at amortised cost, except for investments in non-convertible preference shares or non-puttable ordinary shares which are measured at fair value, with changes recognised in profit or loss. Derivative financial instruments are initially recorded at cost and thereafter at fair value with changes recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

2. ACCOUNTING POLICIES - continued**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Hire purchase and leasing commitments

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to profit or loss over the relevant period. The capital element of the future payments is treated as a liability.

Pension costs and other post-retirement benefits

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

Investment properties

This year all of the investment properties have been valued at fair value in accordance with FRS 102.

Rental income

Rental income from properties is recognised in the profit and loss account on a straight line basis over the term of the lease.

3. OTHER OPERATING INCOME**Rental Income**

The income and the profit before tax are attributable to the principle activities of the company that arose from investment properties based in the United Kingdom only.

4. EMPLOYEES AND DIRECTORS

	31.5.20	31.5.19
	£	£
Wages and salaries	385,564	377,707
Social security costs	38,909	34,946
Other pension costs	6,992	4,879
	<u>431,465</u>	<u>417,532</u>

4. **EMPLOYEES AND DIRECTORS - continued**

The average number of employees during the year was as follows:

	31.5.20	31.5.19
Office Staff	7	7
Directors	<u>4</u>	<u>4</u>
	<u>11</u>	<u>11</u>

	31.5.20	31.5.19
	£	£
Directors' remuneration	<u>234,400</u>	<u>233,545</u>

Information regarding the highest paid director is as follows:

	31.5.20	31.5.19
	£	£
Emoluments etc	<u>90,000</u>	<u>90,000</u>

5. **OPERATING PROFIT**

The operating profit is stated after charging:

	31.5.20	31.5.19
	£	£
Depreciation - owned assets	4,686	5,298
Depreciation - assets on hire purchase contracts	3,009	4,012
Loss on disposal of fixed assets	84,726	-
Auditors' remuneration	<u>14,100</u>	<u>14,346</u>

6. **INTEREST PAYABLE AND SIMILAR EXPENSES**

	31.5.20	31.5.19
	£	£
Bank and loan interest	120,203	128,755
Hire purchase	<u>513</u>	<u>1,698</u>
	<u>120,716</u>	<u>130,453</u>

Notes to the Financial Statements - continued
for the Year Ended 31 May 2020

7. TAXATION

Analysis of the tax charge

The tax charge on the profit for the year was as follows:

	31.5.20 £	31.5.19 £
Current tax:		
UK corporation tax	102,009	40,635
Overprovision in previous year	<u>(88)</u>	<u>-</u>
Total current tax	101,921	40,635
Deferred tax	<u>81,404</u>	<u>(198)</u>
Tax on profit	<u>183,325</u>	<u>40,437</u>

Reconciliation of total tax charge included in profit and loss

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	31.5.20 £	31.5.19 £
Profit before tax	<u>144,564</u>	<u>493,849</u>
Profit multiplied by the standard rate of corporation tax in the UK of 19% (2019 - 19%)	27,467	93,831
Effects of:		
Expenses not deductible for tax purposes	6,040	(54,209)
Depreciation in excess of capital allowances	463	1,013
Capital gain	54,365	-
Deferred tax rate change	81,405	-
Loss on sale of assets	13,656	-
Deferred tax on fair value adjustments	-	(198)
Over Provision	<u>(71)</u>	<u>-</u>
Total tax charge	<u>183,325</u>	<u>40,437</u>

8. TANGIBLE FIXED ASSETS

	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
COST					
At 1 June 2019	40,156	166,625	69,084	20,055	295,920
Additions	<u>3,174</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,174</u>
At 31 May 2020	<u>43,330</u>	<u>166,625</u>	<u>69,084</u>	<u>20,055</u>	<u>299,094</u>
DEPRECIATION					
At 1 June 2019	24,234	164,566	53,084	19,051	260,935
Charge for year	<u>2,868</u>	<u>515</u>	<u>3,999</u>	<u>313</u>	<u>7,695</u>
At 31 May 2020	<u>27,102</u>	<u>165,081</u>	<u>57,083</u>	<u>19,364</u>	<u>268,630</u>
NET BOOK VALUE					
At 31 May 2020	<u>16,228</u>	<u>1,544</u>	<u>12,001</u>	<u>691</u>	<u>30,464</u>
At 31 May 2019	<u>15,922</u>	<u>2,059</u>	<u>16,000</u>	<u>1,004</u>	<u>34,985</u>

Fixed assets, included in the above, which are held under hire purchase contracts are as follows:

	Motor vehicles £
COST	
At 1 June 2019 and 31 May 2020	<u>19,753</u>
DEPRECIATION	
At 1 June 2019	7,717
Charge for year	<u>3,009</u>
At 31 May 2020	<u>10,726</u>
NET BOOK VALUE	
At 31 May 2020	<u>9,027</u>
At 31 May 2019	<u>12,036</u>

Notes to the Financial Statements - continued
for the Year Ended 31 May 2020

9. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 June 2019	14,112,966
Disposals	(695,000)
Revaluations	<u>(15,239)</u>
At 31 May 2020	<u>13,402,727</u>
NET BOOK VALUE	
At 31 May 2020	<u>13,402,727</u>
At 31 May 2019	<u>14,112,966</u>

Fair value at 31 May 2020 is represented by:

	£
Valuation in 2010	7,281,745
Valuation in 2011	112,508
Valuation in 2012	(865)
Valuation in 2013	362,680
Valuation in 2014	(1,776)
Valuation in 2016	678,599
Valuation in 2017	516,000
Valuation in 2018	(484,142)
Valuation in 2019	287,332
Valuation in 2020	(507,698)
Cost	<u>5,158,344</u>
	<u>13,402,727</u>

Investment property were valued on an open market basis on 31 May 2020 by Stephens McBride Chartered Surveyors.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.5.20 £	31.5.19 £
Trade debtors	33,347	40,299
Other debtors	92,959	84,046
Directors' current accounts	323,300	295,877
Prepayments	<u>27,536</u>	<u>31,245</u>
	<u>477,142</u>	<u>451,467</u>

Notes to the Financial Statements - continued
for the Year Ended 31 May 2020

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.5.20	31.5.19
	£	£
Bank loans and overdrafts (see note 13)	200,000	200,000
Hire purchase contracts (see note 14)	3,688	3,688
Trade creditors	48,188	110,583
Tax	110,922	82,685
Social security and other taxes	7,874	6,129
Other creditors	8,519	13,456
Accrued expenses	88,109	98,648
	<u>467,300</u>	<u>515,189</u>

12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.5.20	31.5.19
	£	£
Bank loans (see note 13)	3,675,000	4,125,001
Hire purchase contracts (see note 14)	1,272	4,610
Other creditors	15,000	15,000
	<u>3,691,272</u>	<u>4,144,611</u>

13. LOANS

An analysis of the maturity of loans is given below:

	31.5.20	31.5.19
	£	£
Amounts falling due within one year or on demand:		
Bank loans	<u>200,000</u>	<u>200,000</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>800,000</u>	<u>800,000</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	<u>2,875,000</u>	<u>3,325,001</u>

Notes to the Financial Statements - continued
for the Year Ended 31 May 2020

14. LEASING AGREEMENTS

Minimum lease payments under hire purchase fall due as follows:

	31.5.20 £	31.5.19 £
Net obligations repayable:		
Within one year	3,688	3,688
Between one and five years	<u>1,272</u>	<u>4,610</u>
	<u>4,960</u>	<u>8,298</u>

15. SECURED DEBTS

The following secured debts are included within creditors:

	31.5.20 £	31.5.19 £
Bank loans	3,875,000	4,325,001
Hire purchase contracts	<u>4,960</u>	<u>8,298</u>
	<u>3,879,960</u>	<u>4,333,299</u>

Barclays Bank Plc has a fixed charge over the properties.

At the year end date the company had 3 loans outstanding with Barclays. One for £3,350,000 due for expiry on 27 March 2023 and one for £250,000 due for expiry on 27 March 2023 and one for £275,000 due for expiry on 27 March 2023.

The hire purchase is secured against the asset to which it relates.

16. PROVISIONS FOR LIABILITIES

	31.5.20 £	31.5.19 £
Deferred tax	<u>1,067,641</u>	<u>986,237</u>
		Deferred tax
		£
Balance at 1 June 2019		986,237
Charge to Income Statement during year		<u>81,404</u>
Balance at 31 May 2020		<u>1,067,641</u>

17. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	31.5.20 £	31.5.19 £
1,220,000	Ordinary	1.00	<u>1,220,000</u>	<u>1,220,000</u>

ULTRABARN PLC

Notes to the Financial Statements - continued for the Year Ended 31 May 2020

18. RESERVES

	Retained earnings £	Capital redemption reserve £	Non distributable retained earnings £	Totals £
At 1 June 2019	(22,747)	280,000	7,765,843	8,023,096
Deficit for the year	(38,761)			(38,761)
Non distributable transfer	<u>589,102</u>	<u>-</u>	<u>(589,102)</u>	<u>-</u>
At 31 May 2020	<u>527,594</u>	<u>280,000</u>	<u>7,176,741</u>	<u>7,984,335</u>

19. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to directors subsisted during the years ended 31 May 2020 and 31 May 2019:

	31.5.20 £	31.5.19 £
Mrs J M Kennedy		
Balance outstanding at start of year	64,240	42,410
Amounts advanced	20,768	21,830
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>85,008</u>	<u>64,240</u>
Mrs L J Sutton		
Balance outstanding at start of year	43,074	41,773
Amounts advanced	1,077	1,301
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>44,151</u>	<u>43,074</u>
P D Kennedy		
Balance outstanding at start of year	94,847	41,131
Amounts advanced	3,236	53,716
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>98,083</u>	<u>94,847</u>
J M Kennedy		
Balance outstanding at start of year	93,716	41,179
Amounts advanced	2,343	52,537
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>96,059</u>	<u>93,716</u>

19. **DIRECTORS' ADVANCES, CREDITS AND GUARANTEES - continued**

The director's loans are repayable on demand and interest is charged at a rate of 2.25%.

20. **RELATED PARTY DISCLOSURES**

P.D.Kennedy is a director of Skylark Developments Limited. At the 31st May 2020 Ultrabarn Plc owed Skylark Developments Limited £11,234 (2019: Ultrabarn Plc owed Skylark Developments Limited £8,623). During the year there were sales made to Skylark Developments Limited of £2,700 (2019: £2,400), and purchases made from Skylark Developments Limited of £nil (2019: £nil). These transactions were made at an arms length basis, on normal commercial terms.

There is also a long term loan from Skylark Developments Limited to Ultrabarn plc of £15,000 (2019: £15,000).

21. **POST BALANCE SHEET EVENTS**

Following a challenging period of lockdown uncertainty for both ourselves and most businesses across the UK, we can report that we are continuing to navigated our way through this difficult time.

We are continuing to perform well and are suitably funded to see out the current difficulties of the COVID-19 pandemic. We forecast to maintain a consistent performance over the next twelve months in the current market conditions.

22. **ULTIMATE CONTROLLING PARTY**

The ultimate controlling party of the company are the directors.