

Company Registration No. 06399520 (England and Wales)

**PLOTPLAN LIMITED**  
**AMENDED ANNUAL REPORT AND UNAUDITED FINANCIAL**  
**STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2023**



# PLOTPLAN LIMITED

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# PLOTPLAN LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	D E Conway G A Conway J M Morgan E J Lopes-Dias	(Appointed 28 October 2022)
<b>Secretary</b>	D E Conway	
<b>Company number</b>	06399520	
<b>Registered office</b>	3rd Floor Sterling House Langston Road Loughton Essex IG10 3TS	
<b>Business address</b>	PO Box 206 Loughton Essex IG10 1PL	
<b>Solicitors</b>	Howard Kennedy LLP 1 London Bridge London SE1 9BG	

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# PLOTPLAN LIMITED

## DIRECTORS' REPORT

### FOR THE YEAR ENDED 31 MARCH 2023

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The directors present their annual report and financial statements for the year ended 31 March 2023.

#### 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:

D E Conway  
G A Conway  
J M Morgan  
E J Lopes-Dias

(Appointed 28 October 2022)

#### 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.

#### Going Concern

The directors have assessed the company's cashflow forecasts from future sales and operations and with continued support from Galliard Homes Limited, they are satisfied that there is sufficient available cash for at least the next twelve months to meet the operating needs of the company.

#### Small companies exemption

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

On behalf of the board



G A Conway  
Director

29 November 2023

# PLOTPLAN LIMITED

## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2023

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	Notes	2023 £	2022 £
Cost of sales		(47)	-
Administrative expenses		1,970	(199,830)
<b>Operating profit/(loss)</b>		<u>1,923</u>	<u>(199,830)</u>
Investment income	3	115,058	882,076
Finance costs	4	68,278	(514,355)
<b>Profit before taxation</b>		<u>185,259</u>	<u>167,891</u>
Tax on profit		(3,300)	(19,090)
<b>Profit for the financial year</b>		<u><u>181,959</u></u>	<u><u>148,801</u></u>

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

The notes on pages 5 to 9 form part of these financial statements.

# PLOTPLAN LIMITED

## STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2023

	Notes	2023 £	£	2022 £	£
<b>Current assets</b>					
Trade and other receivables	6	9,479,454		10,759,551	
Investments	5	374,993		-	
Cash and cash equivalents		1,985,727		945,364	
		<u>11,840,174</u>		<u>11,704,915</u>	
<b>Current liabilities</b>	7	<u>(1,035,247)</u>		<u>(1,081,949)</u>	
<b>Net current assets</b>			10,804,927		10,622,966
<b>Non-current liabilities</b>	8		<u>(12,402,072)</u>		<u>(12,402,070)</u>
<b>Net liabilities</b>			<u>(1,597,145)</u>		<u>(1,779,104)</u>
<b>Equity</b>					
Called up share capital	9		3		3
Retained earnings			<u>(1,597,148)</u>		<u>(1,779,107)</u>
<b>Total equity</b>			<u>(1,597,145)</u>		<u>(1,779,104)</u>

For the financial year ended 31 March 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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 29 November 2023 and are signed on its behalf by:



G A Conway  
Director

**Company Registration No. 06399520**

The notes on pages 5 to 9 form part of these financial statements.

# PLOTPLAN LIMITED

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2023

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	Share capital £	Retained earnings £	Total £
<b>Balance at 1 April 2021</b>	3	(1,927,908)	(1,927,905)
<b>Year ended 31 March 2022:</b>			
Profit and total comprehensive income for the year	-	148,801	148,801
<b>Balance at 31 March 2022</b>	3	(1,779,107)	(1,779,104)
<b>Year ended 31 March 2023:</b>			
Profit and total comprehensive income for the year	-	181,959	181,959
<b>Balance at 31 March 2023</b>	3	(1,597,148)	(1,597,145)

The notes on pages 5 to 9 form part of these financial statements.

# PLOTPLAN LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

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### 1 Accounting policies

#### Company information

Plotplan 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 company has taken advantage of s400 of the Companies Act not to produce group financial statements, as it is included in the consolidated financial statements of Galliard Group Limited, a company registered in England and Wales.

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

In their assessment of going concern, the directors have prepared forecasts for a period of at least 12 months from the date of approval of the financial statements.

The directors are satisfied that with the continued support of Galliard Homes Limited, there is sufficient available cash for at least the next twelve months to meet the operating needs of the company. Accordingly the directors consider it appropriate for the financial statements to be prepared on a going concern basis and that there is no material uncertainty in reaching this conclusion

#### 1.3 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.

#### 1.4 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.

# PLOTPLAN LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2023

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#### 1 Accounting policies

(Continued)

##### 1.5 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.

##### 1.6 Taxation

The tax expense for the period comprises current and deferred tax.

###### *Current tax*

The current tax charge is calculated on the basis of tax rates and laws that have been enacted or substantially enacted by the reporting date.

###### *Deferred tax*

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

- the recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against to reversal of deferred tax liabilities or other future taxable profits;
- any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met, and
- where timing differences relate to interests in subsidiaries, associates, branches and joint ventures and the group can control their reversal and such reversal is not considered probable in the foreseeable future.

Deferred tax balances are not recognised in respect of permanent differences.

##### 1.7 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or non-current assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

##### 1.8 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.

##### 1.9 Other operating income

Other operating income comprises rental income net of value added tax and expenses directly attributable to the rented property.

# PLOTPLAN LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2023 Number	2022 Number
Total	-	-

### 3 Investment income

	2023 £	2022 £
Interest income		
Other interest income	882,076	564,563
	<u>882,076</u>	<u>564,563</u>

### 4 Finance costs

	2023 £	2022 £
Interest on loans	(68,278)	492,025
	<u>(68,278)</u>	<u>514,355</u>

### 5 Current asset investments

	2023 £	2022 £
Other investments	374,993	-
	<u>374,993</u>	<u>-</u>

The investments were written off during the year.

# PLOTPLAN LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2023

### 6 Trade and other receivables

	2023	2022
	£	£
<b>Amounts falling due within one year:</b>		
Amounts due from joint developers	1,237,868	707,915
Loan	8,829,036	7,684,561
Other receivables	(1,647,450)	162,600
	<u>8,419,454</u>	<u>8,555,076</u>
<b>Amounts falling due after more than one year:</b>		
Loan	<u>1,060,000</u>	<u>-</u>
<b>Total debtors</b>	<u>9,479,454</u>	<u>8,555,076</u>

### 7 Current liabilities

	2023	2022
	£	£
Loan	702,275	458,945
Corporation tax	35,199	31,900
Other payables	297,773	591,104
	<u>1,035,247</u>	<u>1,081,949</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.

The loan is secured over the assets of the company.

### 8 Non-current liabilities

	2023	2022
	£	£
Loan	<u>12,402,072</u>	<u>12,402,070</u>

The loan is secured over the assets of the Company.

### 9 Called up share capital

	2023	2022	2023	2022
	Number	Number	£	£
<b>Ordinary share capital Issued and fully paid</b>				
Ordinary shares of £1 each	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>

# **PLOTPLAN LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2023**

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**9 Called up share capital**

**(Continued)**

**10 Parent company**

There is no controlling party.

**11 Related party transactions**

Included in receivables are amounts of £700,275 (2022: £707,915) and £587,593 (2022: £162,600) due from Galliard Homes Limited and Vinepost Limited respectively. D E Conway is a director of both Galliard Homes Limited and Vinepost Limited.

Also included within receivables are amounts of £1,188,614 (2022: £1,982,480) due from Reflex Bridging Limited. J Morgan is a director of Reflex Bridging Limited.