

Company registration number 03893064 (England and Wales)

CELEBRATION HOMES LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022
PAGES FOR FILING WITH REGISTRAR

CELEBRATION HOMES LIMITED

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CELEBRATION HOMES LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 30 SEPTEMBER 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Investment properties	4		18,707,651		15,318,358
Current assets					
Debtors	5	36,375		29,199	
Cash at bank and in hand		60,222		329,857	
		<u>96,597</u>		<u>359,056</u>	
Creditors: amounts falling due within one year	6	<u>(13,525,568)</u>		<u>(11,218,297)</u>	
Net current liabilities			<u>(13,428,971)</u>		<u>(10,859,241)</u>
Total assets less current liabilities			5,278,680		4,459,117
Provisions for liabilities	9		<u>(286,315)</u>		<u>(160,698)</u>
Net assets			<u>4,992,365</u>		<u>4,298,419</u>
Capital and reserves					
Called up share capital	8	1,630,000		1,630,000	
Revaluation reserve		3,140,023		2,478,881	
Profit and loss reserves		<u>222,342</u>		<u>189,538</u>	
Total equity			<u>4,992,365</u>		<u>4,298,419</u>

The notes on pages 2 to 7 form part of these financial statements.

The directors of the company have elected not to include a copy of the income statement within the financial statements.

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

The financial statements were approved by the board of directors and authorised for issue on 22 December 2022 and are signed on its behalf by:

P J Byrne
Director

Company Registration No. 03893064

CELEBRATION HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2022

1 Accounting policies

Company information

Celebration Homes Limited is a private company limited by shares incorporated in England and Wales. The registered office is 6 Wharf Studios, 28 Wharf Road, London, England, N1 7GR.

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.

The company has taken advantage of the exemption available in FRS 102 and has not disclosed transactions and balances with entities that form part of the group headed by Ardmore Group Limited.

1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Turnover represents rental income earned together with the recharge of rates and utility costs on investment properties and is recognised at the end of the month to which it relates.

1.3 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. Changes in fair value are recognised in profit or loss.

Fair value is determined by the directors with reference to internal experts and external valuations. Values are derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided.

1.4 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.5 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 statement of financial position 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.

CELEBRATION HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

1 Accounting policies

(Continued)

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.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors and loans from fellow group 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.

1.6 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.

1.7 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 income statement 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.

CELEBRATION HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

1 Accounting policies

(Continued)

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.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. 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 income statement, 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.

1.8 Leases

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

1.9 Reserves

The Company's capital and reserves comprise the following categories:

- Share capital - represents the nominal value of the shares issued.
- Revaluation reserve - represents the cumulative fair value uplift on investment properties.
- Retained earnings - represents cumulative profits or losses, net of dividends paid and other adjustments.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Leases

Determine whether leases entered into by the Company as a lessor are operating leases. These decisions depend on an assessment of whether the risks and rewards of ownership have been transferred from the lessor to the lessee on a lease by lease basis.

CELEBRATION HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

2 Judgements and key sources of estimation uncertainty

(Continued)

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Investment properties

Investment properties are valued annually by the directors using yield methodology, comparable property transactions and external advice obtained. The valuation method uses estimates of the likely sales proceeds upon disposal of the properties, but there is an inevitable degree of judgement involved.

3 Directors' remuneration

The Company has no employees other than the directors, who did not receive any remuneration in the current or prior year.

4 Investment property

	2022 £
Fair value	
At 1 October 2021	15,318,358
Additions	2,728,151
Revaluations	661,142
	<hr/>
At 30 September 2022	18,707,651
	<hr/> <hr/>

Investment properties have been valued at the reporting date with reference to external valuations and market data by C J Byrne and P J Byrne, who are the directors of the Company. The directors are qualified to make valuations on the basis of their knowledge and experience of the commercial property market. In making the valuation, the directors have considered the value in use of the properties and the present market conditions.

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

	2022 £	2021 £
Cost	15,640,117	12,911,966
Accumulated depreciation	-	-
	<hr/>	<hr/>
Carrying amount	15,640,117	12,911,966
	<hr/> <hr/>	<hr/> <hr/>

CELEBRATION HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

5 Debtors

	2022	2021
	£	£
Amounts falling due within one year:		
Trade debtors	2,700	1,900
Other debtors	33,675	27,299
	<u>36,375</u>	<u>29,199</u>

6 Creditors: amounts falling due within one year

	2022	2021
	£	£
Trade creditors	6,856	4,613
Amounts owed to group undertakings	13,434,139	11,122,169
Other creditors	84,573	91,515
	<u>13,525,568</u>	<u>11,218,297</u>

Amounts due to fellow undertakings are unsecured, interest free and repayable on demand.

7 Deferred taxation

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

	Liabilities 2022	Liabilities 2021
	£	£
Balances:		
On revalued investment property	<u>286,315</u>	<u>160,698</u>
Movements in the year:		2022
		£
Liability at 1 October 2021		160,698
Charge to profit or loss		125,617
Liability at 30 September 2022		<u>286,315</u>

The deferred tax liability set out above is expected to reverse in more than 12 months, upon realisation of the fair value movement in the related property.

CELEBRATION HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

8 Called up share capital

	2022	2021	2022	2021
	Number	Number	£	£
Ordinary share capital				
Issued and fully paid				
Ordinary shares of £1 each	1,630,000	1,630,000	1,630,000	1,630,000

9 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

Senior Statutory Auditor:	Atul Kariya FCCA
Statutory Auditor:	MHA MacIntyre Hudson

10 Related party transactions

The Company fully provided for a receivable totaling £911,056 in previous years, which was due from Byrne Estates (Chatham) Limited. The company is related due to the common control of the directors.

11 Parent company

The Company's immediate parent company is Systemhaven Limited.

The Company's ultimate parent company is Ardmore Group Limited.
Ultimate control of the Company rests with C J Byrne and P J Byrne.

The largest and smallest group in which the results of the company are consolidated is headed by Ardmore Group Limited, incorporated in England and Wales. The consolidated accounts of this company are available to the public and may be obtained from Companies House.

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.