

CLAREMONT FERRAND LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 MARCH 2020

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2020

	Note	2020 £	2019 £
FIXED ASSETS			
Tangible assets	4	7,009,720	6,671,740
Investments	5	18,002	18,002
		<u>7,027,722</u>	<u>6,689,742</u>
CURRENT ASSETS			
Debtors	6	1,708,826	1,108,542
Cash at bank and in hand		3,017	66,698
		<u>1,711,843</u>	<u>1,175,240</u>
Creditors: amounts falling due within one year	7	(546,022)	(122,445)
		<u>1,165,821</u>	<u>1,052,795</u>
NET CURRENT ASSETS			
		<u>8,193,543</u>	<u>7,742,537</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
Creditors: amounts falling due after more than one year	8	(6,085,410)	(5,873,448)
PROVISIONS FOR LIABILITIES			
Deferred tax	9	(126,725)	(102,089)
		<u>(126,725)</u>	<u>(102,089)</u>
NET ASSETS			
		<u>1,981,408</u>	<u>1,767,000</u>
CAPITAL AND RESERVES			
Called up share capital	10	100	100
Profit and loss account		1,981,308	1,766,900
		<u>1,981,408</u>	<u>1,767,000</u>

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 MARCH 2020

The Directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

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 financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of income and retained earnings in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

Mr S M Davidson
Director

Date: 15 December 2020

The notes on pages 3 to 10 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

1. GENERAL INFORMATION

Claremont Ferrand Limited is a private company, limited by shares, incorporated in England within the United Kingdom. The company's registered office is Springfield House, 45 Welsh Back, Bristol, BS1 4AG and its registered number is 04556870.

2. ACCOUNTING POLICIES

2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 EXEMPTION FROM PREPARING CONSOLIDATED FINANCIAL STATEMENTS

The Company, and the Group headed by it, qualify as small as set out in section 383 of the Companies Act 2006 and the parent and Group are considered eligible for the exemption to prepare consolidated accounts.

2.3 GOING CONCERN

At the Balance sheet date the Directors have carefully considered the recent COVID-19 events and have with these in mind considered the ability to continue as a going concern and believe this to be the appropriate basis on which to prepare the accounts.

2.4 REVENUE

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.5 INCOME FROM FIXED ASSET INVESTMENTS

Income from Fixed asset investments represents the company's share of the profit in Liberty House (Nuneaton) Limited. This profit figure also includes the fair value movements in Liberty House (Nuneaton) Limited.

2.6 INTEREST INCOME

Interest income is recognised in profit or loss using the effective interest method.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

2. ACCOUNTING POLICIES (continued)

2.7 FINANCE COSTS

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.8 BORROWING COSTS

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

2.9 PENSIONS

DEFINED CONTRIBUTION PENSION PLAN

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of financial position. The assets of the plan are held separately from the Company in independently administered funds.

2.10 CURRENT AND DEFERRED TAXATION

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of financial position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

2. ACCOUNTING POLICIES (continued)

2.11 TANGIBLE FIXED ASSETS

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Office equipment	-
	20% reducing balance

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

2.12 REVALUATION OF TANGIBLE FIXED ASSETS

Individual freehold and leasehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the Statement of financial position date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Statement of comprehensive income unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the excess losses are recognised in profit or loss.

2.13 INVESTMENT PROPERTY

Investment property is carried at fair value determined annually either by external valuers or the Directors and 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. Changes in fair value are recognised in the Statement of comprehensive income.

2.14 VALUATION OF INVESTMENTS

Investments in subsidiaries are measured at cost less accumulated impairment.

2.15 DEBTORS

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2. ACCOUNTING POLICIES (continued)

2.16 CASH AND CASH EQUIVALENTS

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.17 CREDITORS

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.18 PROVISIONS FOR LIABILITIES

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Statement of financial position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of financial position.

2.19 FINANCIAL INSTRUMENTS

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

3. EMPLOYEES

The average monthly number of employees, including directors, during the year was 7 (2019: 8).

4. TANGIBLE FIXED ASSETS

	Investment properties £	Office equipment £	Total £
COST OR VALUATION			
At 1 April 2019	6,626,233	67,329	6,693,562
Additions	499,012	27,850	526,862
Disposals	-	(6,639)	(6,639)
Revaluations	(168,745)	-	(168,745)
At 31 March 2020	<u>6,956,500</u>	<u>88,540</u>	<u>7,045,040</u>
DEPRECIATION			
At 1 April 2019	-	21,822	21,822
Charge for the year on owned assets	-	16,961	16,961
Disposals	-	(3,463)	(3,463)
At 31 March 2020	<u>-</u>	<u>35,320</u>	<u>35,320</u>
NET BOOK VALUE			
At 31 March 2020	<u>6,956,500</u>	<u>53,220</u>	<u>7,009,720</u>
At 31 March 2019	<u>6,626,233</u>	<u>45,507</u>	<u>6,671,740</u>

The investment properties were revalued on 31 March 2020 by the directors of the company. The basis of this valuation was market value. This class of assets has a current value of £6,956,500 (2019: £6,626,233) and a carrying amount at historical cost of £5,883,794 (2019: £5,377,305). The depreciation on the historical cost is £Nil (2019: £Nil).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

5. FIXED ASSET INVESTMENTS

	Investments in subsidiary companies £	Investments in associates £	Total £
COST OR VALUATION			
At 1 April 2019	2	18,000	18,002
At 31 March 2020	<u>2</u>	<u>18,000</u>	<u>18,002</u>

SUBSIDIARY UNDERTAKING

The following was a subsidiary undertaking of the Company:

Name	Class of shares	Holding
Ferrand Property Company Limited	Ordinary	100 %

6. DEBTORS

	2020 £	2019 £
DUE AFTER MORE THAN ONE YEAR		
Amounts owed by joint ventures and group undertakings	624,614	317,183
Other debtors	675,498	732,998
	<u>1,300,112</u>	<u>1,050,181</u>
DUE WITHIN ONE YEAR		
Trade debtors	17,419	13,465
Amounts owed by associated undertakings	352,927	-
Other debtors	30,000	31,022
Prepayments and accrued income	8,368	13,874
	<u>1,708,826</u>	<u>1,108,542</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Bank overdrafts	401,763	-
Trade creditors	30,423	6,696
Other taxation and social security	19,320	16,555
Other creditors	39,321	41,261
Accruals and deferred income	55,195	57,933
	<u>546,022</u>	<u>122,445</u>

The following liabilities were secured:

	2020 £	2019 £
Bank overdrafts	401,763	-
	<u>401,763</u>	<u>-</u>

Details of security provided:

Creditors amounts falling due within one year includes the above liabilities, on which security has been given by way of directors personal guarantees and fixed and floating charges over certain of the Investment properties.

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

	2020 £	2019 £
Other creditors	6,085,410	5,873,448
	<u>6,085,410</u>	<u>5,873,448</u>

9. DEFERRED TAXATION

	2020 £
At beginning of year	(102,089)
Utilised in year	(24,636)
AT END OF YEAR	<u><u>(126,725)</u></u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

9. DEFERRED TAXATION (CONTINUED)

The provision for deferred taxation is made up as follows:

	2020 £	2019 £
Accelerated capital allowances	(5,558)	(7,889)
Charge on revalued properties	(121,167)	(94,200)
	<u>(126,725)</u>	<u>(102,089)</u>

10. SHARE CAPITAL

	2020 £	2019 £
ALLOTTED, CALLED UP AND FULLY PAID		
100 (2019: 100) Ordinary shares of £1.00 each	<u>100</u>	<u>100</u>

11. RELATED PARTY TRANSACTIONS

At 31 March 2020 an amount of £6,115,410 (2019: £5,903,448) was owed by the company to the directors. These amounts are interest free, unsecured and have no fixed date for repayment.

At 31 March 2020, an amount of £73,500 (2019: £103,500) was due to the company by Liberty House (Nuneaton) Limited, a company in which Claremont Ferrand Limited is a member. The loan is interest free, has no fixed date for repayment and is included in other debtors.

At 31 March 2020, an amount of £352,927 (2019: £Nil) was due to the company by CTU General Partner Limited, a company under common control. The loan is interest free, has no fixed date for repayment and is included in other debtors. A guarantee of £2,000,000 has also been provided to CTU General Partner Limited which is secured on the assets of the company.

12. RESERVES

The profit and loss reserve includes both distributable and non-distributable reserves. Non-distributable reserves represents cumulative gains and losses on the revaluation of investment property, net of deferred tax. At the balance sheet date non-distributable reserves totalled £1,322,465 (2019: £1,154,728).

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.