

Company registration number 06055162 (England and Wales)

THE BARNES AT PIGGOTTS HALL LTD
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2022

THE BARNS AT PIGGOTTS HALL LTD

COMPANY INFORMATION

Director	P Sheppard
Company number	06055162
Registered office	12a Princes Gate Mews London United Kingdom SW7 2PS
Auditor	Azets Audit Services Ship Canal House 98 King Street Manchester M2 4WU

THE BARNS AT PIGGOTTS HALL LTD

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THE BARNs AT PIGGOTTs HALL LTD

DIRECTOR'S REPORT

FOR THE YEAR ENDED 31 JULY 2022

The director presents her annual report and financial statements for the year ended 31 July 2022.

Principal activities

The principal activity of the company continued to be that of owning and letting domestic properties.

Director

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

P Sheppard

Results and dividends

The results for the year are set out on page 6.

No ordinary dividends were paid. The director does not recommend payment of a final dividend.

Auditor

The auditor, Azets Audit Services, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

Statement of director's responsibilities

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

Company law requires the director to prepare financial statements for each financial year. Under that law the director has 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 director must not approve the financial statements unless she is 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 director is 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 director is 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. She is 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

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

THE BARNs AT PIGGOTTs HALL LTD

DIRECTOR'S REPORT (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2022

On behalf of the board

P Sheppard
Director

15 September 2022

THE BARNs AT PIGGOTTs HALL LTD

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF THE BARNs AT PIGGOTTs HALL LTD

Opinion

We have audited the financial statements of The Barns at Piggotts Hall Ltd (the 'company') for the year ended 31 July 2022 which comprise the statement of income and retained earnings, the balance sheet, the statement of cash flows and notes to the financial statements, including 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 company's affairs as at 31 July 2022 and of its 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 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

In auditing the financial statements, we have concluded that the director's 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 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 director 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 director is 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.

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

THE BARNS AT PIGGOTTS HALL LTD

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE BARNS AT PIGGOTTS HALL LTD

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 director's 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 remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the director was not entitled to take advantage of the small companies' exemption from the requirement to prepare a strategic report.

Responsibilities of director

As explained more fully in the director's responsibilities statement, the director is 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 director determines 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 director is 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 director either intends to liquidate the company or to cease operations, or has 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 is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

THE BARNS AT PIGGOTTS HALL LTD

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF THE BARNS AT PIGGOTTS HALL LTD

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

In response to the risk of irregularities and non-compliance with laws and regulations, including fraud, we designed procedures which included:

- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as actual, suspected and alleged fraud;
- Assessing the extent of compliance with the laws and regulations considered to have a direct material effect on the financial statements or the operations of the company through enquiry and inspection;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Performing audit work over the risk of management bias and override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for indicators of potential bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the company's shareholders, 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 shareholders those matters we are required to state to her 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 shareholders, as a body, for our audit work, for this report, or for the opinions we have formed.

Lee Van Houplines (Senior Statutory Auditor)
For and on behalf of Azets Audit Services

15 September 2022

Chartered Accountants
Statutory Auditor

Ship Canal House
98 King Street
Manchester
M2 4WU

THE BARNs AT PIGGOTTs HALL LTD

STATEMENT OF INCOME AND RETAINED EARNINGS

FOR THE YEAR ENDED 31 JULY 2022

		2022	2021
	Notes	£	£
Turnover	2	49,927	49,866
Cost of sales		(3,095)	(3,095)
Gross profit		<u>46,832</u>	<u>46,771</u>
Administrative expenses		(17,689)	(14,515)
Other operating income		-	166
Operating profit	3	<u>29,143</u>	<u>32,422</u>
Interest payable and similar expenses		(8,666)	(12,081)
Profit before taxation		<u>20,477</u>	<u>20,341</u>
Tax on profit	5	(4,089)	(4,434)
Profit for the financial year		<u>16,388</u>	<u>15,907</u>
Retained earnings brought forward		(331,545)	(347,452)
Retained earnings carried forward		<u>(315,157)</u>	<u>(331,545)</u>

The profit and loss account has been prepared on the basis that all operations are continuing operations.

THE BARNs AT PIGGOTTs HALL LTD

BALANCE SHEET

AS AT 31 JULY 2022

		2022		2021	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	6		1,145		2,190
Investment properties	7		1,215,521		1,215,521
Investments	8		3		3
			<u>1,216,669</u>		<u>1,217,714</u>
Current assets					
Debtors	10	4,751		4,570	
Cash at bank and in hand		43,069		41,659	
		<u>47,820</u>		<u>46,229</u>	
Creditors: amounts falling due within one year	11	<u>(1,453,331)</u>		<u>(1,286,173)</u>	
Net current liabilities			<u>(1,405,511)</u>		<u>(1,239,944)</u>
Total assets less current liabilities			<u>(188,842)</u>		<u>(22,230)</u>
Creditors: amounts falling due after more than one year	12		<u>(126,215)</u>		<u>(309,215)</u>
Net liabilities			<u>(315,057)</u>		<u>(331,445)</u>
Capital and reserves					
Called up share capital	13		100		100
Profit and loss reserves			<u>(315,157)</u>		<u>(331,545)</u>
Total equity			<u>(315,057)</u>		<u>(331,445)</u>

The financial statements were approved and signed by the director and authorised for issue on 15 September 2022

P Sheppard
Director

Company Registration No. 06055162

THE BARNES AT PIGGOTTS HALL LTD

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 JULY 2022

		2022		2021	
	Notes	£	£	£	£
Cash flows from operating activities					
Cash generated from operations	16		29,053		34,688
Income taxes (paid)/refunded			(4,434)		1,204
Net cash inflow from operating activities			<u>24,619</u>		<u>35,892</u>
Investing activities					
Net cash used in investing activities		<u> </u>	-	<u> </u>	-
Financing activities					
Net movement on bank loan		(183,000)		(183,000)	
Interest paid		(8,666)		(12,081)	
Net movement on amounts owed to group undertakings		168,457		100,919	
Net cash used in financing activities			<u>(23,209)</u>		<u>(94,162)</u>
Net increase/(decrease) in cash and cash equivalents			1,410		(58,270)
Cash and cash equivalents at beginning of year			41,659		99,929
Cash and cash equivalents at end of year			<u><u>43,069</u></u>		<u><u>41,659</u></u>

THE BARNs AT PIGGOTTs HALL LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2022

1 Accounting policies (Continued)

1.5 Investment properties

Investment properties are carried at valuation determined annually 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 income and retained earnings.

The directors make an assessment of market value based on third party valuations where available, anticipated rental yields and local market knowledge compared to total purchase price and construction costs. Where necessary, provisions are made for impairment. These impairments are charged to the statement of income and retained earnings.

1.6 Fixed asset investments

Interests in associates are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

1.7 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand and deposits held at call with banks.

1.8 Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors and loans from banks and related parties.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the statement of comprehensive income.

1.9 Equity instruments

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

1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

THE BARNs AT PIGGOTTs HALL LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2022

1 Accounting policies

(Continued)

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

2 Turnover and other revenue

The whole of the turnover is attributable to the principal activity of the business.

All turnover arose within the United Kingdom.

3 Operating profit

	2022	2021
	£	£
Operating profit for the year is stated after charging:		
Fees payable to the company's auditor for the audit of the company's financial statements	6,600	6,000
Depreciation of owned tangible fixed assets	1,045	1,045
	<u> </u>	<u> </u>

4 Employees

In the current and prior year, the company had no employees other than the director, who did not receive any remuneration.

5 Taxation

	2022	2021
	£	£
Current tax		
UK corporation tax on profits for the current period	4,089	4,434
	<u> </u>	<u> </u>

THE BARNs AT PIGGOTTs HALL LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2022

5 Taxation (Continued)

The actual charge for the year can be reconciled to the expected charge for the year based on the profit or loss and the standard rate of tax as follows:

	2022 £	2021 £
Profit before taxation	20,477	20,341
Expected tax charge based on the standard rate of corporation tax in the UK of 19.00% (2021: 19.00%)	3,891	3,865
Tax effect of expenses that are not deductible in determining taxable profit	-	370
Other differences	198	199
Taxation charge for the year	4,089	4,434

6 Tangible fixed assets

	Fixtures and fittings £
Cost	
At 1 August 2021 and 31 July 2022	10,208
Depreciation and impairment	
At 1 August 2021	8,018
Depreciation charged in the year	1,045
At 31 July 2022	9,063
Carrying amount	
At 31 July 2022	1,145
At 31 July 2021	2,190

7 Investment property

	2022 £
Fair value	
At 1 August 2021 and 31 July 2022	1,215,521

Investment properties held by the company at valuation are based on the director's expected realisable value as at 31 July 2022.

THE BARNs AT PIGGOTTs HALL LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2022

8	Fixed asset investments		
		2022	2021
		£	£
	Investments in associates	3	3
		<u> </u>	<u> </u>

9 Associates

Details of the company's associates at 31 July 2022 are as follows:

Name of undertaking	Registered office	Class of shares held	% Held Direct
Piggotts Hall Property Management Company Ltd	United Kingdom	Ordinary	37.00

10 Debtors

	2022	2021
	£	£
Amounts falling due within one year:		
Other debtors	4,100	4,100
Prepayments and accrued income	651	470
	<u> </u>	<u> </u>
	4,751	4,570
	<u> </u>	<u> </u>

11 Creditors: amounts falling due within one year

	2022	2021
	£	£
Bank loans	183,000	183,000
Trade creditors	91	91
Amounts owed to group undertakings	1,251,524	1,083,067
Corporation tax	4,089	4,434
Other creditors	6,561	6,825
Accruals and deferred income	8,066	8,756
	<u> </u>	<u> </u>
	1,453,331	1,286,173
	<u> </u>	<u> </u>

The bank loan attracts interest at 2.25% above SONIA and is repayable no later than September 2024. The loan is secured via fixed charges over the assets of the company.

12 Creditors: amounts falling due after more than one year

	2022	2021
	£	£
Bank loans	126,215	309,215
	<u> </u>	<u> </u>

THE BARNs AT PIGGOTTs HALL LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2022

12 Creditors: amounts falling due after more than one year (Continued)

The bank loan attracts interest at 2.25% above SONIA and is repayable no later than September 2024. The loan is secured via fixed charges over the assets of the company.

13 Share capital

	2022	2021	2022	2021
	Number	Number	£	£
Ordinary share capital Issued and fully paid				
Ordinary shares of £1 each	100	100	100	100

14 Related party transactions

M&M Investment Company Ltd ("MMIC") is the sole shareholder of the company. During the year MMIC paid expenses of £15,376 (2021: £12,527) and received customer receipts of £1,919 (2021: £1,609) on behalf of the company. During the year, MMIC made an additional loan advance to the company of £155,000 (2021: £90,000).

The amount due to MMIC as at the year end is £1,251,524 (2021: £1,083,067).

During the year the company was charged property management fees of £3,095 (2021: £3,095) by Piggotts Hall Property Management Company Ltd ("PHPM"), an associated company of The Barns at Piggotts Hall Ltd. At the year end no amount was owed by the company (2021: £nil).

15 Ultimate controlling party

The company is a wholly owned subsidiary of M&M Investment Company Ltd ("MMIC").

All MMIC shares are owned directly or indirectly by the Sheppard family. Hence, MMIC is under the control of Mark Sheppard by virtue of his direct and beneficial shareholdings in the company.

16 Cash generated from operations

	2022	2021
	£	£
Profit for the year after tax	16,388	15,907
Adjustments for:		
Taxation charged	4,089	4,434
Finance costs	8,666	12,081
Depreciation and impairment of tangible fixed assets	1,045	1,045
Movements in working capital:		
(Increase)/decrease in debtors	(181)	455
(Decrease)/increase in creditors	(954)	766
Cash generated from operations	29,053	34,688

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.