

**FLANCHFORD DEVELOPMENTS LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2019**

Arete Capital Limited

Corporate Accountants

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Flanchford Developments Limited
Unaudited Financial Statements
For The Year Ended 31 October 2019

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Flanchford Developments Limited
Statement of Financial Position
As at 31 October 2019

Registered number: 06410372

		2019		2018	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	3		222		331
			<u>222</u>		<u>331</u>
CURRENT ASSETS					
Stocks	4	4,473,831		4,183,170	
Debtors	5	2,069,518		1,370,221	
Investments	6	100		100	
Cash at bank and in hand		4,379		94,032	
		<u>6,547,828</u>		<u>5,647,523</u>	
Creditors: Amounts Falling Due Within One Year	7	(4,956,961)		(3,863,019)	
		<u>(4,956,961)</u>		<u>(3,863,019)</u>	
NET CURRENT ASSETS (LIABILITIES)			1,590,867		1,784,504
			<u>1,590,867</u>		<u>1,784,504</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,591,089		1,784,835
			<u>1,591,089</u>		<u>1,784,835</u>
Creditors: Amounts Falling Due After More Than One Year	8		(265,932)		(265,932)
			<u>(265,932)</u>		<u>(265,932)</u>
NET ASSETS			1,325,157		1,518,903
			<u>1,325,157</u>		<u>1,518,903</u>
CAPITAL AND RESERVES					
Called up share capital	9	100		100	
Income Statement		1,325,057		1,518,803	
		<u>1,325,057</u>		<u>1,518,803</u>	
SHAREHOLDERS' FUNDS			1,325,157		1,518,903
			<u>1,325,157</u>		<u>1,518,903</u>

Flanchford Developments Limited
Statement of Financial Position (continued)
As at 31 October 2019

For the year ending 31 October 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.
- The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Income Statement.

On behalf of the board

Mr Barry Doherty

Director

30 October 2020

The notes on pages 3 to 8 form part of these financial statements.

Flanchford Developments Limited
Notes to the Financial Statements
For The Year Ended 31 October 2019

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

The financial statements are prepared under the historical cost convention as modified to include the revaluation of freehold properties and certain financial instruments at fair value, in accordance with FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

Current asset investments

Interests in subsidiaries, associates and jointly controlled entities 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.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

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.

1.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

Sale of property

Turnover from the sale of property is recognised when the contract for sale has been completed, and the risks and rewards of ownership of the property has transferred to the buyer.

Rendering of services

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

Flanchford Developments Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 October 2019

1.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Fixtures & Fittings	15% per annum on cost
Computer Equipment	25% per annum on cost

Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.4. Stocks and Work in Progress

Stocks and work in progress are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads. Work-in-progress is reflected in the accounts on a contract by contract basis by recording turnover and related costs as contract activity progresses.

Flanchford Developments Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 October 2019

1.5. Financial Instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

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.

Flanchford Developments Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 October 2019

1.6. Taxation

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

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other year and 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 end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period 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 assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and asset reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

2. Average Number of Employees

Average number of employees, including directors, during the year was as follows:

	2019	2018
Office and administration	2	2
	2	2

Flanchford Developments Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 October 2019

3. Tangible Assets

	Fixtures & Fittings	Computer Equipment	Total
	£	£	£
Cost			
As at 1 November 2018	-	3,503	3,503
As at 31 October 2019	-	3,503	3,503
Depreciation			
As at 1 November 2018	224	2,948	3,172
Provided during the period	-	109	109
As at 31 October 2019	224	3,057	3,281
Net Book Value			
As at 31 October 2019	(224)	446	222
As at 1 November 2018	(224)	555	331

4. Stocks

	2019	2018
	£	£
Stock - work in progress	4,473,831	4,183,170
	4,473,831	4,183,170

5. Debtors

	2019	2018
	£	£
Due within one year		
Trade debtors	686	686
Prepayments and accrued income	388	-
Other debtors	2,051,236	1,362,352
VAT	17,208	7,183
	2,069,518	1,370,221

Flanchford Developments Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 October 2019

6. Current Asset Investments

	2019	2018
	£	£
Shares in subsidiaries	100	100
	<u>100</u>	<u>100</u>

7. Creditors: Amounts Falling Due Within One Year

	2019	2018
	£	£
Trade creditors	425,106	310,896
Bank loans and overdrafts	3,639,285	2,570,594
Corporation tax	-	138,633
Other taxes and social security	17,776	11,768
Other creditors	111,827	117,583
Accruals and deferred income	20,993	24,649
Directors' loan accounts	426,514	390,436
Amounts owed to group undertakings	315,460	298,460
	<u>4,956,961</u>	<u>3,863,019</u>

8. Creditors: Amounts Falling Due After More Than One Year

	2019	2018
	£	£
Bank loans	265,932	265,932
	<u>265,932</u>	<u>265,932</u>

9. Share Capital

	2019	2018
Allotted, Called up and fully paid	100	100

10. General Information

Flanchford Developments Limited is a private company, limited by shares, incorporated in England & Wales, registered number 06410372 . The registered office is 60 Gordon Road, London, W5 2AR.

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.