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Company Registration No. 05759596 (England and Wales)

**FINDMARK LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2020**

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# FINDMARK LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	S S Conway K Alder-Barber
<b>Secretary</b>	A W Porter
<b>Company number</b>	05759596
<b>Registered office</b>	3rd Floor Sterling House Langston Road Loughton Essex IG10 3TS
<b>Auditor</b>	BDO LLP 55 Baker Street London United Kingdom W1U 7EU
<b>Business address</b>	PO Box 206 Loughton Essex IG10 1PL
<b>Solicitors</b>	Howard Kennedy LLP 19 Cavendish Square London

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# FINDMARK LIMITED

## CONTENTS

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	<b>Page</b>
Directors' report	1 - 2
Independent auditor's report	3 - 4
Statement of comprehensive income	5
Statement of financial position	6
Statement of changes in equity	7
Notes to the financial statements	8 - 11

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# **FINDMARK LIMITED**

## **DIRECTORS' REPORT**

### ***FOR THE YEAR ENDED 31 MARCH 2020***

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The directors present their annual report and financial statements for the year ended 31 March 2020.

#### **Principal activities**

The principal activity of the company continued to be that of property development.

#### **Directors**

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

S S Conway  
K Alder-Barber

#### **Statement of directors' responsibilities**

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies 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 company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### **Statement of disclosure to auditor**

The current directors have taken all the steps that they ought to have taken to make themselves aware of any information needed by the company's auditor for the purposes of their audit and to establish that the auditors are aware of that information. The directors are not aware of any relevant audit information of which the auditors are unaware.

BDO LLP have expressed their willingness to continue in office and a resolution to re-appoint them will be proposed at the annual general meeting.

#### **Going concern**

The effects of the COVID-19 pandemic on the company were quite limited in the year under review. The lockdown was imposed by the government with only one week of the financial year remaining. Since the year end, construction capacity has been restricted causing delays in the construction programme. Despite this the directors are satisfied that the company has adequate financing in place to complete and sell the units under development. The business plan, which has been executed, is to sell the units under development off plan such that the directors have certainty over the ultimate sales proceeds. The directors are also confident that overriding economic factors such as the continuing under-supply of housing, historically low interest rates, along with continued support of Galliard Group Limited, will minimise the adverse effects of the recent restrictions in business activity. The directors are satisfied that the current crisis will not have a materially adverse effect on the ability of the company to trade as a going concern for the foreseeable future.

# FINDMARK LIMITED

## DIRECTORS' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 MARCH 2020**

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This report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

By order of the board

  
.....  
A W Porter

Secretary

Date: 23/09/20

# **FINDMARK LIMITED**

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

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### **Opinion**

We have audited the financial statements of Findmark Limited (the 'company') for the year ended 31 March 2020 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2020 and of its loss 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 company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

### **Other information**

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

# **FINDMARK LIMITED**

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

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### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

### **Responsibilities of directors**

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

### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <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.

**BDO LLP**

**Christopher Young (Senior Statutory Auditor)  
For and on behalf of BDO LLP  
Statutory Auditor**

**24 September 2020**  
.....  
**55 Baker Street  
London  
United Kingdom  
W1U 7EU**

# FINDMARK LIMITED

## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2020

	Notes	2020 £	2019 £
Cost of sales		(120,474)	(20,520)
Administrative expenses		(2,515)	(2,518)
<b>Operating loss</b>	<b>2</b>	<b>(122,989)</b>	<b>(23,038)</b>
Investment income		251	43
Finance costs	<b>3</b>	(27,979)	(1,330,395)
<b>Loss before taxation</b>		<b>(150,717)</b>	<b>(1,353,390)</b>
Tax on loss		-	-
<b>Loss for the financial year and total comprehensive income</b>		<b>(150,717)</b>	<b>(1,353,390)</b>

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations.

The notes on pages 8 to 11 form part of these financial statements.



# FINDMARK LIMITED

## STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2020

	Notes	2020 £	£	2019 £	£
<b>Current assets</b>					
Inventories		2,376,942		880,534	
Trade and other receivables	4	4,996		4,497	
Cash and cash equivalents		5,494		588	
		<u>2,387,432</u>		<u>885,619</u>	
<b>Current liabilities</b>	5	<u>(3,696,993)</u>		<u>(2,034,944)</u>	
<b>Net current liabilities</b>			(1,309,561)		(1,149,325)
<b>Provisions for liabilities</b>	6		<u>(1,283,375)</u>		<u>(1,292,895)</u>
<b>Net liabilities</b>			<u>(2,592,936)</u>		<u>(2,442,220)</u>
<b>Equity</b>					
Called up share capital	7		2		2
Retained earnings			<u>(2,592,938)</u>		<u>(2,442,222)</u>
<b>Total equity</b>			<u>(2,592,936)</u>		<u>(2,442,220)</u>

These financial statements have been prepared 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 23/07/20 and are signed on its behalf by:

  
S S Conway  
Director

Company Registration No. 05759596

The notes on pages 8 to 11 form part of these financial statements.

# FINDMARK LIMITED

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2020

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	Share capital £	Retained earnings £	Total £
Balance at 1 April 2018	2	(1,088,833)	(1,088,831)
Year ended 31 March 2019:			
Loss and total comprehensive income for the year	-	(1,353,390)	(1,353,390)
Balance at 31 March 2019	2	(2,442,222)	(2,442,220)
Year ended 31 March 2020:			
Loss and total comprehensive income for the year	-	(150,716)	(150,716)
Balance at 31 March 2020	2	(2,592,938)	(2,592,936)

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The notes on pages 8 to 11 form part of these financial statements.

# **FINDMARK LIMITED**

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

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### **1 Accounting policies**

#### **Company information**

Findmark Limited is a private company limited by shares incorporated in England and Wales. The registered office is 3rd Floor, Sterling House, Langston Road, Loughton, Essex, IG10 3TS.

#### **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. The principal accounting policies adopted are set out below.

The preparation of financial statements in compliance with FRS102 Section 1A Small Entities requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the accounting policies. The following principal accounting policies have been applied:

#### **1.2 Going concern**

The effects of the COVID-19 pandemic on the company were quite limited in the year under review. The lockdown was imposed by the government with only one week of the financial year remaining. Since the year end, construction capacity has been restricted causing delays in the construction programme. Despite this the directors are satisfied that the company has adequate financing in place to complete and sell the units under development. The business plan, which has been executed, is to sell the units under development off plan such that the directors have certainty over the ultimate sales proceeds. The directors are also confident that overriding economic factors such as the continuing under-supply of housing, historically low interest rates, along with continued support of Galliard Group Limited, will minimise the adverse effects of the recent restrictions in business activity. The directors are satisfied that the current crisis will not have a materially adverse effect on the ability of the company to trade as a going concern for the foreseeable future.

Galliard Group Limited has indicated that it will provide such financial support as is required for at least twelve months from the date of signing these financial statements. On this basis, these financial statements do not include any adjustments that would result from a withdrawal of the financial support provided.

#### **1.3 Revenue**

Revenue is recognised at the fair value of the consideration received or receivable following legal completion of developed units, 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.

#### **1.4 Inventories**

Inventories are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost comprises the purchase cost of land and buildings and development expenditure.

Profit on sales of developed properties are taken on receipt of sales proceeds at legal completion. Costs attributable to each sale comprises an appropriate proportion of total costs of the development.

# FINDMARK LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2020

#### 1 Accounting policies

(Continued)

##### 1.5 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.

##### 1.6 Financial instruments

Financial assets, other than investments, are initially measured at transaction price and subsequently held at cost, less any impairment.

Financial liabilities are measured initially at transaction price and subsequently at amortised cost.

Financial liabilities and equity are classified according to the substance of the instrument's contractual obligation, rather than its legal form.

Finance costs are charged to profit and loss over the term of the debt using the effective interest rate method so that the amount charged is at a constant rate on the carrying amount.

##### 1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

##### 1.8 Provisions

Provisions are recognised when the company has a legal or constructive present obligation as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in profit or loss in the period in which it arises.

##### 1.9 Finance costs

Finance costs are charged to profit over the term of the debt so that the amount charged is at a constant rate on the carrying amount. Finance costs include issue costs, which are initially recognised as a reduction in the proceeds of the associated capital instrument.

#### 2 Operating loss

	2020	2019
	£	£
Operating loss for the year is stated after charging:		
Fees payable to the company's auditor for the audit of the company's financial statements	2,000	2,000
Fees payable to the company's auditor for non-audit services	-	500
	<u>          </u>	<u>          </u>

# FINDMARK LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2020

### 3 Finance costs

	2020 £	2019 £
Finance costs includes the following:		
Interest due to parent undertaking	37,500	37,500
Finance costs for financial instruments measured at fair value through profit or loss	(9,521)	1,292,895
	<u>27,979</u>	<u>1,330,395</u>

### 4 Trade and other receivables

	2020 £	2019 £
Amounts falling due within one year:		
Amounts due from related party	4,294	-
Other receivables	702	4,497
	<u>4,996</u>	<u>4,497</u>

### 5 Current liabilities

	Notes	2020 £	2019 £
Trade payables		8,868	6,000
Amounts due to parent undertaking		3,683,441	931,250
Amounts owed to related party		-	1,090,194
Accruals and deferred income		4,684	7,500
		<u>3,696,993</u>	<u>2,034,944</u>

There are no amounts included under current liabilities which are payable or repayable other than by instalments and fall due for payment or repayment after the end of the period of five years beginning with the day next following reporting date.

There are no amounts included under current liabilities in respect of which any security has been given by the small entity.

### 6 Provisions for liabilities

	2020 £	2019 £
Fair Value Provision	<u>1,283,375</u>	<u>1,292,895</u>

# FINDMARK LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2020

### 6 Provisions for liabilities (Continued)

Movements on provisions:

Fair Value  
Provision

£

At 1 April 2018

1,292,895

Release of provision

(9,520)

At 31 March 2020

1,283,375

### 7 Called up share capital

2020

2019

£

£

Ordinary share capital

Issued and fully paid

2 Ordinary shares of £1 each

2

2

2

2

### 8 Related party transactions

As at 31 March 2020 £4,294 was due from Galliard Homes Limited (2019: £1,090,194 was owed to Galliard Homes Limited) a company of which S S Conway is a director. The maximum balance outstanding during the year was £1,090,194.

### 9 Parent company

In the opinion of the directors, there is no controlling party.