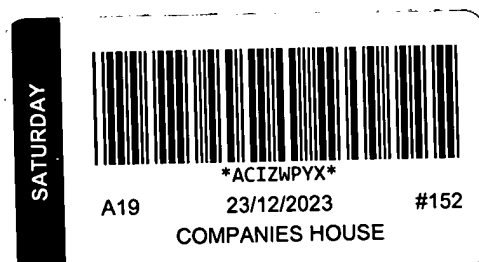


**EDGEMAN LIMITED**  
**FINANCIAL STATEMENTS**  
**31 MARCH 2023**



**ARMSTRONG WATSON**  
**Chartered Accountants**  
**Newcastle upon Tyne**

**EDGEMAN LIMITED**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2023**

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**EDGEMAN LIMITED**  
**OFFICERS AND PROFESSIONAL ADVISERS**

<b>The board of directors</b>	Mrs S R Chawla N Chawla
<b>Company secretary</b>	Mrs S R Chawla
<b>Registered office</b>	24 Woolsington Park South Woolsington Newcastle upon Tyne NE13 8BJ
<b>Auditor</b>	Armstrong Watson Audit Limited First Floor One Strawberry Lane Newcastle upon Tyne NE1 4BX
<b>Bankers</b>	Svenska Handelsbanken AB (publ) Ground Floor Earl Grey House 75/85 Grey Street Newcastle upon Tyne NE1 6EF
<b>Solicitors</b>	Mincoffs Solicitors Kensington House 5 Osborne Road Newcastle upon Tyne Tyne & Wear NE2 2AA

**EDGEMAN LIMITED**  
**STRATEGIC REPORT**  
**YEAR ENDED 31 MARCH 2023**

**Development and performance during the financial year**

The group undertakes comprehensive business planning to define long term strategic objectives and goals. Annual budgets and operational plans are prepared utilising financial and non-financial Key Performance Indicators ("KPI's"). Business performance, measured by KPI's (including monitoring of actual results against budget targets and rolling forecasts), is reported to the directors on a monthly basis.

**Group**

Turnover for the year has increased by 16% compared to 2022 and the gross profit margin has decreased from 42.7% to 37.7%.

Occupancy rates were 71.4% (2022: 60.2%) and room revenue has increased by 28.7% compared to 2022.

**Company**

Turnover for the year has increased by 18% compared to 2022 and the gross profit margin has increased to 38.1% from 36.3% in 2022.

Average occupancy rates were 76.6% (2022: 54.5%).

The directors are satisfied with the results during the year.

**Future Developments**

The group has continued to review the hotel facilities offered and expects that this will result in an increase in turnover and profitability.

**Principal risks and uncertainties**

The group operates in a very competitive market in which customers demand good service and competitive pricing. In order to maintain profit margins the company needs to carefully control direct and overhead costs. Credit control is also vitally important to minimise the risk of credit related losses.

This report was approved by the board of directors on 20 December 2023 and signed on behalf of the board by:



N Chawla  
Director

**EDGEMAN LIMITED**  
**DIRECTORS' REPORT**  
**YEAR ENDED 31 MARCH 2023**

The directors present their report and the financial statements of the group for the year ended 31 March 2023.

**Directors**

The directors who served the company during the year were as follows:

Mrs S R Chawla  
N Chawla

**Dividends**

The directors do not recommend the payment of a dividend.

**Employment of disabled persons**

The group gives full consideration to applications for employment from disabled persons where the candidate's particular aptitudes and abilities are consistent with adequately meeting the requirements of the job. Opportunities are available to disabled employees for training, career development and promotion.

Where existing employees become disabled, it is the group's policy to provide continuing employment wherever practicable in the same or an alternative position and to provide appropriate training to achieve this aim.

**Employee involvement**

The group operates a framework for employee information and consultation. This includes training, information guides and ensuring all staff are educated on all aspects of disabilities.

**Disclosure of information in the strategic report**

As permitted by Paragraph 1A of Schedule 7 to the Large and Medium-sized Companies and Groups (Accounts and Reports) Regulations 2008 certain matters which are required to be disclosed in the directors' report have been omitted as they are included in the strategic report on page 2, these matters relate to the business review, principal risks and uncertainties and future developments.

**Directors' responsibilities statement**

The directors are responsible for preparing the strategic report, directors' report 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 group and the company and the profit or loss of the group for that period.

**EDGEMAN LIMITED**  
**DIRECTORS' REPORT**  
**YEAR ENDED 31 MARCH 2023**

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- 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.

**Auditor**

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the group and the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the group and the company's auditor is aware of that information.

This report was approved by the board of directors on 20 December 2023 and signed on behalf of the board by:



N Chawla  
Director

**EDGEMAN LIMITED**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF**  
**EDGEMAN LIMITED**  
**YEAR ENDED 31 MARCH 2023**

**Opinion**

We have audited the financial statements of Edgeman Limited (the 'parent company') and its subsidiaries (the 'group') for the year ended 31 March 2023 which comprise the consolidated statement of comprehensive income, consolidated statement of financial position, company statement of financial position, consolidated statement of changes in equity, company statement of changes in equity, consolidated statement of cash flows and the related notes, 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 FRS 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 group's and of the parent company's affairs as at 31 March 2023 and of the group's loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group 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 group's or the parent 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.

**EDGEMAN LIMITED**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF**  
**EDGEMAN LIMITED**

**YEAR ENDED 31 MARCH 2023**

**Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. 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 directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report 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 group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report.

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

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.



**EDGEMAN LIMITED**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF**  
**EDGEMAN LIMITED**  
**YEAR ENDED 31 MARCH 2023**

**Responsibilities of directors**

As explained more fully in the directors' responsibilities statement, 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 is 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 group's and the parent 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 group or the parent company or to cease operations, or have no realistic alternative but to do so.

**Auditor's 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 an auditor's report 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:

Based on our understanding of the group, discussions with management and those charged with governance, we considered that the most significant laws and regulations that have a direct impact on the financial statements are FRS 102, the Companies Act 2006 and UK taxation legislation.

As part of the engagement team discussion about the susceptibility of the group's financial statements to material misstatement due to fraud, we did not identify any areas with an increased risk.

Our audit procedures were designed to respond to identified risks, including non-compliance with laws and regulations and fraud, which may have a material effect on the financial statements. Our audit procedures included but were not limited to:

- enquiry of management and those charged with governance and review of any relevant correspondence with legal advisers regarding any instances of non-compliance with laws and regulations and any actual, suspected or alleged fraud;
- communicating identified laws and regulations and the risks of fraud with our engagement team and remaining alert to any indications of non-compliance or fraud;
- gaining an understanding of the internal controls established to mitigate risks related to fraud;
- examining supporting documents for all material balances, transactions and disclosures;
- review of accounting estimates for management override and bias;
- analytical procedures to identify any unusual transactions;
- identifying and testing journal entries.

# **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EDGEMAN LIMITED**

**YEAR ENDED 31 MARCH 2023**

Owing to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements of the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK).

The potential effects of inherent limitations are particularly significant in the case of misstatement resulting from fraud because fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

The primary responsibility for the prevention and detection of irregularities including fraud rests with those charged with governance.

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 auditor's report.

## **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 an auditor's report 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.

David Gold BA, FCA (Senior statutory auditor)  
For and on behalf of Armstrong Watson Audit Limited, Statutory Auditor  
One Strawberry Lane  
Newcastle upon Tyne  
NE1 4BX  
22 December 2023

**EDGEMAN LIMITED**  
**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 31 MARCH 2023**

	Note	2023 £	2022 £
<b>Turnover</b>	<b>4</b>	19,302,896	16,586,893
Other operating income	<b>5</b>	16,660	433,202
		<u>19,319,556</u>	<u>17,020,095</u>
Raw material and consumables		(2,912,814)	(2,227,473)
Other external charges		(3,125,139)	(2,380,755)
Staff costs	<b>8</b>	(7,090,864)	(5,736,220)
Depreciation on tangible fixed assets		(1,308,900)	(1,285,947)
Other operating expenses		(4,548,561)	(2,810,839)
Investment property fair value adjustment		–	(1,282)
<b>Operating profit</b>	<b>6</b>	<u>333,278</u>	<u>2,577,579</u>
Other interest receivable and similar income	<b>10</b>	2,323	–
Interest payable and similar expenses	<b>11</b>	(654,377)	(390,430)
<b>(Loss)/profit before taxation</b>		<u>(318,776)</u>	<u>2,187,149</u>
Tax on (loss)/profit	<b>12</b>	(86,906)	(440,873)
<b>(Loss)/profit for the financial year</b>		<u>(405,682)</u>	<u>1,746,276</u>
Revaluation of tangible assets		–	5,196,001
Tax relating to components of other comprehensive income		(152,225)	(975,427)
<b>Other comprehensive income for the year</b>		<u>(152,225)</u>	<u>4,220,574</u>
<b>Total comprehensive income for the year</b>		<u>(557,907)</u>	<u>5,966,850</u>

All the activities of the group are from continuing operations.

The notes on pages 15 to 30 form part of these financial statements.

**EDGEMAN LIMITED**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**31 MARCH 2023**

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	14	45,031,945	45,550,001
<b>Current assets</b>			
Stocks	16	145,684	120,586
Debtors	17	1,653,788	1,144,970
Cash at bank and in hand		4,951,177	5,958,816
		<u>6,750,649</u>	<u>7,224,372</u>
<b>Creditors: amounts falling due within one year</b>	18	<u>(4,649,454)</u>	<u>(5,373,948)</u>
<b>Net current assets</b>		2,101,195	1,850,424
<b>Total assets less current liabilities</b>		47,133,140	47,400,425
<b>Creditors: amounts falling due after more than one year</b>	19	(12,673,693)	(12,635,402)
<b>Provisions</b>			
Deferred taxation	21	(6,072,790)	(6,123,793)
<b>Net assets</b>		<u>28,386,657</u>	<u>28,641,230</u>
<b>Capital and reserves</b>			
Called up share capital	26	3	3
Share premium account	27	141,899	141,899
Revaluation reserve	27	22,188,028	22,443,821
Profit and loss account	27	6,056,727	6,055,507
<b>Members' funds</b>		<u>28,386,657</u>	<u>28,641,230</u>

The financial statements were approved by the board of directors and authorised for issue on 20 December 2023 and are signed on behalf of the board by:

  
N Chawla  
Director

Company registration number: 03810846

The notes on pages 15 to 30 form part of these financial statements.

**EDGEMAN LIMITED**  
**COMPANY STATEMENT OF FINANCIAL POSITION**  
**31 MARCH 2023**

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	14	5,265,171	5,350,000
Investments	15	1,273,867	1,273,867
		<u>6,539,038</u>	<u>6,623,867</u>
<b>Current assets</b>			
Stocks	16	23,011	16,977
Debtors	17	10,792,875	9,566,575
Cash at bank and in hand		313,280	515,599
		<u>11,129,166</u>	<u>10,099,151</u>
<b>Creditors: amounts falling due within one year</b>	18	<u>(1,519,348)</u>	<u>(2,499,328)</u>
<b>Net current assets</b>		<u>9,609,818</u>	<u>7,599,823</u>
<b>Total assets less current liabilities</b>		<u>16,148,856</u>	<u>14,223,690</u>
<b>Creditors: amounts falling due after more than one year</b>	19	(12,640,080)	(10,713,089)
<b>Provisions</b>			
Taxation including deferred tax	21	(12,736)	(18,734)
<b>Net assets</b>		<u>3,496,040</u>	<u>3,491,867</u>
<b>Capital and reserves</b>			
Called up share capital	26	3	3
Share premium account	27	141,899	141,899
Revaluation reserve	27	2,213,516	2,223,231
Profit and loss account	27	1,140,622	1,126,734
<b>Members' funds</b>		<u>3,496,040</u>	<u>3,491,867</u>

The profit for the financial year of the parent company was £4,173 (2022: £136,016).

The financial statements were approved by the board of directors and authorised for issue on 20 December 2023 and are signed on behalf of the board by:



N Chawla  
Director

Company registration number: 03810846

The notes on pages 15 to 30 form part of these financial statements.

**EDGEMAN LIMITED**

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

**YEAR ENDED 31 MARCH 2023**

	Note	Called up share capital £	Share premium account £	Revaluation reserve £	Profit and loss account £	Total £
<b>At 1 April 2021</b>		3	141,899	18,567,085	3,965,393	22,674,380
Profit for the year					1,746,276	1,746,276
Other comprehensive income for the year:						
Revaluation of tangible assets	14	–	–	5,196,001	–	5,196,001
Reclassification from revaluation reserve to profit and loss account		–	–	(343,838)	343,838	–
Tax relating to components of other comprehensive income	12	–	–	(975,427)	–	(975,427)
<b>Total comprehensive income for the year</b>		–	–	3,876,736	2,090,114	5,966,850
<b>At 31 March 2022</b>		3	141,899	22,443,821	6,055,507	28,641,230
Loss for the year					(405,682)	(405,682)
Other comprehensive income for the year:						
Reclassification from revaluation reserve to profit and loss account		–	–	(406,902)	406,902	–
Tax relating to components of other comprehensive income	12	–	–	151,109	–	151,109
<b>Total comprehensive income for the year</b>		–	–	(255,793)	1,220	(254,573)
<b>At 31 March 2023</b>		3	141,899	22,188,028	6,056,727	28,386,657

The notes on pages 15 to 30 form part of these financial statements.

**EDGEMAN LIMITED**  
**COMPANY STATEMENT OF CHANGES IN EQUITY**  
**YEAR ENDED 31 MARCH 2023**

	Note	Called up share capital £	Share premium account £	Revaluation reserve £	Profit and loss account £	Total £
<b>At 1 April 2021</b>		3	141,899	1,957,745	983,216	3,082,863
Profit for the year					136,016	136,016
Other comprehensive income for the year:						
Revaluation of tangible assets	14	–	–	272,988	–	272,988
Reclassification from revaluation reserve to profit and loss account		–	–	(7,502)	7,502	–
<b>Total comprehensive income for the year</b>		–	–	265,486	143,518	409,004
<b>At 31 March 2022</b>		3	141,899	2,223,231	1,126,734	3,491,867
Profit for the year					4,173	4,173
Other comprehensive income for the year:						
Reclassification from revaluation reserve to profit and loss account		–	–	(9,715)	9,715	–
<b>Total comprehensive income for the year</b>		–	–	(9,715)	13,888	4,173
<b>At 31 March 2023</b>		3	141,899	2,213,516	1,140,622	3,496,040

The notes on pages 15 to 30 form part of these financial statements.

**EDGEMAN LIMITED**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
**YEAR ENDED 31 MARCH 2023**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Cash flows from operating activities</b>		
(Loss)/profit for the financial year	(405,682)	1,746,276
<i>Adjustments for:</i>		
Depreciation of tangible assets	1,293,763	1,265,099
Fair value adjustment of investment property	–	1,282
Other interest receivable and similar income	(2,323)	–
Interest payable and similar expenses	654,377	390,430
Loss on disposal of tangible assets	15,137	20,848
Tax on profit	86,906	440,873
<i>Changes in:</i>		
Stocks	(25,098)	(60,402)
Trade and other debtors	(435,604)	(348,369)
Trade and other creditors	372,240	792,438
Cash generated from operations	1,553,716	4,248,475
Interest paid	(610,183)	(379,919)
Interest received	2,323	–
Tax paid	(523,080)	(33,011)
Net cash from operating activities	<u>422,776</u>	<u>3,835,545</u>
<b>Cash flows from investing activities</b>		
Purchase of tangible assets	(790,844)	(149,399)
Net cash (used in)/from investing activities	<u>(790,844)</u>	<u>(149,399)</u>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	12,640,080	–
Repayments of borrowings	(13,200,267)	(2,066,687)
Payments of finance lease liabilities	(79,384)	(76,987)
Net cash used in financing activities	<u>(639,571)</u>	<u>(2,143,674)</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(1,007,639)</b>	<b>1,542,472</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>5,958,816</b>	<b>4,416,344</b>
<b>Cash and cash equivalents at end of year</b>	<b><u>4,951,177</u></b>	<b><u>5,958,816</u></b>

The notes on pages 15 to 30 form part of these financial statements.



**EDGEMAN LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2023**

**1. General information**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 24 Woolsington Park South, Woolsington, Newcastle upon Tyne, NE13 8BJ.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

**3. Accounting policies**

**Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain fixed assets measured at fair value through profit or loss and in accordance with the accounting policies set out below.

The financial statements are prepared in sterling, which is the functional currency of the entity.

**Consolidation**

The financial statements consolidate the financial statements of Edgeman Limited and all of its subsidiary undertakings drawn up to 31 March 2023.

The results of subsidiaries acquired or disposed of during the year are included from or to the date that control passes.

The parent company has applied the exemption contained in section 408 of the Companies Act 2006 and has not included its individual statement of comprehensive income.

**Judgements and key sources of estimation uncertainty**

In applying the group's accounting policies, the directors are required to make judgements, estimates and assumptions in determining the carrying amounts of assets and liabilities. The directors' judgements, estimates and assumptions are based on the best and most reliable evidence available at the time when the decisions are made, and are based on historical experience and other factors that are considered to be applicable.

Due to the inherent subjectivity involved in making such judgements, estimates and assumptions, the actual results and outcomes may differ. 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.

In assessing whether there have been any indicators of impairment of assets, the directors have considered both external and internal sources of information such as market conditions, consumer demands and the experience of recoverability.

The key source of estimation uncertainty is the carrying value of the land and buildings, the valuation of which is explained in note 14.

**EDGEMAN LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2023**

**3. Accounting policies *(continued)***

**Revenue recognition**

Turnover comprises the sales (excluding Value Added Tax) of goods and services provided in the normal course of business.

Revenue from the rendering of services is measured by reference to the stage of completion of the service transaction at the end of the reporting period.

**Taxation**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax. A provision has been made in full on gains recognised on revaluing freehold property to its market value on the assumption that the group is unable to claim rollover relief.

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

**Tangible assets**

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

**EDGEMAN LIMITED**  
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**YEAR ENDED 31 MARCH 2023**

**3. Accounting policies (continued)**

**Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold Property	-	2% straight line on buildings only
Leasehold Property	-	2% straight line on buildings only
Plant and equipment	-	22% - 22.5% reducing balance
Fixtures and fittings	-	10% straight line
Office equipment	-	22% - 25% reducing balance

An amount equal to the excess of the annual depreciation charge on revalued assets over the notional historic cost depreciation charge on those assets is transferred annually from the revaluation reserve to the profit and loss reserve.

**Amortisation**

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

Goodwill	-	5 years straight line
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If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

**Investment property**

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure. It is revalued to its fair value at each reporting date and any changes in fair value are recognised in the profit or loss.

**Investments**

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

**Impairment of fixed assets**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

**Stocks**

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell making due allowance for obsolete and slow moving items.

**Debtors**

Trade and other debtors are recognised at transaction price less any impairment losses for bad and doubtful debts.

**EDGEMAN LIMITED**  
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**3. Accounting policies (continued)**

**Creditors**

Trade and other creditors are measured at transaction price.

**Government grants**

Government grants are not recognised until there is reasonable assurance that the company will comply with the conditions attaching to them and the grants will be received. Government grants are recognised using the accrual model.

Grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the entity with no future related costs are recognised in income in the period in which they become receivable.

**Operating leases**

Lease payments are recognised as an expense over the lease term on a straight-line basis.

**Finance leases and hire purchase contracts**

Assets held under finance leases and hire purchase contracts are recognised in the statement of financial position as assets and liabilities at the lower of the fair value of the assets and the present value of the minimum lease payments, which is determined at the inception of the lease term. Any initial direct costs of the lease are added to the amount recognised as an asset.

Lease payments are apportioned between the finance charges and reduction of the outstanding lease liability using the effective interest method. Finance charges are allocated to each period so as to produce a constant rate of interest on the remaining balance of the liability.

**Financial instruments**

The group only has financial instruments and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are measured initially at transaction value and subsequently measured at their settlement value.

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its financial liabilities.

**Defined contribution plans**

The group operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the group. The annual contributions payable are charged to the profit and loss account.

**EDGEMAN LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**4. Turnover**

Turnover arises from:

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Provision of goods and services	19,302,896	16,586,893

The whole of the turnover is attributable to the principal activity of the group wholly undertaken in the United Kingdom.

**5. Other operating income**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Government grants receivable	16,660	430,965
Insurance claims	–	2,237
	<u>16,660</u>	<u>433,202</u>

**6. Operating profit**

Operating profit or loss is stated after charging:

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Loss on disposal of tangible assets	15,137	20,848
Depreciation of tangible assets	1,293,763	1,265,099
Operating lease charges	134,517	141,487
	<u>1,443,417</u>	<u>1,427,434</u>

**7. Auditor's remuneration**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Fees payable for the audit of the financial statements	40,995	37,299

**8. Staff costs**

The average number of persons employed by the group during the year, including the directors, amounted to:

	<b>2023</b>	<b>2022</b>
	<b>No.</b>	<b>No.</b>
Administrative staff	11	10
Management staff	10	16
Number of other staff	445	355
	<u>466</u>	<u>381</u>

The aggregate payroll costs incurred during the year, relating to the above, were:

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Wages and salaries	6,584,244	5,328,011
Social security costs	397,157	310,942
Other pension costs	109,463	97,267
	<u>7,090,864</u>	<u>5,736,220</u>

**EDGEMAN LIMITED**  
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**9. Directors' remuneration**

The directors' aggregate remuneration in respect of qualifying services was:

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Remuneration	<u>167,311</u>	<u>106,298</u>

**10. Other interest receivable and similar income**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Interest on cash and cash equivalents	<u>2,323</u>	<u>—</u>

**11. Interest payable and similar expenses**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Interest on banks loans	603,051	376,165
Interest on obligations under finance leases and hire purchase contracts	11,669	14,066
Other interest payable and similar charges	<u>39,657</u>	<u>199</u>
	<u>654,377</u>	<u>390,430</u>

**12. Tax on profit**

**Major components of tax expense**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Current tax:</b>		
UK current tax expense	(13,200)	481,257
<b>Deferred tax:</b>		
Origination and reversal of timing differences	<u>100,106</u>	<u>(40,384)</u>
<b>Tax on profit</b>	<u>86,906</u>	<u>440,873</u>

**Tax recognised as other comprehensive income or equity**

The aggregate current and deferred tax relating to items recognised as other comprehensive income or equity for the year was £152,225 (2022: £975,427).

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**12. Tax on profit (continued)**

**Reconciliation of tax expense**

The tax assessed on the (loss)/profit on ordinary activities for the year is higher than (2022: lower than) the standard rate of corporation tax in the UK of 95% (2022: 57%).

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
(Loss)/profit on ordinary activities before taxation	(318,776)	2,187,149
(Loss)/profit on ordinary activities by rate of tax	(60,567)	415,561
Effect of expenses not deductible for tax purposes	(746)	7,342
Effect of capital allowances and depreciation	148,219	120,303
Utilisation of tax losses	-	(102,333)
Tax on profit	<u>86,906</u>	<u>440,873</u>

**Factors that may affect future tax expense**

A provision has been made in full for deferred tax on gains recognised on revaluing certain properties within the group to their market value. Such tax would become payable only if the properties were sold without it being possible to claim rollover relief.

**13. Intangible assets**

<b>Group</b>	<b>Goodwill</b>
	<b>£</b>
<b>Cost</b>	
At 1 April 2022 and 31 March 2023	<u>500,000</u>
<b>Amortisation</b>	
At 1 April 2022 and 31 March 2023	<u>500,000</u>
<b>Carrying amount</b>	
At 1 April 2022 and 31 March 2023	<u>-</u>
At 31 March 2022	<u>-</u>

The company has no intangible assets.

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**14. Tangible assets**

<b>Group</b>	<b>Land and buildings £</b>	<b>Plant and machinery £</b>	<b>Fixtures, fittings and equipment £</b>	<b>Investment property £</b>	<b>Total £</b>
<b>Cost or valuation</b>					
At 1 April 2022	42,187,251	474,618	9,199,066	1,050,000	52,910,935
Additions	437,430	15,796	337,618	–	790,844
Disposals	–	(1,200)	(62,886)	–	(64,086)
<b>At 31 March 2023</b>	<b>42,624,681</b>	<b>489,214</b>	<b>9,473,798</b>	<b>1,050,000</b>	<b>53,637,693</b>
<b>Depreciation</b>					
At 1 April 2022	–	433,276	6,927,658	–	7,360,934
Charge for the year	725,772	10,264	557,727	–	1,293,763
Disposals	–	(1,086)	(47,863)	–	(48,949)
<b>At 31 March 2023</b>	<b>725,772</b>	<b>442,454</b>	<b>7,437,522</b>	<b>–</b>	<b>8,605,748</b>
<b>Carrying amount</b>					
<b>At 31 March 2023</b>	<b>41,898,909</b>	<b>46,760</b>	<b>2,036,276</b>	<b>1,050,000</b>	<b>45,031,945</b>
At 31 March 2022	42,187,251	41,342	2,271,408	1,050,000	45,550,001

Included in the net book value of £41,898,909 for land and buildings is £8,205,646 (historic cost of £1,347,142) in respect of land which is not depreciated.

Included in the net book value of £1,050,000 for land and buildings is £1,050,000 (historic cost of £1,082,939) in respect of land which is not depreciated.

<b>Company</b>	<b>Land and buildings £</b>	<b>Fixtures and fittings £</b>	<b>Equipment £</b>	<b>Investment property £</b>	<b>Total £</b>
<b>Cost or valuation</b>					
At 1 April 2022	4,184,527	1,276,742	61,039	1,050,000	6,572,308
Additions	4,765	8,089	635	–	13,489
<b>At 31 March 2023</b>	<b>4,189,292</b>	<b>1,284,831</b>	<b>61,674</b>	<b>1,050,000</b>	<b>6,585,797</b>
<b>Depreciation</b>					
At 1 April 2022	–	1,173,522	48,786	–	1,222,308
Charge for the year	68,574	26,847	2,897	–	98,318
<b>At 31 March 2023</b>	<b>68,574</b>	<b>1,200,369</b>	<b>51,683</b>	<b>–</b>	<b>1,320,626</b>
<b>Carrying amount</b>					
<b>At 31 March 2023</b>	<b>4,120,718</b>	<b>84,462</b>	<b>9,991</b>	<b>1,050,000</b>	<b>5,265,171</b>
At 31 March 2022	4,184,527	103,220	12,253	1,050,000	5,350,000

Included in the net book value of £4,120,718 for land and buildings is £756,645 (historic cost of £500,000) in respect of land which is not depreciated.

Included in the net book value of £1,050,000 for land and buildings is £1,050,000 (historic cost of £1,082,939) in respect of land which is not depreciated.



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**14. Tangible assets (continued)**

**Tangible assets held at valuation**

The freehold land and property owned by the company was independently valued as at 27 September 2022 on an existing use basis by Colliers International Property Consultants Limited, Chartered Surveyors in accordance with the RICS Valuation - Global Standards November 2021 ('the Red Book', effective 31 January 2022) issued by the Royal Institution of Chartered Surveyors (RICS). The valuer provided a confirmation that in their opinion the valuation was the same as at 31 March 2023.

The directors consider that the valuation provided is a reliable basis for the freehold property valuation at the balance sheet date.

In respect of tangible assets held at valuation, aggregate cost, depreciation and comparable carrying amount that would have been recognised if the assets had been carried under the historical cost model are as follows:

<b>Group</b>	<b>Freehold property £</b>	<b>Long leasehold property £</b>	<b>Total £</b>
<b>At 31 March 2022</b>			
Aggregate cost	15,535,536	2,090,633	17,626,169
Aggregate depreciation	(4,253,611)	(550,535)	(4,804,146)
<b>Carrying value</b>	<u>11,281,925</u>	<u>1,540,098</u>	<u>12,822,023</u>
<b>At 31 March 2021</b>			
Aggregate cost	15,101,024	2,078,773	17,179,797
Aggregate depreciation	(3,976,229)	(508,900)	(4,485,129)
<b>Carrying value</b>	<u>11,124,795</u>	<u>1,569,873</u>	<u>12,694,668</u>
<b>Company</b>			<b>Freehold property £</b>
<b>At 31 March 2023</b>			
Aggregate cost			4,027,011
Aggregate depreciation			(1,035,591)
<b>Carrying value</b>			<u>2,991,420</u>
<b>At 31 March 2022</b>			
Aggregate cost			4,022,246
Aggregate depreciation			(976,732)
<b>Carrying value</b>			<u>3,045,514</u>

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**14. Tangible assets (continued)**

**Finance leases and hire purchase contracts**

Included within the carrying value of tangible assets are the following amounts relating to assets held under finance leases or hire purchase agreements:

<b>Group</b>	<b>Fixtures and fittings £</b>
<b>At 31 March 2023</b>	220,317
At 31 March 2022	<u>252,517</u>

The company has no tangible assets held under finance lease or hire purchase agreements.

**15. Investments**

The group has no investments.

<b>Company</b>	<b>Shares in group undertakings £</b>
<b>Cost</b>	
<b>At 1 April 2022 and 31 March 2023</b>	1,273,867
<b>Impairment</b>	
<b>At 1 April 2022 and 31 March 2023</b>	<u>—</u>
<b>Carrying amount</b>	
<b>At 1 April 2022 and 31 March 2023</b>	1,273,867
At 31 March 2022	<u>1,273,867</u>

**Subsidiaries, associates and other investments**

Details of the investments in which the parent company has an interest of 20% or more are as follows:

	Class of share	Percentage of shares held
<b>Subsidiary undertakings</b>		
Craiglands Limited	Ordinary	100
Ailantus Hotels Limited (Dormant)	Ordinary	100
Flag Hotels Limited (Dormant)	Ordinary	100
Smokies Entertainments Limited	Ordinary	100
Sunderland Hotels Limited	Ordinary	100
Gosforth Park Hotels Limited	Ordinary	100

The registered address for the above companies is as identified on page 1 except that the registered office for Craiglands Limited is: Blue Square House, 272 Bath Street, Glasgow, G2 4JR.

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**16. Stocks**

	<b>Group</b>		<b>Company</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Raw materials and consumables	<u>145,684</u>	<u>120,586</u>	<u>23,011</u>	<u>16,977</u>

The amount of stock recognised as an expense during the period by the group was £2,557,958 (2022: £2,112,444) and by the company was £382,528 (2022: £295,086).

**17. Debtors**

	<b>Group</b>		<b>Company</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Trade debtors	826,609	512,880	183,968	36,997
Amounts owed by group undertakings	–	–	10,532,732	9,421,087
Prepayments and accrued income	544,102	312,669	51,705	37,275
Corporation tax repayable	73,214	–	–	–
Other debtors	<u>209,863</u>	<u>319,421</u>	<u>24,470</u>	<u>71,216</u>
	<u>1,653,788</u>	<u>1,144,970</u>	<u>10,792,875</u>	<u>9,566,575</u>

The debtors above include the following amounts falling due after more than one year:

	<b>Group</b>		<b>Company</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Amounts owed by group undertakings	<u>–</u>	<u>–</u>	<u>4,200,000</u>	<u>4,693,323</u>

**18. Creditors: amounts falling due within one year**

	<b>Group</b>		<b>Company</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans	–	662,126	–	542,126
Trade creditors	2,908,276	2,516,352	496,272	569,531
Amounts owed to group undertakings	–	–	248,068	706,355
Accruals and deferred income	515,423	448,521	64,828	48,001
Corporation tax	–	463,066	17,327	7,839
Social security and other taxes	323,976	98,393	12,844	12,658
Obligations under finance leases and hire purchase contracts	63,648	65,318	–	–
Other creditors	<u>838,131</u>	<u>1,120,172</u>	<u>680,009</u>	<u>612,818</u>
	<u>4,649,454</u>	<u>5,373,948</u>	<u>1,519,348</u>	<u>2,499,328</u>

The following liabilities disclosed under creditors falling due within one year are secured by the group, details of which are provided within note 19 below:

Bank loans £nil (2022: £662,126).

Hire purchase creditors £63,648 (2022: £65,318)

The following liabilities disclosed under creditors falling due within one year are secured by the company, details of which are provided within note 19 below:

Bank loans £nil (2022: £542,126)

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**19. Creditors: amounts falling due after more than one year**

	<b>Group</b>		<b>Company</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	12,640,080	12,538,141	12,640,080	10,713,089
Obligations under finance leases and hire purchase contracts	33,613	97,261	–	–
	<u>12,673,693</u>	<u>12,635,402</u>	<u>12,640,080</u>	<u>10,713,089</u>

**Company**

The following liabilities disclosed under creditors falling due after more than one year are secured by the company:

Bank loans £12,640,080 (2022: £10,713,089)

Included within creditors: amounts falling due after more than one year is an amount of £Nil (2022: £Nil) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

A loan of £12,640,080 was drawn on 17 March 2023. The loan carries an interest of 2.4% over base) and is repayable in quarterly instalments commencing 12 months after the advance. The loan is due to be repaid by 17 March 2028.

**Group**

The following liabilities disclosed under creditors falling due within one year are secured by the group:

Bank loans £12,640,080 (2022: £12,538,141).

Included within creditors: amounts falling due after more than one year is an amount of £Nil (2022: £Nil) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

The liabilities disclosed under creditors falling due after more than one year are secured by the group are the same as for the company with the following additional liabilities:

Hire purchase creditors £33,613 (2022: £97,261).

**20. Finance leases and hire purchase contracts**

The total future minimum lease payments under finance leases and hire purchase contracts are as follows:

	<b>Group</b>		<b>Company</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Not later than 1 year	71,868	76,987	–	–
Later than 1 year and not later than 5 years	34,711	106,579	–	–
	<u>106,579</u>	<u>183,566</u>	<u>–</u>	<u>–</u>
Less: future finance charges	(9,319)	(20,988)	–	–
	<u>97,260</u>	<u>162,578</u>	<u>–</u>	<u>–</u>

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**21. Provisions**

<b>Group</b>	<b>Deferred tax (note 22) £</b>
At 1 April 2022	6,123,793
Charge against provision	(51,003)
<b>At 31 March 2023</b>	<b><u>6,072,790</u></b>
<b>Company</b>	<b>Deferred tax (note 22) £</b>
At 1 April 2022	18,734
Additions	(5,998)
<b>At 31 March 2023</b>	<b><u>12,736</u></b>

**22. Deferred tax**

The deferred tax included in the statement of financial position is as follows:

	<b>Group</b>		<b>Company</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Included in provisions (note 21)	<u>6,072,790</u>	<u>6,123,793</u>	<u>12,736</u>	<u>18,734</u>

The deferred tax account consists of the tax effect of timing differences in respect of:

	<b>Group</b>		<b>Company</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Accelerated capital allowances	738,927	638,823	12,736	18,734
Revaluation of tangible assets	<u>5,333,863</u>	<u>5,484,970</u>	<u>–</u>	<u>–</u>
	<u>6,072,790</u>	<u>6,123,793</u>	<u>12,736</u>	<u>18,734</u>

**23. Employee benefits**

**Defined contribution plans**

The amount recognised in profit or loss as an expense in relation to defined contribution plans was £109,463 (2022: £97,267).

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**24. Financial instruments**

The carrying amount for each category of financial instrument is as follows:

**Loan commitments measured at cost less impairment**

	Group 2023 £	2022 £
Loan commitments measured at cost less impairment	12,640,080	13,200,267

Exposure to cash flow interest rate risk arises in the normal course of the group's business. This risk is limited by the group's financial management policies and practices described below.

**Market risk**

**Interest rate risk**

The group is exposed to interest rate risk through the impact of rate changes on interest-bearing borrowings. The interest rates and terms of repayment of the group's bank loans are disclosed in note 19 to the financial statements. The group's policy is to obtain the most favourable interest rates available for its borrowings.

Interest is paid on assets being purchased through finance leases. All finance leases have a fixed rate of interest which applies for the duration of the agreement. Therefore there will be no effect to the interest payable in the event of future interest rate changes.

Except for the group's bank and finance lease borrowings, the company has no significant interest-bearing assets and liabilities.

The group does not use any derivative instruments to reduce its economic exposure to changes in interest rates.

**25. Called up share capital**

**Issued, called up and fully paid**

	2023		2022	
	No.	£	No.	£
Ordinary shares of £1 each	3	3	3	3

**26. Reserves**

The profit and loss account reserve records retained earnings and accumulated losses. The revaluation reserve records the value of asset revaluations and fair value movements on assets recognised in other comprehensive income. The revaluation reserve is non-distributable.

**27. Analysis of changes in net debt**

	At 1 Apr 2022 £	Cash flows £	At 31 Mar 2023 £
Cash at bank and in hand	5,958,816	(1,007,639)	4,951,177
Debt due within one year	(727,444)	545,295	(182,149)
Debt due after one year	(12,635,402)	80,210	(12,555,192)
	<u>(7,404,030)</u>	<u>(382,134)</u>	<u>(7,786,164)</u>

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**28. Operating leases**

The total future minimum lease payments under non-cancellable operating leases are as follows:

	<b>Group</b>		<b>Company</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Not later than 1 year	154,788	142,007	20,711	19,553
Later than 1 year and not later than 5 years	23,151	23,977	9,220	8,959
	<u>177,939</u>	<u>165,984</u>	<u>29,931</u>	<u>28,512</u>

**29. Other financial commitments**

A cross company guarantee, held by Svenska Handelsbanken AB, is in place secured by a debenture and first priority legal charges over assets held by the following group companies, all of which are controlled by the directors:-

Edgeman Limited;  
 Craiglands Limited;  
 Smokies Entertainments Limited;  
 Sunderland Hotels Limited;  
 Gosforth Park Hotels Limited and  
 George Washington Golf and Country Club Limited.

**Group**

At 31 March 2023 there were contingent liabilities in respect of loan facilities granted to George Washington Golf and Country Club Limited of £3,900,380 (2022: £4,184,649) in addition to the secured borrowing shown in notes 18 and 19.

**Company**

At 31 March 2023 there were loan facilities granted to George Washington Golf and Country Club Limited of £3,900,380 (2022: £4,184,649) and Sunderland Hotels Limited of £12,640,080 (2022: £1,945,052) in addition to the secured borrowing shown in notes 18 and 19.

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**30. Related party transactions**

**Company**

**Group**

The group has been under the control of the directors throughout the current year. The directors also own all of the issued share capital of the group together with all of the issued share capital of George Washington Golf and Country Club Limited and Ashton House Care Limited, companies registered in England.

During the year credits totalling £252,540 (2022: £56,531) arose between the George Washington Golf and Country Club Limited and the group. Other creditors include an amount of £805,559 (2022: £1,058,098) due to the George Washington Golf and Country Club Limited.

The balance due from Ashton Care Limited as at 31 March 2023 is £206,668 (2022: £206,668) and is included in other debtors.

During the year Craiglands Limited has recharged £nil (2022: £1,625) of administrative expenses to Rohan Developments (Yorkshire) Limited. Other debtors include an amount of £1,625 (2022: £59,345) due from Rohan Developments (Yorkshire) Limited.

**Company**

The company has been under the control of the directors throughout the current year. The directors also own all of the issued share capital of the company together with all of the issued share capital of George Washington Golf and Country Club Limited, a company registered in England.

As at 31 March 2023 there were outstanding creditors of £16,508 due to Craiglands Limited (2022: £23,432), a debtor of £1,274,829 from Sunderland Hotels Limited (2022: creditor of £585,873) and £176,071 due to Gosforth Park Hotels Limited (2022: £97,050 due to Gosforth Park Hotels Limited).

Debtors also include a loan to Ailantus Hotels Limited of £2,410,968 (2022: of £2,410,968) and a loan to Smokies Entertainments Limited of £6,846,935 (2022: £7,010,119). All of those companies are subsidiaries of Edgeman Limited.

During the year George Washington Golf and Country Club Limited charged £x to Edgeman Limited (2022: £39,977) in respect of payroll and other recharges. Other creditors include an amount of 673,695 (2022: £605,817) due to the George Washington Golf and Country Club Limited.