

Financial Statements for the Year Ended 31 March 2022

for

Evenbrook Limited

Contents of the Financial Statements
for the Year Ended 31 March 2022

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4

DIRECTORS:

C A Butterfield FCA
J E M Gulliford MRICS
J S Butterfield MRICS
M A Poole FCA

REGISTERED OFFICE:

Brecon House
Browns Green
Birmingham
B20 1FE

REGISTERED NUMBER:

03147118 (England and Wales)

AUDITORS:

CKCA Limited
No 4 Castle Court 2
Castlegate Way
Dudley
West Midlands
DY1 4RH

SOLICITORS:

Freeths LLP
80 Mount Street
Nottingham
NG1 6HH

Balance Sheet
31 March 2022

	Notes	31.3.22 £'000	£'000	31.3.21 £'000	£'000
FIXED ASSETS					
Tangible assets	4		50		59
Investment property	5		<u>46,210</u>		<u>39,953</u>
			46,260		40,012
CURRENT ASSETS					
Debtors	6	24,262		23,830	
Cash at bank		<u>2,209</u>		<u>1,369</u>	
		26,471		25,199	
CREDITORS					
Amounts falling due within one year	7	<u>7,548</u>		<u>6,817</u>	
NET CURRENT ASSETS			<u>18,923</u>		<u>18,382</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			65,183		58,394
CREDITORS					
Amounts falling due after more than one year	8		(19,062)		(19,024)
PROVISIONS FOR LIABILITIES	10		<u>(5,480)</u>		<u>(2,970)</u>
NET ASSETS			<u>40,641</u>		<u>36,400</u>
CAPITAL AND RESERVES					
Called up share capital			5		5
Share premium	11		8,796		8,796
Fair value reserve	11		27,759		24,012
Retained earnings	11		<u>4,081</u>		<u>3,587</u>
SHAREHOLDERS' FUNDS			<u>40,641</u>		<u>36,400</u>

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 6 July 2022 and were signed on its behalf by:

C A Butterfield FCA - Director

M A Poole FCA - Director

1. STATUTORY INFORMATION

Evenbrook Limited is a private company, limited by shares, 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" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Related party exemption

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Significant judgements and estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for income and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. Management does not consider there to be judgements made on matters considered material (apart from those involving estimates) that have had an effect on amounts recognised in the financial statements this year.

The following are the company's key sources of estimation uncertainty:

Revaluation of investment properties

The company carries its investment properties at fair value, with changes in fair value being recognised in profit or loss. The directors, two of whom are Chartered Surveyors, review the carrying values of investment properties at each year end. The valuation of investment properties focuses on the estimated yield (expressed as the gross rent per annum passing at the year end date divided by the carrying value of the property) considered to be appropriate to the type and condition of the property in light of extant market conditions having regard also to its vacant possession value. The determined fair value of the investment property is most sensitive to the estimated yield. Further information on the determination of the fair value of investment properties is given in the notes to the financial statements.

Taxation

The company establishes provisions based on reasonable estimates and these are subject to the potential consequences of enquiries by the tax authorities. The amount of such provisions is based on various factors such as experience and the impact of potentially differing interpretations of tax legislation and practice regulations by the company and the tax authorities. Management estimation is required to determine the amount of deferred tax that should be recognised at any time having regard to fair value and other factors.

Turnover

Turnover represents rents receivable and related income.

2. ACCOUNTING POLICIES - continued

Depreciation

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc - between 10% and 33% per annum on cost

Investment property

Investment property is shown at most recent valuation. Any aggregate gain or loss arising from changes in fair value is recognised in the income statement. FRS 102 requires valuation at fair value unless fair value cannot be obtained without undue cost or effort. Deferred taxation is provided on these gains where applicable at the rate expected to apply when the property is sold.

Financial instruments

Basic financial assets, which include trade and other receivables 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 present value of the future receipts discounted at a market rate of interest.

Basic financial liabilities, including trade and other payables, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

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. Group relief received or provided is recognised at 100% of relevant tax losses.

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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 16 (2021 - 16).

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

4. **TANGIBLE FIXED ASSETS**

	Plant and machinery etc £'000
COST	
At 1 April 2021	190
Additions	13
Disposals	(10)
At 31 March 2022	193
DEPRECIATION	
At 1 April 2021	131
Charge for year	22
Eliminated on disposal	(10)
At 31 March 2022	143
NET BOOK VALUE	
At 31 March 2022	50
At 31 March 2021	59

5. **INVESTMENT PROPERTY**

	Total £'000
COST OR VALUATION	
At 1 April 2021	39,953
Revaluations	6,257
At 31 March 2022	46,210
NET BOOK VALUE	
At 31 March 2022	46,210
At 31 March 2021	39,953

Cost or valuation at 31 March 2022 is represented by:

	£'000
Valuation in 2022	33,239
Cost	12,971
	46,210

Investment property was valued on an open market fair value basis on 31 March 2022 by the directors, two of whom are Chartered Surveyors, on an average gross investment yield of c. 7.2%. The company did not instruct an agent to carry out an external professional valuation of the Company's investment property at 31 March 2022. The directors have had regard to a routine valuation for security purposes carried out by the bank's independent valuers during June 2022.

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.3.22	31.3.21
	£'000	£'000
Trade debtors	20	21
Amounts owed by group undertakings	<u>24,242</u>	<u>23,809</u>
	<u>24,262</u>	<u>23,830</u>
7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.3.22	31.3.21
	£'000	£'000
Creditors	6	5
Amounts owed to group undertakings	7,221	6,371
Taxation and social security	119	243
Other creditors	<u>202</u>	<u>198</u>
	<u>7,548</u>	<u>6,817</u>
8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	31.3.22	31.3.21
	£'000	£'000
Bank loans	<u>19,062</u>	<u>19,024</u>
9. SECURED DEBTS		
The following secured debts are included within creditors:		
	31.3.22	31.3.21
	£'000	£'000
Bank loans	<u>19,062</u>	<u>19,024</u>
10. PROVISIONS FOR LIABILITIES	31.3.22	31.3.21
	£'000	£'000
Deferred tax	<u>5,480</u>	<u>2,970</u>
		Deferred tax
		£'000
Balance at 1 April 2021		2,970
Provided during year		<u>2,510</u>
Balance at 31 March 2022		<u>5,480</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

11. RESERVES

	Retained earnings £'000	Share premium £'000	Fair value reserve £'000	Totals £'000
At 1 April 2021	3,587	8,796	24,012	36,395
Profit for the year	4,241	-	-	4,241
Revaluation	(6,257)	-	6,257	-
Deferred Tax	2,510	-	(2,510)	-
At 31 March 2022	<u>4,081</u>	<u>8,796</u>	<u>27,759</u>	<u>40,636</u>

12. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006

The Report of the Auditors was unqualified.

Wendy Davies (Senior Statutory Auditor)
for and on behalf of CKCA Limited

13. CONTINGENT LIABILITIES

The company has granted a debenture over all its assets, legal charges over certain of its properties, a floating charge and guarantees as security to a lender to Hamstead Campus Limited in respect of borrowings by that company of £12,225,000 at 31 March 2022 (2021; £12,225,000).

Other group companies have provided security in respect of the company's borrowings as disclosed in the financial statements of Evenbrook Estates Limited, Hamstead Hall Limited, Evenbrook Properties 2 Limited and Hamstead Campus Limited.

14. RELATED PARTY DISCLOSURES

CA Butterfield and the Executors of JR Coles each have personal guarantees outstanding of £600,000 to a lender to the company.

15. POST BALANCE SHEET EVENTS

The company sold a block of investment properties with a carrying value of £4.91m at the year end on 24 May 2022 for consideration of £5.3m net of sale costs.

16. ULTIMATE CONTROLLING PARTY

The controlling party is Evenbrook Group Limited.

The ultimate controlling party is C A Butterfield & the Executors of J R Coles.

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.