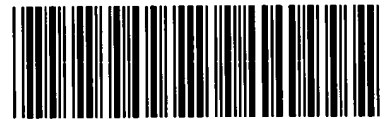


Company Registration No. 06055162 (England and Wales)

**THE BARNs AT PIGGOTTs HALL LTD**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JULY 2021**

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# THE BARNS AT PIGGOTTS HALL LTD

## COMPANY INFORMATION

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

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# THE BARNES AT PIGGOTTS HALL LTD

## CONTENTS

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	<b>Page</b>
Director's report	1 - 2
Independent auditor's report	3 - 5
Statement of income and retained earnings (including a profit and loss account)	6
Balance sheet	7
Statement of cash flows	8
Notes to the financial statements	9 - 15

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# THE BARNs AT PIGGOTTs HALL LTD

## DIRECTOR'S REPORT

**FOR THE YEAR ENDED 31 JULY 2021**

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The director presents her annual report and financial statements for the year ended 31 July 2021.

### **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 2021

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On behalf of the board



P Sheppard  
Director

16 September 2021

# THE BARNs AT PIGGOTTs HALL LTD

## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF THE BARNs AT PIGGOTTs HALL LTD

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#### Opinion

We have audited the financial statements of The Barns at Piggotts Hall Ltd (the 'company') for the year ended 31 July 2021 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 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 July 2021 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 BARNES AT PIGGOTTS HALL LTD**

## **INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

### **TO THE MEMBERS OF THE BARNES AT PIGGOTTS HALL LTD**

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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 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 director's 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 BARNs AT PIGGOTTs HALL LTD

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### TO THE MEMBERS OF THE BARNs AT PIGGOTTs HALL LTD

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#### **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;
- Reviewing minutes of meetings of those charged with governance;
- 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.

*Azets Audit Services*

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

16 September 2021

**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 2021

	Notes	2021 £	2020 £
Turnover	2	49,866	81,918
Cost of sales		(3,095)	(14,946)
<b>Gross profit</b>		<b>46,771</b>	<b>66,972</b>
Administrative expenses		(14,515)	(79,652)
Other operating income		166	913
<b>Operating profit/(loss)</b>	<b>3</b>	<b>32,422</b>	<b>(11,767)</b>
Interest payable and similar expenses		(12,081)	(43,730)
Fair value gains on investment properties	7	-	37,456
Loss on sale of investment properties		-	(109,119)
<b>Profit/(loss) before taxation</b>		<b>20,341</b>	<b>(127,160)</b>
Tax on profit/(loss)	5	(4,434)	1,763
<b>Profit/(loss) for the financial year</b>		<b>15,907</b>	<b>(125,397)</b>
Retained earnings brought forward as previously reported		(347,452)	(222,055)
Retained earnings carried forward		(331,545)	(347,452)

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 2021

	Notes	2021 £	£	2020 £	£
<b>Fixed assets</b>					
Tangible assets	6		2,190		3,235
Investment properties	7		1,215,521		1,215,521
Investments	8		3		3
			<u>1,217,714</u>		<u>1,218,759</u>
<b>Current assets</b>					
Debtors	10	4,570		6,229	
Cash at bank and in hand		41,659		99,929	
		<u>46,229</u>		<u>106,158</u>	
<b>Creditors: amounts falling due within one year</b>	11	<u>(1,286,173)</u>		<u>(1,180,054)</u>	
<b>Net current liabilities</b>			<u>(1,239,944)</u>		<u>(1,073,896)</u>
<b>Total assets less current liabilities</b>			<u>(22,230)</u>		<u>144,863</u>
<b>Creditors: amounts falling due after more than one year</b>	12		<u>(309,215)</u>		<u>(492,215)</u>
<b>Net liabilities</b>			<u><u>(331,445)</u></u>		<u><u>(347,352)</u></u>
<b>Capital and reserves</b>					
Called up share capital	13		100		100
Profit and loss reserves			<u>(331,545)</u>		<u>(347,452)</u>
<b>Total equity</b>			<u><u>(331,445)</u></u>		<u><u>(347,352)</u></u>

The financial statements were approved and signed by the director and authorised for issue on 16 September 2021



P Sheppard  
Director

Company Registration No. 06055162

# THE BARNs AT PIGGOTTs HALL LTD

## STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 JULY 2021

	Notes	2021 £	£	2020 £	£
<b>Cash flows from operating activities</b>					
Cash generated from/(absorbed by) operations	16		34,688		(6,852)
Income taxes refunded/(paid)			1,204		(2,233)
<b>Net cash inflow/(outflow) from operating activities</b>			35,892		(9,085)
<b>Investing activities</b>					
Proceeds on disposal of tangible fixed assets		-		2,514	
Proceeds on disposal of investment property		-		1,152,815	
Purchase of shares in associates		-		(3)	
<b>Net cash (used in)/generated from investing activities</b>			-		1,155,326
<b>Financing activities</b>					
Net movement on bank loan		(183,000)		675,215	
Interest paid		(12,081)		(43,730)	
Net movement on amounts owed to group undertakings		100,919		(1,689,330)	
<b>Net cash used in financing activities</b>			(94,162)		(1,057,845)
<b>Net (decrease)/increase in cash and cash equivalents</b>			(58,270)		88,396
Cash and cash equivalents at beginning of year			99,929		11,533
<b>Cash and cash equivalents at end of year</b>			41,659		99,929

# THE BARNs AT PIGGOTTs HALL LTD

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JULY 2021

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### 1 Accounting policies

#### Company information

The Barns at Piggotts Hall Ltd is a private company limited by shares incorporated in England and Wales. The registered office is 12a Princes Gate Mews, London, SW7 2PS.

#### 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.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

Notwithstanding the net liabilities position at the balance sheet date, which includes an amount of £1,083,067 due to the company's ultimate parent undertaking, M&M Investment Company Ltd, the accounts have been prepared on a going concern basis. The director is confident in the company's ability to raise finance and that ongoing financial support will be provided by the group headed by M&M Investment Company Ltd. The director is not aware of any reason why payment of the parent company debt would be demanded to the detriment of third party creditors.

#### 1.3 Turnover

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

#### Rendering of services

Turnover from a rental agreement is recognised on an accruals basis over the period to which the agreement relates when all of the following conditions are satisfied:

- the amount of turnover can be measured reliably; and
- it is probable that the company will receive the consideration due under the agreement.

#### 1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	20% straight line
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

# THE BARNES AT PIGGOTTS HALL LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2021

---

### 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 BARNES AT PIGGOTTS HALL LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2021

### 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/(loss)

	2021	2020
	£	£
Operating profit/(loss) for the year is stated after charging:		
Auditors' remuneration	6,000	6,000
Depreciation of owned tangible fixed assets	1,045	1,124
(Profit)/loss on disposal of tangible fixed assets	-	2,390
	<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

	2021	2020
	£	£
<b>Current tax</b>		
UK corporation tax on profits for the current period	4,434	(559)
Adjustments in respect of prior periods	-	(1,204)
	<u>          </u>	<u>          </u>
Total current tax	<u>4,434</u>	<u>(1,763)</u>

# THE BARNs AT PIGGOTTs HALL LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 JULY 2021

#### 5 Taxation

(Continued)

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

	2021 £	2020 £
Profit/(loss) before taxation	20,341	(127,160)
Expected tax charge/(credit) based on the standard rate of corporation tax in the UK of 19.00% (2020: 19.00%)	3,865	(24,160)
Tax effect of expenses that are not deductible in determining taxable profit	370	24,623
Adjustments in respect of prior years	-	(11,765)
Group relief	-	9,539
Other differences	199	-
Taxation charge/(credit) for the year	4,434	(1,763)

#### 6 Tangible fixed assets

	Fixtures and fittings £
<b>Cost</b>	
At 1 August 2020 and 31 July 2021	10,208
<b>Depreciation and impairment</b>	
At 1 August 2020	6,973
Depreciation charged in the year	1,045
At 31 July 2021	8,018
<b>Carrying amount</b>	
At 31 July 2021	2,190
At 31 July 2020	3,235

#### 7 Investment property

	2021 £
<b>Fair value</b>	
At 1 August 2020 and 31 July 2021	1,215,521

Investment properties held by the company at valuation are based on the director's expected realisable value as at 31 July 2021.

# THE BARNs AT PIGGOTTs HALL LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2021

### 8 Fixed asset investments

	Notes	2021 £	2020 £
Investments in associates	9	3	3

#### Movements in fixed asset investments

	Shares in associated undertakings £
<b>Cost or valuation</b>	
At 1 August 2020 & 31 July 2021	3
<b>Carrying amount</b>	
At 31 July 2021	3
At 31 July 2020	3

### 9 Associates

Details of the company's associates at 31 July 2021 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

	2021 £	2020 £
<b>Amounts falling due within one year:</b>		
Corporation tax recoverable	-	1,204
Other debtors	4,100	4,100
Prepayments and accrued income	470	925
	4,570	6,229



# THE BARNES AT PIGGOTTS HALL LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2021

### 11 Creditors: amounts falling due within one year

	2021 £	2020 £
Bank loans	183,000	183,000
Trade creditors	91	23
Amounts owed to group undertakings	1,083,067	982,148
Corporation tax	4,434	-
Other creditors	6,825	7,083
Accruals and deferred income	8,756	7,800
	<u>1,286,173</u>	<u>1,180,054</u>

The bank loan attracts interest at 2.25% above LIBOR 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

	2021 £	2020 £
Bank loans	<u>309,215</u>	<u>492,215</u>

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

### 13 Share capital

	2021 Number	2020 Number	2021 £	2020 £
Ordinary share capital Issued and fully paid				
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

# THE BARNs AT PIGGOTTs HALL LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 JULY 2021

#### 14 Related party transactions

M&M Investment Company Ltd ("MMIC") is the sole shareholder of the company. During the year MMIC paid expenses of £12,527 (2020: £52,100) and received customer receipts of £1,609 (2020: £16,432) on behalf of the company. During the year, MMIC made an additional loan advance to the company of £90,000 (2020: £nil) and the company made a repayment of £nil (2020: £1,725,000) to MMIC.

The amount due to MMIC as at the year end is £1,083,067 (2020: £982,148).

During the year the company was charged accommodation management fees of £nil (2020: £7,817) by The Unicorn Serviced Apartments Limited, a fellow wholly owned subsidiary of MMIC. At the year end no amount was owed by the company (2020: £nil).

During the year the company was charged property management fees of £3,095 (2020: £6,830) 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 (2020: £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

	2021 £	2020 £
Profit/(loss) for the year after tax	15,907	(125,397)
<b>Adjustments for:</b>		
Taxation charged/(credited)	4,434	(1,763)
Finance costs	12,081	43,730
(Gain)/loss on disposal of tangible fixed assets	-	2,390
Loss on disposal of investment property	-	109,120
Fair value gains and losses on investment properties	-	(37,456)
Depreciation and impairment of tangible fixed assets	1,045	1,124
<b>Movements in working capital:</b>		
Decrease in debtors	455	5,487
Increase/(decrease) in creditors	766	(4,087)
<b>Cash generated from/(absorbed by) operations</b>	<b>34,688</b>	<b>(6,852)</b>