

**NURTON DEVELOPMENTS LIMITED**

**ANNUAL REPORT**

**FOR THE YEAR ENDED 31 MARCH 2022**

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COMPANIES HOUSE

**NURTON DEVELOPMENTS LIMITED**

**COMPANY INFORMATION**

<b>Directors</b>	D G Bradshaw K G Bradshaw P D J Bradshaw T C Bradshaw K G Simkins (resigned 29 July 2022)
<b>Company secretary</b>	P D J Bradshaw
<b>Registered number</b>	03686681
<b>Registered office</b>	11 Waterloo Street Birmingham West Midlands B2 5TB
<b>Independent auditor</b>	Cooper Parry Group Limited Chartered Accountants & Senior statutory auditor Office 401 4th Floor Two Chamberlain Square Birmingham West Midlands B3 3AX

**NURTON DEVELOPMENTS LIMITED**

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## **NURTON DEVELOPMENTS LIMITED**

### **GROUP STRATEGIC REPORT FOR THE YEAR ENDED 31 MARCH 2022**

#### **Introduction**

The principal activity of the group is that of property development.

#### **Business review**

The board is please to report profits of £3,555,944 (2021: £3,723,186), which has seen the group's net assets grow to £7,622,319 (2021: £4,038,452).

The group has long taken the decision to be exposed to a number of real estate sectors, which has meant that it has been able to benefit from the upturns, specifically, in the residential and industrial markets to 31 March 2022.

The 50% investment in the mainly residential scheme of Branston Locks, has resulted in the recognition of a share of the profits of £3,721,882 (2021: £839,945), which is driven by both residential and industrial land sales. As part of the industrial land sales, the joint venture has delivered four warehouses for the purchasers of the land and will generate significant profits in the next financial year as they completed after 31 March 2022.

The 75% ownership of Equation Properties Limited continues to be successful and a number of development agreements are now in a monthly fee generative stage. Significant profit shares have also been made, and received, post year end. This has seen the intercompany loan reduce and the company is self-financing.

As a result of the above positive cash flows, both received and forecast, the group is in the enviable position of being able to look at a range of opportunities across the real estate sectors.

Risk management is a high priority. Processes are designed to identify, mitigate and manage risk. The board are ultimately responsible for risk management. The directors manage each development/investment on an individual basis.

#### **Principal risks and uncertainties**

One of the key risks in property trading and development is the speed in which market conditions can change. To manage this risk the directors strive to only buy and/or develop an interest in properties that are in high demand. They also closely monitor costs and changes in the market such that action can be taken quickly if necessary.

#### **Interest rate risk**

The group hedges its interest rate risk on some bank loans by swapping its variable rate debt into a fixed rate by the use of interest rate swaps.

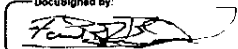
#### **Credit risk**

Cash investments and the interest rate swap arrangements relating to certain of the bank loans are with institutions of a suitable credit quality.

#### **Financial key performance indicators**

Maximising returns and minimising risks are the key performance measures for the business. The group's directors believe that any further performance indicators are not necessary or appropriate for an understanding of the performance or position of the business.

This report was approved by the board and signed on its behalf.

DocuSigned by:  
  
704BE91B3F06463

**P D J Bradshaw**  
Director

Date: 20 December 2022

## **NURTON DEVELOPMENTS LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2022**

The directors present their report and the financial statements for the year ended 31 March 2022.

#### **Directors' responsibilities statement**

The directors are responsible for preparing the group strategic report, the directors' report and the consolidated 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 company and the group and of the profit or loss of the group for that period.

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

- select suitable accounting policies for the group's financial statements and then apply them consistently;
- make judgements 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 group 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 the group and to 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### **Directors**

The directors who served during the year are disclosed on the company information page.

#### **Matters covered in the Group strategic report**

The company has chosen in accordance with section 414C(11) of the Companies Act 2006 (strategic report and directors' report) Regulations 2013 to set out in the company's strategic report information required by the large and medium-sized companies and groups (accounts and reports) Regulations Schedule 7 to be contained in the directors' report.

#### **Disclosure of information to auditor**

Each of the persons who are directors at the time when this directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the company and the group's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company and the group's auditor is aware of that information.

#### **Post balance sheet events**

There have been no significant events affecting the group since the year end.

#### **Auditor**

The auditor, Cooper Parry Group Limited, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

**NURTON DEVELOPMENTS LIMITED**

**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2022**

This report was approved by the board and signed on its behalf.

DocuSigned by:  
  
7048E91B3F00463

**P D J Bradshaw**  
Director

Date: 20 December 2022

## **NURTON DEVELOPMENTS LIMITED**

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

#### **Opinion**

We have audited the financial statements of Nurton Developments Limited (the 'parent company') and its subsidiaries (the 'group') for the year ended 31 March 2022, which comprise the group profit and loss account, the group and company balance sheets, the group statement of cash flows, the group and company statement of changes in equity 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 Financial Reporting Standard 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 2022 and of the group's profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- 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 United Kingdom, including the Financial Reporting Council'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.

#### **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 contained within the Annual Report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

## **NURTON DEVELOPMENTS LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NURTON DEVELOPMENTS LIMITED (CONTINUED)**

#### **Opinion 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 group 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 group 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 group 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.

#### **Responsibilities of directors**

As explained more fully in the directors' responsibilities statement set out on page 2, 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.

## **NURTON DEVELOPMENTS LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NURTON DEVELOPMENTS LIMITED (CONTINUED)**

#### **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 Group 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:

Our assessment focussed on key laws and regulations the company has to comply with and areas of the financial statements we assessed as being more susceptible to misstatement. These key laws and regulations included but were not limited to compliance with the Companies Act 2006, United Kingdom Generally Accepted Accounting Practice and relevant tax legislation.

We are not responsible for preventing irregularities. Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions with directors and other management, and from our commercial knowledge and experience of the property development industry;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence where applicable; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.
- we assessed the susceptibility of the company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:
  - making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
  - considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.
- To address the risk of fraud through management bias and override of controls, we:
  - tested journal entries to identify unusual transactions;
  - assessed whether judgements and assumptions made in determining the accounting estimates set out in note 2 were indicative of potential bias, in particular the director's assessment of the valuation of stock;
  - investigated the rationale behind significant or unusual transactions; and
  - reviewing nominal accounts of certain nominal codes for indication of any management override.
- In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:
  - agreeing financial statement disclosures to underlying supporting documentation;
  - enquiring of management as to actual and potential litigation and claims; and
  - reviewing correspondence with HMRC and associated parties.

## **NURTON DEVELOPMENTS LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NURTON DEVELOPMENTS LIMITED (CONTINUED)**

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

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.

Paul Rowley (senior statutory auditor)

for and on behalf of

**Cooper Parry Group Limited**

Chartered Accountants

Senior statutory auditor

Office 401

4th Floor

Two Chamberlain Square

Birmingham

West Midlands

B3 3AX

Date: 20 December 2022

# **NURTON DEVELOPMENTS LIMITED**

## **CONSOLIDATED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2022**

	<b>Note</b>	<b>2022 £</b>	<b>2021 £</b>
Turnover	3	3,366,113	27,402,263
Cost of sales		(72,356)	(21,849,845)
<b>Gross profit</b>		<b>3,293,757</b>	<b>5,552,418</b>
Administrative expenses		(4,794,812)	(3,238,895)
Other operating income	4	2,658,851	2,631,568
<b>Operating profit</b>	5	<b>1,157,796</b>	<b>4,945,091</b>
Share of profit of joint ventures	14	3,721,882	839,945
Share of profit of associates	14	78,408	34,501
<b>Total operating profit</b>		<b>4,958,086</b>	<b>5,819,537</b>
Interest receivable and similar income	9	816	6,442
Interest payable and similar expenses	10	(1,321,290)	(1,690,381)
<b>Profit before tax</b>		<b>3,637,612</b>	<b>4,135,598</b>
Tax on profit	11	(81,668)	(412,412)
<b>Profit for the financial year</b>		<b>3,555,944</b>	<b>3,723,186</b>
<b>Profit for the year attributable to:</b>			
Non-controlling interests		181,586	456,840
Owners of the parent		3,374,358	3,266,346
		<b>3,555,944</b>	<b>3,723,186</b>

There were no recognised gains and losses for 2022 or 2021 other than those included in the consolidated profit and loss account.

The notes on pages 16 to 39 form part of these financial statements.

**NURTON DEVELOPMENTS LIMITED**  
**REGISTERED NUMBER: 03686681**

**CONSOLIDATED BALANCE SHEET**  
**AS AT 31 MARCH 2022**

	<b>Note</b>	<b>2022</b> <b>£</b>	<b>2021</b> <b>£</b>
<b>Fixed assets</b>			
Intangible assets	12	2,485,391	2,820,500
Tangible assets	13	4,084,588	4,110,002
Other fixed asset investments	14	1,318,652	902,510
Investment in joint ventures	14	(2,321,121)	(5,432,031)
Investments in associates	14	112,909	34,501
		<u>5,680,419</u>	<u>2,435,482</u>
<b>Current assets</b>			
Stocks	15	10,652,940	9,636,479
Debtors: amounts falling due within one year	16	23,092,415	28,110,545
Cash at bank and in hand		937,788	74,200
		<u>34,683,143</u>	<u>37,821,224</u>
Creditors: amounts falling due within one year	17	<u>(7,938,326)</u>	<u>(8,228,099)</u>
<b>Net current assets</b>		<u>26,744,817</u>	<u>29,593,125</u>
<b>Total assets less current liabilities</b>		<u>32,425,236</u>	<u>32,028,607</u>
Creditors: amounts falling due after more than one year	18	<u>(24,802,917)</u>	<u>(27,990,155)</u>
<b>Net assets</b>		<u><u>7,622,319</u></u>	<u><u>4,038,452</u></u>
<b>Capital and reserves</b>			
Called up share capital	21	1,000	1,000
Share premium account	22	8,184	8,184
Capital redemption reserve	22	26	26
Other reserves	22	3,010,199	2,982,276
Profit and loss account	22	4,927,555	1,553,197
<b>Equity attributable to owners of the parent company</b>		<u>7,946,964</u>	<u>4,544,683</u>
Non-controlling interests		<u>(324,645)</u>	<u>(506,231)</u>
		<u><u>7,622,319</u></u>	<u><u>4,038,452</u></u>

**NURTON DEVELOPMENTS LIMITED**  
**REGISTERED NUMBER: 03686681**

**CONSOLIDATED BALANCE SHEET (CONTINUED)**  
**AS AT 31 MARCH 2022**

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 20 December 2022.

DocuSigned by:  
  
704BE91B3F00463

**P D J Bradshaw**  
Director

The notes on pages 16 to 39 form part of these financial statements.


**NURTON DEVELOPMENTS LIMITED**  
**REGISTERED NUMBER: 03686681**

**COMPANY BALANCE SHEET**  
**AS AT 31 MARCH 2022**

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	13	10,155	35,494
Investments	14	266,216	303,716
		<u>276,371</u>	<u>339,210</u>
<b>Current assets</b>			
Stocks	15	211,689	144,065
Debtors: amounts falling due within one year	16	39,984,848	43,636,713
Cash at bank and in hand		543,718	9,131
		<u>40,740,255</u>	<u>43,789,909</u>
Creditors: amounts falling due within one year	17	(4,714,594)	(5,855,703)
<b>Net current assets</b>		<u>36,025,661</u>	<u>37,934,206</u>
<b>Total assets less current liabilities</b>		<u>36,302,032</u>	<u>38,273,416</u>
Creditors: amounts falling due after more than one year	18	(21,615,417)	(23,584,667)
<b>Net assets</b>		<u><u>14,686,615</u></u>	<u><u>14,688,749</u></u>
<b>Capital and reserves</b>			
Called up share capital	21	1,000	1,000
Share premium account	22	8,184	8,184
Capital redemption reserve	22	26	26
Other reserves	22	3,010,199	2,982,276
Profit and loss account		11,667,206	11,697,263
		<u><u>14,686,615</u></u>	<u><u>14,688,749</u></u>

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

**P D J Bradshaw**  
 Director

DocuSigned by:  
  
 7046E91B3F06463

Date: 20 December 2022

The notes on pages 16 to 39 form part of these financial statements.



NURTON DEVELOPMENTS LIMITED

COMPANY STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 MARCH 2022

	Called up share capital £	Share premium account £	Capital redemption reserve £	Other reserves £	Profit and loss account £	Total equity £
<b>At 1 April 2020</b>	1,000	8,184	26	2,461,691	9,484,516	11,955,417
Profit for the year	-	-	-	-	2,212,747	2,212,747
Movement in preference shares	-	-	-	520,585	-	520,585
<b>At 1 April 2021</b>	1,000	8,184	26	2,982,276	11,697,263	14,688,749
Loss for the year	-	-	-	-	(30,057)	(30,057)
Movement in preference shares	-	-	-	27,923	-	27,923
<b>At 31 March 2022</b>	1,000	8,184	26	3,010,199	11,667,206	14,686,615

The notes on pages 16 to 39 form part of these financial statements.

**NURTON DEVELOPMENTS LIMITED**

**CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2022**

	<b>2022</b> <b>£</b>	<b>2021</b> <b>£</b>
<b>Cash flows from operating activities</b>		
Profit for the financial year	3,555,944	3,723,186
<b>Adjustments for:</b>		
Amortisation of intangible assets	335,109	335,109
Depreciation of tangible assets	26,214	15,061
Interest paid	1,321,290	1,690,381
Interest received	(816)	(6,442)
Taxation charge	81,668	412,412
(Increase)/decrease in stocks	(1,016,461)	174,031
Decrease/(increase) in debtors	6,009,683	(5,927,712)
Increase in amounts owed by participating interests	(804,466)	(2,384,981)
(Decrease)/increase in creditors	(3,444,605)	4,467,430
Share of operating profit in joint venture and associates, net of interest payable	(3,189,318)	(264,829)
<b>Net cash generated from operating activities</b>	<u>2,874,242</u>	<u>2,233,646</u>
<b>Cash flows from investing activities</b>		
Purchase of intangible fixed assets	-	(14,931)
Purchase of tangible fixed assets	(800)	-
Purchase of unlisted and other investments	(453,642)	(10)
Sale of unlisted and other investments	37,500	-
Interest received	816	6,442
<b>Net cash from investing activities</b>	<u>(416,126)</u>	<u>(8,499)</u>
<b>Cash flows from financing activities</b>		
Repayment of loans	(273,238)	(198,968)
Interest paid	(1,321,290)	(1,187,943)
<b>Net cash used in financing activities</b>	<u>(1,594,528)</u>	<u>(1,386,911)</u>
<b>Net increase in cash and cash equivalents</b>	863,588	838,236
Cash and cash equivalents at beginning of year	74,200	(764,036)
<b>Cash and cash equivalents at the end of year</b>	<u>937,788</u>	<u>74,200</u>
<b>Cash and cash equivalents at the end of year comprise:</b>		
Cash at bank and in hand	<u>937,788</u>	<u>74,200</u>

The notes on pages 16 to 39 form part of these financial statements.

# **NURTON DEVELOPMENTS LIMITED**

## **CONSOLIDATED ANALYSIS OF NET DEBT FOR THE YEAR ENDED 31 MARCH 2022**

	<b>At 1 April 2021 £</b>	<b>Cash flows £</b>	<b>Other non- cash changes £</b>	<b>At 31 March 2022 £</b>
Cash at bank and in hand	74,200	863,588	-	937,788
Debt due after 1 year	(4,405,488)	-	1,217,988	(3,187,500)
Debt due within 1 year	(4,985,444)	273,238	(1,217,988)	(5,930,194)
	<u>(9,316,732)</u>	<u>1,136,826</u>	<u>-</u>	<u>(8,179,906)</u>

The notes on pages 16 to 39 form part of these financial statements.

## **NURTON DEVELOPMENTS LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022**

#### **1. Accounting policies**

##### **1.1 Basis of preparation of financial statements**

Nurton Developments Limited is a limited liability company incorporated and domiciled in the United Kingdom. The address of its registered office is shown on the company information page.

The financial statements are prepared in Sterling (£) which is the functional currency of the company. The financial statements are for the year ended 31 March 2022 (2021: 31 March 2021).

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires group management to exercise judgement in applying the group's accounting policies. The areas involving a higher degree of judgement or complexity or areas where assumptions and estimates are significant to the financial statements are disclosed in note 2.

The following principal accounting policies have been applied:

##### **1.2 Basis of consolidation**

The consolidated financial statements present the results of the company and its own subsidiaries ("the group") as if they form a single entity. Intercompany transactions and balances between group companies are therefore eliminated in full.

The consolidated financial statements incorporate the results of business combinations using the purchase method. In the balance sheet, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair values at the acquisition date. The results of acquired operations are included in the consolidated profit and loss account from the date on which control is obtained. They are deconsolidated from the date control ceases.

##### **1.3 Disclosure exemptions**

The company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of Profit and Loss in these financial statements.

As permitted by FRS 102 section 1.12, the group has taken advantage of the disclosure exemption available for aggregate remuneration of key management personnel and related party transactions in relation to wholly owned group companies.

## **NURTON DEVELOPMENTS LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022**

#### **1. Accounting policies (continued)**

##### **1.4 Going concern**

At the balance sheet date the Group had a cash balance of £937,788 and strong net current asset position of £26,744,817.

The financial forecasts prepared by the directors show that the group will continue to trade and be able to operate within the facilities available to it for a period of at least 12 months from the date of signing these accounts.

The company and group meet their property development cash flow requirements through various bank facilities secured on the property developments and certain cross guarantees within the group. The group has received an undertaking from the directors that they will continue to provide financial and other support to the group for at least twelve months from the date of approval of these financial statements. As with any group placing reliance on other individuals for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.

On that basis, the directors have prepared these financial statements on a going concern basis.

##### **1.5 Turnover**

Turnover represents the proceeds of property developments sold, before deduction of related expenditure. Disposals of properties are recognised when unconditional contracts of sale have been exchanged. Turnover excludes value added tax.

##### **1.6 Operating leases: the group as lessor**

Annual rentals receivable under operating leases are recognised in turnover on a straight-line basis over the term of the lease.

##### **1.7 Operating leases: the group as lessee**

Rentals paid under operating leases are charged the consolidated profit and loss account on a straight-line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight-line basis over the lease term, unless another systematic basis is representative of the time pattern of the lessee's benefit from the use of the leased asset.

##### **1.8 Interest income**

Interest income is recognised in the consolidated profit and loss account using the effective interest method.

##### **1.9 Finance costs**

Finance costs are charged to the consolidated profit and loss account 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.

##### **1.10 Borrowing costs**

All borrowing costs are recognised in the consolidated profit and loss account in the year in which they are incurred.



## NURTON DEVELOPMENTS LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

#### 1. Accounting policies (continued)

##### 1.14 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.

Freehold property is not depreciated as the directors believe that as such property is maintained to a high standard for trading purposes, the residual value of the property is not lower than its cost and accordingly, there is no depreciation to charge.

At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Improvements to leasehold property	-	25%
Motor vehicles	-	25%
Fixtures and fittings	-	25%
Office equipment	-	25%

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 the consolidated profit and loss account.

##### 1.15 Associates and joint ventures

An entity is treated as a joint venture where the group is a party to a contractual agreement with one or more parties from outside the group to undertake an economic activity that is subject to joint control.

An entity is treated as an associated undertaking where the group exercises significant influence in that it has the power to participate in the operating and financial policy decisions.

In the consolidated accounts, interests in associated undertakings and joint ventures are accounted for using the equity method of accounting. Under this method an equity investment is initially recognised at the transaction price (including transaction costs) and is subsequently adjusted to reflect the investors share of the profit or loss, other comprehensive income and equity of the associate. The consolidated profit and loss account includes the group's share of the operating results, interest, pre-tax results and attributable taxation of such undertakings applying accounting policies consistent with those of the group. In the consolidated balance sheet, the interests in associated undertakings are shown as the group's share of the identifiable net assets, including any unamortised premium paid on acquisition.

Any premium on acquisition is dealt with in accordance with the goodwill policy.

## NURTON DEVELOPMENTS LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

#### 1. Accounting policies (continued)

##### 1.16 Stocks

Stock and work in progress are stated at the lower of cost and net realisable value. Cost includes all direct expenditure incurred on the development of sites. This will normally comprise the cost of land, associated professional charges, labour, materials and site overheads. Net realisable value is based on the estimated revenue less the costs to be incurred in completing, if appropriate, and selling the remaining properties on each development. The assessment of net realisable value is based on the open market basis. Work in progress is valued at the lower of cost and estimated net realisable value and is disclosed after deduction of provisions for known and expected losses.

##### 1.17 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.

In the consolidated statement of cash flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the group's cash management.

##### 1.18 Provisions for liabilities

Provisions are made where an event has taken place that gives the group 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 group becomes aware of the obligation, and are measured at the best estimate at the balance sheet 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 balance sheet.

##### 1.19 Financial instruments

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.

Investments in non-derivative instruments that are equity to the issuer are measured:

- at fair value with changes recognised in the consolidated profit and loss account if the shares are publicly traded or their fair value can otherwise be measured reliably;
- at cost less impairment for all other investments.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the group would receive for the asset if it were to be sold at the balance sheet date.

**NURTON DEVELOPMENTS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

**1. Accounting policies (continued)**

**1.19 Financial instruments (continued)**

*Investment in preference and ordinary shares*

Investments in equity instruments are measured initially at fair value, which is normally the transaction price. Transaction costs are excluded if the investments are subsequently measured at fair value through profit or loss. Subsequent to initial recognition investments that can be measured reliably are measured at fair value with changes recognised in profit or loss. Other investments are measured at cost less impairment in the consolidated profit and loss account.

## **NURTON DEVELOPMENTS LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022**

#### **2. Judgements in applying accounting policies and key sources of estimation uncertainty**

The group makes estimates and assumptions concerning the future. The directors are also required to exercise judgement in the process of applying the group's accounting policies. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

In preparing these financial statements, the directors have made the following judgements:

##### **Recoverability of trade debtors**

Trade and other debtors are recognised to the extent that they are judged recoverable. The directors review is performed to estimate the level of reserves required for irrecoverable debt. Provisions are made specifically against invoices where recoverability is uncertain.

The directors make allowances for doubtful debts based on an assessment of the recoverability of debtors. Allowances are applied to debtors where events or changes in circumstances indicate that the carrying amounts may not be recoverable. The directors specifically analyse historical bad debts, customer creditworthiness, current economic trends and changes in customer payment terms when making a judgement to evaluate the adequacy of the provision for doubtful debts. Where the expectation is different from the original estimate, such difference will impact the carrying value of debtors and the charge in the consolidated profit and loss account.

##### **Provisions**

A provision is recognised when the group has a present legal or constructive obligation as a result of a past event for which it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Whether a present obligation is probable or not requires judgement. The nature and type of risks for these provisions differ and management's judgement is applied regarding the nature and extent of obligations in deciding if an outflow of resources is probable or not.

##### **Taxation**

There are many transactions and calculations for which the ultimate tax determination is uncertain. The group recognises liabilities for anticipated tax issues based on estimates of whether additional taxes will be due.

The directors' estimation is required to determine the amount of deferred tax assets that can be recognised, based upon likely timing and level of future taxable profits together with an assessment of the effect of future tax planning strategies.

##### **Impairment of stock**

At each reporting date, the carrying value of stock held is compared with its recoverable amount. The estimates used in arriving at the recoverable amount are reviewed internally and approved by the Board, as detailed in the accounting policies. If the carrying value is more, an impairment is recognised.

# **NURTON DEVELOPMENTS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022**

### **3. Turnover**

Analysis of turnover by country of destination:

	<b>2022</b> £	<b>2021</b> £
United Kingdom	3,366,113	27,402,263

Turnover is wholly attributable to the principal activity of the group, being that of property development.

### **4. Other operating income**

	<b>2022</b> £	<b>2021</b> £
Other operating income	540,535	655,047
Net rents receivable	1,000,637	1,020,919
Related party interest receivable	1,117,679	955,602
	<u>2,658,851</u>	<u>2,631,568</u>

### **5. Operating profit**

The operating profit is stated after charging/(crediting):

	<b>2022</b> £	<b>2021</b> £
Amortisation of intangible assets	335,109	335,109
Depreciation of tangible fixed assets	26,214	15,061
Rents receivable in respect of operating leases and service charge income	(672,742)	(796,423)

### **6. Auditor's remuneration**

	<b>2022</b> £	<b>2021</b> £
Fees payable to the group's auditor and its associates for the audit of the group's annual financial statements	78,500	78,800

## NURTON DEVELOPMENTS LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

#### 7. Employees

Staff costs, including directors' remuneration, were as follows:

	Group 2022 £	Group 2021 £	Company 2022 £	Company 2021 £
Wages and salaries	2,200,694	1,267,331	779,654	608,736
Social security costs	263,086	151,190	77,346	66,079
Cost of defined contribution scheme	78,868	37,409	33,283	13,219
	<u>2,542,648</u>	<u>1,455,930</u>	<u>890,283</u>	<u>688,034</u>

The average monthly number of employees, including the directors, during the year was as follows:

	2022 No.	2021 No.
Directors	5	6
Admin	14	7
	<u>19</u>	<u>13</u>

#### 8. Directors' remuneration

	2022 £	2021 £
Directors' emoluments	331,451	226,726
Group contributions to defined contribution pension schemes	3,522	2,626
	<u>334,973</u>	<u>229,352</u>

During the year retirement benefits were accruing to 2 directors (2021: 2) in respect of defined contribution pension schemes.

The highest paid director received remuneration of £161,451 (2021: £120,000).

#### 9. Interest receivable

	2022 £	2021 £
Bank interest receivable	816	6,442

**NURTON DEVELOPMENTS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

**10. Interest payable and similar expenses**

	<b>2022</b> £	<b>2021</b> £
Bank interest payable	525,203	401,320
Loans from group undertakings	293,687	177,006
Share of joint ventures	610,972	609,617
Unwinding discount on preference share liability	(108,572)	502,438
	<u>1,321,290</u>	<u>1,690,381</u>

**11. Taxation**

	<b>2022</b> £	<b>2021</b> £
<b>Corporation tax</b>		
Current tax on profits for the year	153,086	412,412
Adjustments in respect of previous periods	(56,082)	-
<b>Total current tax</b>	<u>97,004</u>	<u>412,412</u>
<b>Deferred tax</b>		
Origination and reversal of timing differences	(15,336)	-
<b>Total deferred tax</b>	<u>(15,336)</u>	<u>-</u>
<b>Taxation on profit on ordinary activities</b>	<u>81,668</u>	<u>412,412</u>

# **NURTON DEVELOPMENTS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022**

### **11. Taxation (continued)**

#### **Factors affecting tax charge for the year**

The tax assessed for the year is lower than (2021: lower than) the standard rate of corporation tax in the UK of 19% (2021: 19%). The differences are explained below:

	<b>2022</b> <b>£</b>	<b>2021</b> <b>£</b>
Profit on ordinary activities before tax	3,637,612	4,135,598
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2021: 19%)	691,146	785,764
<b>Effects of:</b>		
Expenses not deductible for tax purposes	2,915	208,877
Adjustments to tax charge in respect of prior periods	(56,082)	-
Effects of UK tax rate changes	(3,681)	-
Utilisation of deferred tax assets not previously recognised	(552,630)	(582,229)
<b>Total tax charge for the year</b>	<b>81,668</b>	<b>412,412</b>

No additional deferred tax asset has been recognised in respect of the losses due to uncertainty over the timing of future taxable profits. Accordingly, there is an unrecognised deferred tax asset of £478,108 (2021: £1,189,860)

# **NURTON DEVELOPMENTS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022**

### **11. Taxation (continued)**

#### **Factors that may affect future tax charges**

On 3 March 2021, the Chancellor of the Exchequer announced that the corporation tax rate would increase to a maximum of 25% from 1 April 2023. This was substantively enacted on 24 May 2021. 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, based on tax law and the corporation tax rates that have been enacted, or substantively enacted, at the balance sheet date. As such, the deferred tax rate applicable at 31 March 2022 is 25% and deferred tax has been re-measured at this rate.

### **12. Intangible assets**

#### **Group**

	<b>Goodwill £</b>
<b>Cost</b>	
At 1 April 2021	3,351,089
At 31 March 2022	<u>3,351,089</u>
<b>Amortisation</b>	
At 1 April 2021	530,589
Charge for the year	335,109
At 31 March 2022	<u>865,698</u>
<b>Net book value</b>	
At 31 March 2022	<u><u>2,485,391</u></u>
At 31 March 2021	<u><u>2,820,500</u></u>

**NURTON DEVELOPMENTS LIMITED**

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

### 13. Tangible fixed assets

## Group

	Freehold land and buildings £	Improvements to leasehold property £	Motor vehicles £	Fixtures and fittings £	Office equipment £	Total £
<b>Cost or valuation</b>						
At 1 April 2021	5,176,744	14,334	36,079	150,335	41,414	5,418,906
Additions	-	-	-	-	800	800
Disposals	-	-	(9,653)	-	-	(9,653)
At 31 March 2022	5,176,744	14,334	26,426	150,335	42,214	5,410,053
<b>Depreciation</b>						
At 1 April 2021	1,104,440	14,334	22,865	127,958	39,307	1,308,904
Charge for the year	-	-	6,606	18,733	875	26,214
Disposals	-	-	(9,653)	-	-	(9,653)
At 31 March 2022	1,104,440	14,334	19,818	146,691	40,182	1,325,465
<b>Net book value</b>						
At 31 March 2022	4,072,304	-	6,608	3,644	2,032	4,084,588
At 31 March 2021	4,072,304	-	13,214	22,377	2,107	4,110,002

**NURTON DEVELOPMENTS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

**13. Tangible fixed assets (continued)**

**Company**

	<b>Long-term leasehold property £</b>	<b>Motor vehicles £</b>	<b>Fixtures and fittings £</b>	<b>Total £</b>
<b>Cost or valuation</b>				
At 1 April 2021	14,334	36,079	150,235	200,648
Disposals	-	(9,653)	-	(9,653)
At 31 March 2022	<u>14,334</u>	<u>26,426</u>	<u>150,235</u>	<u>190,995</u>
<b>Depreciation</b>				
At 1 April 2021	14,334	22,865	127,955	165,154
Charge for the year	-	6,606	18,733	25,339
Disposals	-	(9,653)	-	(9,653)
At 31 March 2022	<u>14,334</u>	<u>19,818</u>	<u>146,688</u>	<u>180,840</u>
<b>Net book value</b>				
At 31 March 2022	<u>-</u>	<u>6,608</u>	<u>3,547</u>	<u>10,155</u>
At 31 March 2021	<u>-</u>	<u>13,214</u>	<u>22,280</u>	<u>35,494</u>

# NURTON DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

### 14. Fixed asset investments

#### Group

	Investments in associates £	Other fixed asset investments £	Investment in joint ventures £	Total £
<b>Cost or valuation</b>				
At 1 April 2021	34,501	902,510	(5,432,031)	(4,495,020)
Additions	-	453,642	-	453,642
Disposals	-	(37,500)	-	(37,500)
Joint venture interest payable	-	-	(610,972)	(610,972)
Share of profit	78,408	-	3,721,882	3,800,290
At 31 March 2022	112,909	1,318,652	(2,321,121)	(889,560)

Included within other fixed asset investments is £600,000 which represents a 5% holding in an unlisted investment company.

Also included within other fixed asset investments is £265,000 (2021: £302,500) which represents a 6.6% (2021: 7.5%) holding in an unlisted property development business.

During the year, included within other fixed asset investments is an addition of £453,642 which represents a 20% holding in Shepherds Grove Investment LLP.

#### Company

	Investments in subsidiary companies £	Other fixed asset investments £	Investment in joint ventures £	Total £
<b>Cost or valuation</b>				
At 1 April 2021	1,205	302,510	1	303,716
Disposals	-	(37,500)	-	(37,500)
At 31 March 2022	1,205	265,010	1	266,216

## NURTON DEVELOPMENTS LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

#### 14. Fixed asset investments (continued)

The company has interests in the share capital of the following companies, which are all included in the consolidation, as listed below:

Name	Registered office	Principal activity	Class of shares	Holding
Seabelle Limited	Dormant	United Kingdom	Ordinary	100%
Broadsword 2000 Limited	Dormant	United Kingdom	Ordinary	100%
Beryland Limited	Dormant	United Kingdom	Ordinary	100%
Blue Leda Limited	Property development	United Kingdom	Ordinary	100%
Nurton Residential Limited	Property development	United Kingdom	Ordinary	100%
U3 Residential Limited	Property development	United Kingdom	Ordinary	100%
U3 Residential Walsall Limited	Property development	United Kingdom	Ordinary	100%
Nurton Developments (Hilton) Limited	Property development	United Kingdom	Ordinary	100%
Nurton Developments (Waterloo) Limited	Property development	United Kingdom	Ordinary	100%
Nurton Developments (Quintus) Limited	Property development	United Kingdom	Ordinary	50%
Nurton Developments (Brockenhurst) Limited	Property development	United Kingdom	Ordinary	100%
Nurton Developments (Didcot) Limited	Property development	United Kingdom	Ordinary	100%
Nurton Developments (Lapworth) Limited	Property development	United Kingdom	Ordinary	100%
Nurton Developments (Loes Farm) Limited	Property development	United Kingdom	Ordinary	100%
Nurton Equation Limited	Property development	United Kingdom	Ordinary	75%
Equation Properties Limited	Property development	United Kingdom	Ordinary	75%
Nurton Developments (Shifnal) Limited	Property development	United Kingdom	Ordinary	100%
Nurton Developments (Newater) Limited	Property development	United Kingdom	Ordinary	25%

The registered address of all subsidiaries above, is 11 Waterloo Street, Birmingham B2 5TB.

For the year ended 31 March 2022, all of the above entities, excluding Nurton Developments (Quintus) Limited, Nurton Developments (Newater) Limited, Nurton Equation Limited, Equation Properties Limited and Blue Leda Limited, were entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

Equation Properties Limited is an indirect subsidiary of Nurton Developments Limited and a direct wholly owned subsidiary of Nurton Equation Limited.

## NURTON DEVELOPMENTS LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

#### 14. Fixed asset investments (continued)

##### Participating interests

Nurton Developments Limited has investments in the following companies:

Nurton Developments (Quintus) Limited  
Nurton Developments (Newater) Limited

The Group and Wittington Investments (Developments) Limited each own 50% of the issued share capital of Nurton Developments (Quintus) Limited, with the aim of joint development of property in the residential and commercial sector.

The Group owns 25% and Hortus Investments Limited owns 75% of the issued share capital of Nurton Developments (Newater) Limited, with the aim of receiving rental income in the commercial sector.

Group share of net assets is analysed as follows:

	Current assets / (liabilities) £000	Bank debt £000	Net assets / (liabilities) £000
Nurton Developments (Quintus) Limited	12,950	(3,177)	(2,321)
Nurton Developments (Newater) Limited	(1,331)	(63)	32
	<u>11,619</u>	<u>(3,240)</u>	<u>(1,621)</u>

#### 15. Stocks

	Group 2022 £	Group 2021 £	Company 2022 £	Company 2021 £
Development properties	10,652,940	9,636,479	211,689	144,065
	<u>10,652,940</u>	<u>9,636,479</u>	<u>211,689</u>	<u>144,065</u>

During the year, properties have been written down by £Nil (2021: £357,198) in a subsidiary to reflect net realisable value.

The total carrying amount of stock pledged as security for liabilities in the year in the group amounted to £8,336,025 (2021: £9,442,414).

# **NURTON DEVELOPMENTS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022**

### **16. Debtors**

	<b>Group 2022 £</b>	<b>Group 2021 £</b>	<b>Company 2022 £</b>	<b>Company 2021 £</b>
Trade debtors	1,112,065	1,025,317	189,631	55,289
Amounts owed by group undertakings	-	-	18,376,635	19,682,753
Amounts owed by other participating interests	20,942,036	19,847,811	20,824,028	19,847,811
Other debtors	697,005	4,108,879	271,421	3,881,002
Prepayments and accrued income	325,973	3,128,538	322,544	169,858
Deferred taxation	15,336	-	589	-
	<u>23,092,415</u>	<u>28,110,545</u>	<u>39,984,848</u>	<u>43,636,713</u>

### **17. Creditors: Amounts falling due within one year**

	<b>Group 2022 £</b>	<b>Group 2021 £</b>	<b>Company 2022 £</b>	<b>Company 2021 £</b>
Bank loans	5,930,194	4,985,444	3,700,000	3,700,000
Trade creditors	162,303	632,851	26,598	408,947
Amounts owed to other participating interests	584,497	412,746	584,497	412,746
Corporation tax	509,416	412,412	161,139	217,093
Other taxation and social security	239,531	758,067	85,563	632,232
Other creditors	114,650	269,158	3,337	50,405
Accruals and deferred income	397,735	757,421	153,460	434,280
	<u>7,938,326</u>	<u>8,228,099</u>	<u>4,714,594</u>	<u>5,855,703</u>

### **18. Creditors: Amounts falling due after more than one year**

	<b>Group 2022 £</b>	<b>Group 2021 £</b>	<b>Company 2022 £</b>	<b>Company 2021 £</b>
Bank loans	3,187,500	4,405,488	-	-
Other creditors	826,235	1,384,030	826,235	1,384,030
Preference share liability	20,789,182	22,200,637	20,789,182	22,200,637
	<u>24,802,917</u>	<u>27,990,155</u>	<u>21,615,417</u>	<u>23,584,667</u>

On 30 September 2011, 1,000,000 convertible preference shares of 10p each were issued for £5 each. These were issued on the conversion of £5,000,000 of the directors' loan.

On 30 September 2012, 300,000 convertible preference shares of 10p each were issued for £5 each. These were issued on the conversion of £1,500,000 of the directors' loan.

On 26 April 2013, 90,000 convertible preference shares of 10p each were issued for £5 each. These were issued on the conversion of £450,000 of the directors' loan.

## NURTON DEVELOPMENTS LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

#### 18. Creditors: Amounts falling due after more than one year (continued)

On 12 September 2013, 100,000 convertible preference shares of 10p each were issued for £5 each. These were issued on the conversion of £500,000 of the directors' loan.

On 19 December 2013, 240,000 convertible preference shares of 10p each were issued for £5 each. These were issued on the conversion of £1,200,000 of the directors' loan.

On 16 June 2014, 120,000 convertible preference shares of 10p each were issued for £5 each. These were issued on the conversion of £600,000 of the directors' loan.

On 29 September 2014, 200,000 convertible preference shares of 10p each were issued for £5 each. These were issued on the conversion of £1,000,000 of the directors' loan.

On 30 September 2016, 1,000,000 convertible preference shares of 10p each were renewed for £5 each.

On 30 September 2017, 300,000 convertible preference shares of 10p each were issued for £5 each. These were issued on the conversion of £1,500,000 of the directors' loan.

On 10 April 2018, 400,000 convertible preference share of 10p each were issued for £5 each. These were issued on the conversion of £2,000,000 of the directors' loan.

On 26 April 2018, 90,000 convertible preference shares of 10p each were renewed for £5 each.

On 12 September 2018, 100,000 convertible preference shares of 10p each were renewed for £5 each.

On 19 December 2018, 240,000 convertible preference shares of 10p each were renewed for £5 each.

On 9 January 2019, 329,600 convertible preference shares of 10p each were issued for £5 each. These were issued on the conversion of £1,648,000 of the directors' loan.

On 9 May 2019, 1,023,000 convertible preference shares of 10p each were issued for £5 each. These were issued on the conversion of £5,115,000 of the directors' loan.

On 10 April 2020, 389,600 convertible preference shares of 10p each were issued for £5 each. These were issued on the conversion of £1,948,000 of the directors' loan.

On 15 April 2020, 150,000 convertible preference shares of 10p each were issued for £5 each. These were issued on the conversion of £750,000 of the directors' loan.

On 28 August 2020, 340,000 convertible preference shares of 10p each were issued for £5 each. These were issued on the conversion of £1,700,000 of the directors' loan.

On 31 March 2022, 250,000 convertible preference shares of 10p each were redeemed for £5 each.

The convertible preference shares have the same rights and obligations as the ordinary shares with the exceptions that they do not carry voting rights, are redeemable from September 2021 at the request of the holder and are convertible to ordinary shares in the event of a listing of the company.

Included within other creditors are £749,462 (2021: £1,288,829) owed to directors of the company.

# NURTON DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

### 19. Loans

	Group 2022 £	Group 2021 £	Company 2022 £	Company 2021 £
<b>Amounts falling due within one year</b>				
Bank loans	5,930,194	4,985,444	3,700,000	3,700,000
<b>Amounts falling due 1-2 years</b>				
Bank loans	3,187,500	4,405,488	-	-
	<u>9,117,694</u>	<u>9,390,932</u>	<u>3,700,000</u>	<u>3,700,000</u>

## NURTON DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

## 20. Deferred taxation

## Group

	<b>2022</b> £
Credited to the profit and loss account	15,336
<b>At end of year</b>	<b>15,336</b>

## Company

	<b>2022</b> £
Credited to the profit and loss account	589
<b>At end of year</b>	<b>589</b>

The deferred tax asset is made up as follows:

	<b>Group</b> <b>2022</b> £	<b>Company</b> <b>2022</b> £
Accelerated capital allowances	(5,541)	589
Other timing differences	15,255	-
Tax losses carried forward	5,622	-
	<b>15,336</b>	<b>589</b>

## 21. Share capital

	<b>2022</b> £	<b>2021</b> £
<b>Allotted, called up and fully paid</b>		
1,000 Ordinary shares of £1 each	1,000	1,000

## **NURTON DEVELOPMENTS LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022**

#### **22. Reserves**

##### **Share premium account**

The share premium account includes any premiums received on issue of share capital. Any transaction costs associated with the issuing of shares are deducted from share premium.

##### **Capital redemption reserve**

The capital redemption reserve represents the nominal value of shares repurchased.

##### **Other reserves**

Other reserves represents the equity element of convertible preference shares issued.

##### **Profit and loss account**

The profit and loss account includes all current and prior periods retained profits and losses.

#### **23. Contingent liabilities**

The borrowings of certain subsidiary and related undertakings are secured by way of cross guarantees given by the company. At the year-end, total borrowings secured by this way were £9,085,094 (2021: £9,390,932). However, such borrowings are also secured on the freehold and leasehold properties of the relevant subsidiaries which the directors consider to have a value in excess of the borrowings outstanding, therefore, it is not anticipated that any liability would arise under this cross guarantee.

#### **24. Pension commitments**

The group and company operate a defined contribution scheme. The pension cost charge for the year represents contributions payable by the group and company to the scheme and amounted to £78,868 (2021: £37,409). Contributions amounting to £64,206 (2021: £2,889) were payable to the funds at the reporting date.

## NURTON DEVELOPMENTS LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

#### 25. Related party transactions

Included within transactions with Nurton Developments (Quintus) Limited is interest receivable on the intercompany balance of £451,387 (2021: £398,969) and a management charge receivable on the intercompany balance of £175,000 (2021: £60,000).

#### Company

During the year, the following are considered to be material related parties of the company:

GB Developments Limited	-	related through common shareholding
Flexibase Limited	-	related through common shareholding
Colmore Square LLP	-	related through common shareholding
Cardinal Square LLP	-	related through common shareholding
Ambleydale Limited	-	related through common shareholding
Birchfield Developments Limited	-	related through common shareholding
Nurton Developments (Quintus) Limited	-	related through common shareholding
Nurton Developments (Newater) Limited	-	related through common shareholding
Nurton Investments Limited	-	related through common shareholding
Apricot RAM Limited	-	related through common shareholding
CLB Ashby Limited	-	related through common shareholding
Nurton Developments (Hockley Heath) Limited	-	related through common shareholding

The following material related party transactions occurred during the year:

	Net transactions to/(from)		Debtor/(creditor)	
	2022	2021	2022	2021
	£	£	£	£
GB Developments Limited	<b>1,745,836</b>	(452,668)	<b>5,818,462</b>	4,297,960
Flexibase Limited	<b>91,255</b>	51,157	<b>860,738</b>	768,483
Colmore Square LLP	-	-	-	(799,653)
Cardinal Square LLP	<b>(1,108,793)</b>	9,070	<b>(185,928)</b>	1,235,242
Ambleydale Limited	<b>2,059</b>	(1,556)	<b>157,815</b>	155,757
Birchfield Developments Limited	-	-	<b>(194,645)</b>	(194,645)
Nurton Developments (Quintus) Limited	<b>451,618</b>	797,938	<b>12,094,341</b>	11,642,724
Nurton Developments (Newater) Limited	<b>9,662</b>	-	<b>1,330,847</b>	1,321,085
Nurton Investments Limited	<b>14,177</b>	-	<b>(203,924)</b>	(218,101)
Apricot RAM Limited	<b>50</b>	50	<b>3,498</b>	3,498
CLB Ashby Limited	-	-	<b>558,317</b>	554,409
Nurton Developments (Hockley Heath) Limited	<b>32,169</b>	-	-	112,079

# **NURTON DEVELOPMENTS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022**

### **25. Related party transactions (continued)**

Included within transactions with GB Developments Limited is interest receivable of £222,553 (2021: £452,668) on the inter-company balance.

Included within transactions with Flexibase Limited is interest receivable of £56,150 (2021: £51,157) on the inter-company balance.

Included within transactions with Cardinal Square LLP is interest payable of £141,207 (2021: £9,070) on the inter-company balance and £1,250,000 (2021: £Nil) in respect of the redemption of convertible preference shares. There is also a management charge receivable recognised in accrued income of £312,377 (2021: £248,750) included within amounts owed from participating interests.

Included within transactions with Nurton Investments Limited is interest receivable on the inter-company balance of £14,177 (2021: £27,040).

### **26. Ultimate controlling party**

The ultimate controlling parties are D G Bradshaw and K G Bradshaw, both directors, by virtue of their joint shareholding.