

Company Registration No. 02921101 (England and Wales)

ADAM ESTATES LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2021
PAGES FOR FILING WITH REGISTRAR

ADAM ESTATES LIMITED

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ADAM ESTATES LIMITED

BALANCE SHEET

AS AT 31 MAY 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Tangible assets	3		7,123		8,039
Investment properties	4		4,906,900		4,867,900
			<u>4,914,023</u>		<u>4,875,939</u>
Current assets					
Debtors	5	141,590		140,453	
Cash at bank and in hand		213,576		11,265	
		<u>355,166</u>		<u>151,718</u>	
Creditors: amounts falling due within one year	6	(166,971)		(150,351)	
Net current assets			<u>188,195</u>		<u>1,367</u>
Total assets less current liabilities			<u>5,102,218</u>		<u>4,877,306</u>
Provisions for liabilities	7		(147,280)		(46,556)
Net assets			<u><u>4,954,938</u></u>		<u><u>4,830,750</u></u>
Capital and reserves					
Called up share capital	8		4		4
Investment property reserve			1,925,300		1,876,545
Profit and loss reserves			3,029,634		2,954,201
Total equity			<u><u>4,954,938</u></u>		<u><u>4,830,750</u></u>

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 May 2021 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.

ADAM ESTATES LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 MAY 2021

The financial statements were approved by the board of directors and authorised for issue on 23 February 2022 and are signed on its behalf by:

R P Farr
Director

Company Registration No. 02921101

ADAM ESTATES LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MAY 2021

	Share capital	Investment property reserve	Profit and loss reserves	Total
Notes	£	£	£	£
Balance at 1 June 2019	4	1,965,640	2,783,668	4,749,312
Year ended 31 May 2020:				
Profit and total comprehensive income for the year	-	-	161,438	161,438
Dividends	-	-	(80,000)	(80,000)
Transfers	-	(89,095)	89,095	-
Balance at 31 May 2020	4	1,876,545	2,954,201	4,830,750
Year ended 31 May 2021:				
Profit and total comprehensive income for the year	-	-	349,188	349,188
Dividends	-	-	(225,000)	(225,000)
Transfers	-	48,755	(48,755)	-
Balance at 31 May 2021	4	1,925,300	3,029,634	4,954,938

ADAM ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MAY 2021

1 Accounting policies

Company information

Adam Estates Limited is a private company limited by shares incorporated in England and Wales. The registered office is Acre House, 11-15 William Road, London, United Kingdom, NW1 3ER.

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 investment properties at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The directors have considered the effect of the Covid-19 outbreak, the outbreak has caused some disruption to the company's business to date. The directors consider it is unlikely that a prolonged outbreak will cause significant disruption. Accordingly, at the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operation for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover represents rent and other amounts receivable from tenants, stated net of Value Added Tax.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost, net of depreciation and any impairment losses.

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows:

Plant and machinery	20% reducing balance
Fixtures, fittings & equipment	15% reducing balance
Computer equipment	33.33% straight line

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.

1.5 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. The gain or loss on valuation is recognised in profit or loss and is subsequently transferred within equity to the "investment property reserve" together with the associated deferred tax.

1.6 Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand, and deposits held at call with banks.

ADAM ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2021

1 Accounting policies

(Continued)

1.7 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.

Basic financial liabilities

Basic financial liabilities, including creditors 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.

1.8 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.

1.9 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.

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.

ADAM ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2021

1 Accounting policies (Continued)

1.10 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

1.11 Retirement benefits

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

1.12 Investment property reserve

The investment property reserve comprises the fair value uplift on the company's investment property net of the associated deferred tax. Any movement in the fair value of the investment property and/or the deferred tax associated with it during the year is transferred from the profit and loss account into this reserve as a reserve movement in the Statement of Changes in Equity. The reserve is non-distributable.

2 Employees

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

	2021 Number	2020 Number
Total	2	2

3 Tangible fixed assets

	Plant and Fixtures, fittings & machinery £	equipment £	Computer equipment £	Total £
Cost				
At 1 June 2020	2,583	23,468	3,291	29,342
Additions	-	-	1,190	1,190
At 31 May 2021	2,583	23,468	4,481	30,532
Depreciation and impairment				
At 1 June 2020	1,907	18,959	437	21,303
Depreciation charged in the year	135	676	1,295	2,106
At 31 May 2021	2,042	19,635	1,732	23,409
Carrying amount				
At 31 May 2021	541	3,833	2,749	7,123
At 31 May 2020	676	4,509	2,854	8,039

ADAM ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2021

4 Investment property

	2021 £
Fair value	
At 1 June 2020	4,867,900
Disposals	(167,867)
Net gains or losses through fair value adjustments	206,867
	<u>4,906,900</u>
At 31 May 2021	<u>4,906,900</u>

The fair value of the investment property has been arrived at on the basis of a valuation carried out by the directors, the valuation was made on an open market value basis.

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2021 £	2020 £
Cost	2,863,992	2,967,524
	<u>2,863,992</u>	<u>2,967,524</u>
Carrying amount	<u>2,863,992</u>	<u>2,967,524</u>

5 Debtors

	2021 £	2020 £
Amounts falling due within one year:		
Trade debtors	103,065	101,614
Other debtors	32,835	33,437
Prepayments	5,690	5,402
	<u>141,590</u>	<u>140,453</u>

6 Creditors: amounts falling due within one year

	2021 £	2020 £
Corporation tax	64,830	59,189
Other taxation and social security	8,564	20,054
Other creditors	30,793	20,595
Accruals and deferred income	62,784	50,513
	<u>166,971</u>	<u>150,351</u>

ADAM ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2021

7 Deferred taxation

The following are the deferred tax liabilities recognised by the company and movements thereon:

	Liabilities 2021 £	Liabilities 2020 £
Balances:		
Accelerated capital allowances	29,672	22,725
Revaluations	117,608	23,831
	<u>147,280</u>	<u>46,556</u>

8 Called up share capital

	2021 Number	2020 Number	2021 £	2020 £
Ordinary share capital				
Issued and fully paid				
"A" Ordinary shares of 1p each	200	2	2	2
"B" Ordinary shares of 1p each	192	2	2	2
"C" Ordinary shares of 1p each	2	-	-	-
"D" Ordinary shares of 1p each	2	-	-	-
"E" Ordinary shares of 1p each	2	-	-	-
"F" Ordinary shares of 1p each	2	-	-	-
	<u>400</u>	<u>4</u>	<u>4</u>	<u>4</u>

On 27 October 2020, the company sub-divided its 2 "A" ordinary shares of £1 each into 200 "A" ordinary shares of 1p each and converted its 2 "B" ordinary shares of £1 each into 200 "B" ordinary shares of 1p each. Also on 27 October 2020, 8 "B" ordinary shares of 1p each are converted into 2 "C" ordinary shares, 2 "D" ordinary shares, 2 "E" ordinary shares and 2 "F" ordinary shares all with a par value of £1p.

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.