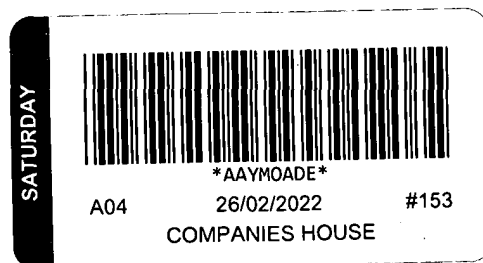


REGISTERED NUMBER: 02794851 (England and Wales)

**ULTRABARN PLC**

**Strategic Report, Report of the Directors and  
Financial Statements for the Year Ended 31 May 2021**



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 2021**

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**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:** Mark Ashton ACA FCCA

**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 2021

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The directors present their strategic report for the year ended 31 May 2021.

### 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 0.5% 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 J M Kennedy - Director

Date: 23-02-2022

**Report of the Directors  
for the Year Ended 31 May 2021**

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The directors present their report with the financial statements of the company for the year ended 31 May 2021.

**DIVIDENDS**

No dividends will be distributed for the year ended 31 May 2021.

**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 2020 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 2021**

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**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:**

*J Kennedy*

.....  
Mrs J M Kennedy - Director

Date: 23-02-2022

**Opinion**

We have audited the financial statements of Ultrabarn Plc (the 'company') for the year ended 31 May 2021 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 2021 and of its profit 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**

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.

**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 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.

**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.

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:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the rental industry;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including the Companies Act 2006, taxation legislation, data protection, anti-bribery, employment, environmental, health and safety legislation, and deposit protection legislation.
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations; and

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out were indicative of potential bias;
- investigated the rationale behind significant or unusual transactions; and

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims;
- reviewing correspondence with HMRC

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

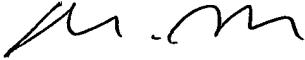
A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

**Report of the Independent Auditors to the Members of  
Ultrabarn Plc**

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**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.



Mark Ashton ACA FCCA (Senior Statutory Auditor)  
for and on behalf of Lancaster Haskins Limited Statutory Auditor  
Granville House  
2 Tettenhall Road  
Wolverhampton  
West Midlands  
WV1 4SB

Date: 24/2/22

**ULTRABARN PLC****Income Statement  
for the Year Ended 31 May 2021**

	Notes	31.5.21 £	31.5.20 £
<b>TURNOVER</b>		-	-
Administrative expenses		644,245	849,041
		(644,245)	(849,041)
Other operating income	3	1,307,648	1,106,436
<b>OPERATING PROFIT</b>	5	663,403	257,395
Interest receivable and similar income		7,383	7,885
		670,786	265,280
Interest payable and similar expenses	6	86,142	120,716
<b>PROFIT BEFORE TAXATION</b>		584,644	144,564
Tax on profit	7	462,494	183,325
<b>PROFIT/(LOSS) FOR THE FINANCIAL YEAR</b>		122,150	(38,761)

The notes form part of these financial statements

**ULTRABARN PLC****Other Comprehensive Income  
for the Year Ended 31 May 2021**

---

	Notes	31.5.21 £	31.5.20 £
<b>PROFIT/(LOSS) FOR THE YEAR</b>		122,150	(38,761)
<b>OTHER COMPREHENSIVE INCOME</b>		-	-
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		<u>122,150</u>	<u>(38,761)</u>

The notes form part of these financial statements

**ULTRABARN PLC (REGISTERED NUMBER: 02794851)**

**Balance Sheet  
31 May 2021**

	Notes	31.5.21 £	£	31.5.20 £	£
<b>FIXED ASSETS</b>					
Tangible assets	8		21,806		30,464
Investment property	9		13,670,523		13,402,727
			<u>13,692,329</u>		<u>13,433,191</u>
<b>CURRENT ASSETS</b>					
Debtors	10	529,448		477,142	
Cash at bank		543,544		520,215	
		<u>1,072,992</u>		<u>997,357</u>	
<b>CREDITORS</b>					
Amounts falling due within one year	11	480,340		467,300	
<b>NET CURRENT ASSETS</b>			<u>592,652</u>		<u>530,057</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>14,284,981</u>		<u>13,963,248</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	12		(3,490,000)		(3,691,272)
<b>PROVISIONS FOR LIABILITIES</b>	16		(1,468,496)		(1,067,641)
<b>NET ASSETS</b>			<u><u>9,326,485</u></u>		<u><u>9,204,335</u></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	17		1,220,000		1,220,000
Capital redemption reserve	18		280,000		280,000
Non distributable retained earnings	18		7,043,682		7,176,741
Retained earnings	18		782,803		527,594
<b>SHAREHOLDERS' FUNDS</b>			<u><u>9,326,485</u></u>		<u><u>9,204,335</u></u>

The financial statements were approved by the Board of Directors and authorised for issue on 23-02-2022 and were signed on its behalf by:



Mrs J M Kennedy - Director

The notes form part of these financial statements

**ULTRABARN PLC****Statement of Changes in Equity  
for the Year Ended 31 May 2021**

	Called up share capital £	Retained earnings £	Capital redemption reserve £	Non distributable retained earnings £	Total equity £
<b>Balance at 1 June 2019</b>	1,220,000	(22,747)	280,000	7,765,843	9,243,096
<b>Changes in equity</b>					
Total comprehensive income	-	550,341	-	(589,102)	(38,761)
<b>Balance at 31 May 2020</b>	1,220,000	527,594	280,000	7,176,741	9,204,335
<b>Changes in equity</b>					
Total comprehensive income	-	255,209	-	(133,059)	122,150
<b>Balance at 31 May 2021</b>	1,220,000	782,803	280,000	7,043,682	9,326,485

The notes form part of these financial statements

# ULTRABARN PLC

## Cash Flow Statement for the Year Ended 31 May 2021

	Notes	31.5.21 £	31.5.20 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	425,637	290,677
Interest paid		(85,629)	(120,203)
Interest element of hire purchase payments paid		(513)	(513)
Tax paid		(106,956)	(73,684)
Net cash from operating activities		<u>232,539</u>	<u>96,277</u>
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(4,900)	(3,174)
Sale of tangible fixed assets		4,200	-
Sale of investment property		-	610,274
Interest received		7,383	7,885
Net cash from investing activities		<u>6,683</u>	<u>614,985</u>
<b>Cash flows from financing activities</b>			
Loan repayments in year		(200,000)	(450,000)
Capital repayments in year		(3,688)	(3,339)
Amount withdrawn by directors		(12,205)	(27,423)
Net cash from financing activities		<u>(215,893)</u>	<u>(480,762)</u>
Increase in cash and cash equivalents		<u>23,329</u>	<u>230,500</u>
Cash and cash equivalents at beginning of year	2	520,215	289,715
Cash and cash equivalents at end of year	2	<u><u>543,544</u></u>	<u><u>520,215</u></u>

The notes form part of these financial statements

# ULTRABARN PLC

## Notes to the Cash Flow Statement for the Year Ended 31 May 2021

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

	31.5.21	31.5.20
	£	£
Profit before taxation	584,644	144,564
Depreciation charges	10,770	7,695
(Profit)/loss on disposal of fixed assets	(1,412)	84,726
Loss on revaluation of fixed assets	-	15,239
Fair value adjustment	(267,796)	-
Finance costs	86,142	120,716
Finance income	(7,383)	(7,885)
	<u>404,965</u>	<u>365,055</u>
(Increase)/decrease in trade and other debtors	(40,101)	1,748
Increase/(decrease) in trade and other creditors	60,773	(76,126)
	<u>425,637</u>	<u>290,677</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 2021

	31.5.21	1.6.20
	£	£
Cash and cash equivalents	<u>543,544</u>	<u>520,215</u>

#### Year ended 31 May 2020

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

### 3. ANALYSIS OF CHANGES IN NET DEBT

	At 1.6.20	Cash flow	At 31.5.21
	£	£	£
<b>Net cash</b>			
Cash at bank	<u>520,215</u>	<u>23,329</u>	<u>543,544</u>
	<u>520,215</u>	<u>23,329</u>	<u>543,544</u>
<b>Debt</b>			
Finance leases	(4,960)	3,688	(1,272)
Debts falling due within 1 year	(200,000)	-	(200,000)
Debts falling due after 1 year	<u>(3,675,000)</u>	<u>200,000</u>	<u>(3,475,000)</u>
	<u>(3,879,960)</u>	<u>203,688</u>	<u>(3,676,272)</u>
<b>Total</b>	<u>(3,359,745)</u>	<u>227,017</u>	<u>(3,132,728)</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	- 33.33% on reducing balance
Fixtures and fittings	- 25% on reducing balance
Motor vehicles	- 25% on reducing balance
Computer equipment	- 25% on cost

**Government grants**

Grants of a revenue nature are recognised in "other income" within profit or loss in the same period as the related expenditure. This includes the Government Coronavirus Job Retention Scheme ('Furlough') grants and Business Rates relief due to Coronavirus.

**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

	31.5.21	31.5.20
	£	£
Wages and salaries	428,732	385,564
Social security costs	40,363	38,909
Other pension costs	7,840	6,992
	<u>476,935</u>	<u>431,465</u>

4. **EMPLOYEES AND DIRECTORS - continued**

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

	31.5.21	31.5.20
Office Staff	8	7
Directors	4	4
	<u>12</u>	<u>11</u>

	31.5.21	31.5.20
	£	£
Directors' remuneration	<u>239,909</u>	<u>234,400</u>

Information regarding the highest paid director is as follows:

	31.5.21	31.5.20
	£	£
Emoluments etc	<u>90,000</u>	<u>90,000</u>

5. **OPERATING PROFIT**

The operating profit is stated after charging/(crediting):

	31.5.21	31.5.20
	£	£
Depreciation - owned assets	8,513	4,686
Depreciation - assets on hire purchase contracts	2,257	3,009
(Profit)/loss on disposal of fixed assets	(1,412)	84,726
Auditors' remuneration	<u>14,100</u>	<u>14,100</u>

6. **INTEREST PAYABLE AND SIMILAR EXPENSES**

	31.5.21	31.5.20
	£	£
Bank and loan interest	85,629	120,203
Hire purchase	<u>513</u>	<u>513</u>
	<u>86,142</u>	<u>120,716</u>

## 7. TAXATION

**Analysis of the tax charge**

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

	31.5.21 £	31.5.20 £
Current tax:		
UK corporation tax	61,639	102,009
Overprovision in previous year	-	(88)
Total current tax	61,639	101,921
Deferred tax	400,855	81,404
Tax on profit	462,494	183,325

**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:

	31.5.21 £	31.5.20 £
Profit before tax	584,644	144,564
Profit multiplied by the standard rate of corporation tax in the UK of 19% (2020 - 19%)	111,082	27,467
Effects of:		
Expenses not deductible for tax purposes	(50,881)	6,040
Depreciation in excess of capital allowances	1,438	463
Capital gain	-	54,365
Deferred tax rate change	400,855	81,405
Loss on sale of assets	-	13,656
adjustments		
Over Provision	-	(71)
Total tax charge	462,494	183,325

Notes to the Financial Statements - continued  
for the Year Ended 31 May 2021

## 8. TANGIBLE FIXED ASSETS

	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
<b>COST</b>					
At 1 June 2020	43,330	166,625	69,084	20,055	299,094
Additions	-	-	4,900	-	4,900
Disposals	-	-	(6,509)	-	(6,509)
At 31 May 2021	43,330	166,625	67,475	20,055	297,485
<b>DEPRECIATION</b>					
At 1 June 2020	27,102	165,081	57,083	19,364	268,630
Charge for year	6,709	388	3,361	312	10,770
Eliminated on disposal	-	-	(3,721)	-	(3,721)
At 31 May 2021	33,811	165,469	56,723	19,676	275,679
<b>NET BOOK VALUE</b>					
At 31 May 2021	9,519	1,156	10,752	379	21,806
At 31 May 2020	16,228	1,544	12,001	691	30,464

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

	Motor vehicles £
<b>COST</b>	
At 1 June 2020 and 31 May 2021	19,753
<b>DEPRECIATION</b>	
At 1 June 2020	10,726
Charge for year	2,257
At 31 May 2021	12,983
<b>NET BOOK VALUE</b>	
At 31 May 2021	6,770
At 31 May 2020	9,027

# ULTRABARN PLC

## Notes to the Financial Statements - continued for the Year Ended 31 May 2021

### 9. INVESTMENT PROPERTY

	Total £
<b>FAIR VALUE</b>	
At 1 June 2020	13,402,727
Revaluations	267,796
	<u>13,670,523</u>
At 31 May 2021	
<b>NET BOOK VALUE</b>	
At 31 May 2021	13,670,523
	<u>13,670,523</u>
At 31 May 2020	13,402,727
	<u>13,402,727</u>

Fair value at 31 May 2021 is represented by:

	£
Valuation in 2011	7,394,253
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)
Valuation in 2021	267,796
Cost	5,158,344
	<u>13,670,523</u>

Investment property were valued on an open market basis on 31 May 2021 by Stephens McBride Chartered Surveyors.

### 10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.5.21 £	31.5.20 £
Trade debtors	63,881	33,347
Other debtors	96,924	92,959
Directors' current accounts	335,505	323,300
Prepayments	33,138	27,536
	<u>529,448</u>	<u>477,142</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.5.21	31.5.20
	£	£
Bank loans and overdrafts (see note 13)	200,000	200,000
Hire purchase contracts (see note 14)	1,272	3,688
Trade creditors	122,578	48,188
Tax	65,605	110,922
Social security and other taxes	8,456	7,874
Other creditors	10,698	8,519
Accrued expenses	71,731	88,109
	<u>480,340</u>	<u>467,300</u>

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

	31.5.21	31.5.20
	£	£
Bank loans (see note 13)	3,475,000	3,675,000
Hire purchase contracts (see note 14)	-	1,272
Other creditors	15,000	15,000
	<u>3,490,000</u>	<u>3,691,272</u>

13. LOANS

An analysis of the maturity of loans is given below:

	31.5.21	31.5.20
	£	£
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>2,675,000</u>	<u>2,875,000</u>

Notes to the Financial Statements - continued  
for the Year Ended 31 May 2021

14. LEASING AGREEMENTS

Minimum lease payments under hire purchase fall due as follows:

	31.5.21 £	31.5.20 £
Net obligations repayable:		
Within one year	1,272	3,688
Between one and five years	-	1,272
	<u>1,272</u>	<u>4,960</u>

15. SECURED DEBTS

The following secured debts are included within creditors:

	31.5.21 £	31.5.20 £
Bank loans	3,675,000	3,875,000
Hire purchase contracts	1,272	4,960
	<u>3,676,272</u>	<u>3,879,960</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

	31.5.21 £	31.5.20 £
Deferred tax	<u>1,468,496</u>	<u>1,067,641</u>
		Deferred tax
		£
Balance at 1 June 2020		1,067,641
Charge to Income Statement during year		400,855
Balance at 31 May 2021		<u>1,468,496</u>

17. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	31.5.21 £	31.5.20 £
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 2021

### 18. RESERVES

	Retained earnings £	Capital redemption reserve £	Non distributable retained earnings £	Totals £
At 1 June 2020	527,594	280,000	7,176,741	7,984,335
Profit for the year	122,150			122,150
Non distributable transfer	133,059	-	(133,059)	-
At 31 May 2021	<u>782,803</u>	<u>280,000</u>	<u>7,043,682</u>	<u>8,106,485</u>

### 19. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to directors subsisted during the years ended 31 May 2021 and 31 May 2020:

	31.5.21 £	31.5.20 £
<b>Mrs J M Kennedy</b>		
Balance outstanding at start of year	85,008	64,240
Amounts advanced	4,243	20,768
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>89,251</u>	<u>85,008</u>
<b>Mrs L J Sutton</b>		
Balance outstanding at start of year	44,151	43,074
Amounts advanced	1,331	1,077
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>45,482</u>	<u>44,151</u>
<b>P D Kennedy</b>		
Balance outstanding at start of year	98,083	94,847
Amounts advanced	4,468	3,236
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>102,551</u>	<u>98,083</u>
<b>J M Kennedy</b>		
Balance outstanding at start of year	96,059	93,716
Amounts advanced	2,162	2,343
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>98,221</u>	<u>96,059</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 2021 Ultrabarn PLC owed Skylark Developments Limited £13,824 (2020: Ultrabarn PLC owed Skylark Developments Limited £11,234).

During the year there were sales made to Skylark Developments Limited of £2,400 (2020: £2,700), and purchases made from Skylark Developments Limited of £nil (2020: £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 (2020: £15,000).

21. **POST BALANCE SHEET EVENTS**

Events following the year end have been considered in the 12 months after the balance sheet date. The subsequent impact of COVID-19 is still prominent through the wider global economy, and so has been considered by the directors. There are no current indications that suggest the company is likely to be negatively impacted by any future COVID-related implications, and therefore is deemed to require no further disclosure.

The company is continuing to perform well following the year end, and with the current reserves position, is deemed to be able to continue trading as normal regardless of any potential government-imposed restrictions, and no other events requiring disclosure have been identified.

22. **ULTIMATE CONTROLLING PARTY**

The ultimate controlling party of the company are the directors.