

Company registration number: 6719478

Stephens and Stephens Developers Ltd
Trading as Stephens And Stephens Developers Ltd

Unaudited financial statements

31 January 2023

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Stephens and Stephens Developers Ltd

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Stephens and Stephens Developers Ltd

Directors and other information

Director	Mr Paul Stephens
Secretary	Ms Katie Skyrius
Company number	6719478
Registered office	The City Foundry 10 Princes Street Truro Cornwall TR1 2Es
Business address	The City Foundry 10 Princes Street Truro Cornwall TR1 2Es
Accountants	Francis Clark LLP Centenary House Peninsular Park, Rydon Lane Exeter Devon EX2 7XE

Stephens and Stephens Developers Ltd

**Director's report
Year ended 31 January 2023**

The director presents this report and the unaudited financial statements of the company for the year ended 31 January 2023.

Director

The director who served the company during the year was as follows:

Mr Paul Stephens

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 30 October 2023 and signed on behalf of the board by:

A handwritten signature in black ink, appearing to be 'P. Stephens', written over a horizontal line.

Mr Paul Stephens
Director

Stephens and Stephens Developers Ltd

**Chartered accountants report to the director on the preparation of the
unaudited statutory financial statements of Stephens and Stephens Developers Ltd
Year ended 31 January 2023**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Stephens and Stephens Developers Ltd for the year ended 31 January 2023 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity and related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance/>.

This report is made solely to the director of Stephens and Stephens Developers Ltd, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Stephens and Stephens Developers Ltd and state those matters that we have agreed to state to them, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Stephens and Stephens Developers Ltd and its director as a body for our work or for this report.

It is your duty to ensure that Stephens and Stephens Developers Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Stephens and Stephens Developers Ltd. You consider that Stephens and Stephens Developers Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Stephens and Stephens Developers Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.



Francis Clark LLP
Chartered Accountants

Centenary House
Peninsular Park, Rydon Lane
Exeter
Devon
EX2 7XE

30 October 2023

Stephens and Stephens Developers Ltd

**Statement of comprehensive income
Year ended 31 January 2023**

		Year ended 31 Jan 2023 £	Audited Year ended 31 Jan 2022 £
	Note		
Turnover		12,305,574	15,480,686
Cost of sales		(15,219,353)	(13,957,736)
Gross (loss)/profit		(2,913,779)	1,522,950
Administrative expenses		(517,114)	(1,030,573)
Operating (loss)/profit		(3,430,893)	492,377
Interest payable and similar expenses		(17,106)	(11,454)
(Loss)/profit before taxation		(3,447,999)	480,923
Tax on (loss)/profit		-	(18,357)
(Loss)/profit for the financial year and total comprehensive income		(3,447,999)	462,566

All the activities of the company are from continuing operations.

The notes on pages 8 to 13 form part of these financial statements.

Stephens and Stephens Developers Ltd

**Statement of financial position
31 January 2023**

			Year ended 31 Jan 2023		Audited Year ended 31 Jan 2022
	Note	£	£	£	£
Fixed assets					
Tangible assets	6	-		679,900	
					679,900
Stocks	7	499,850		1,117,823	
Debtors	8	2,920,077		2,830,120	
Cash at bank and in hand		176,073		70,183	
		3,596,000		4,018,126	
Creditors: amounts falling due within one year	9	(6,045,269)		(3,349,683)	
Net current (liabilities)/assets			(2,449,269)		668,443
Total assets less current liabilities			(2,449,269)		1,348,343
Creditors: amounts falling due after more than one year	10		(24,652)		(374,265)
Net (liabilities)/assets			(2,473,921)		974,078
Capital and reserves					
Called up share capital			750		750
Profit and loss account			(2,474,671)		973,328
Shareholders (deficit)/funds			(2,473,921)		974,078

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

Director's responsibilities:

- 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;
- The director acknowledges their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 8 to 13 form part of these financial statements.

Stephens and Stephens Developers Ltd

Statement of financial position (continued)
31 January 2023

These financial statements were approved by the board of directors and authorised for issue on 30 October 2023, and are signed on behalf of the board by:



Mr Paul Stephens
Director

Company registration number: 6719478

The notes on pages 8 to 13 form part of these financial statements.

Stephens and Stephens Developers Ltd

**Statement of changes in equity
Year ended 31 January 2023**

	Called up share capital £	Profit and loss account £	Total £
At 1 February 2021	750	510,762	511,512
(Loss)/profit for the year		462,566	462,566
Total comprehensive income for the year	-	462,566	462,566
At 31 January 2022 and 1 February 2022	750	973,328	974,078
(Loss)/profit for the year		(3,447,999)	(3,447,999)
Total comprehensive income for the year	-	(3,447,999)	(3,447,999)
At 31 January 2023	750	(2,474,671)	(2,473,921)

Stephens and Stephens Developers Ltd

Notes to the financial statements Year ended 31 January 2023

1. General information

The company is a private company limited by shares, registered in England. The address of the registered office is Stephens & Stephens Developers Ltd, The City Foundry, 10 Princes Street, Truro, Cornwall, TR1 2Es.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

The financial statements have been prepared on a going concern basis. As at the balance sheet date the company had net liabilities of £2,473,921. The Director has considered a period of at least 12 months from the date of approval of these financial statements. The company is reliant on the ongoing trade and support of Group companies of which it is a subsidiary, headed by the Stephens & Stephens Group Ltd. The company provides construction and other services to development companies within the group that each have specific project funding in place. The company is also reliant on the financial support of its Director (Note 12) who has confirmed that this support will not be withdrawn from the company for a period of at least 12 months from the date of approval of these financial statements.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Stephens and Stephens Developers Ltd

Notes to the financial statements (continued) Year ended 31 January 2023

Operating leases

Leases in which substantially all the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to profit and loss on a straight line basis over the period of the lease.

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. Assets held under finance leases and hire purchase agreements are recognised at the lower of their fair value at inception of the agreement and the present value at inception of the agreement and the present value of the minimum payments under that agreement. These assets are depreciated on a straight line basis over the shorter of the useful life of the asset and the term of the agreement. The corresponding liability is included in the Balance Sheet. Payments made are apportioned between finance costs in deriving profit or loss and reduction of the obligation so as to achieve a constant periodic rate of interest on the remaining balance of the liability.

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Plant and machinery	20 %	Reducing balance
Motor vehicles	20 %	Reducing balance

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Stocks

Stock of land and work in progress are stated at the lower of cost and net realisable value. Cost include professional fees relating to the acquisition of a property, obtaining planning consents, costs of construction and development finance costs and other directly attributable costs.

Stephens and Stephens Developers Ltd

Notes to the financial statements (continued) Year ended 31 January 2023

Construction contracts

Where the outcome of construction contracts can be reliably estimated, contract revenue and contract costs are recognised by reference to the stage of completion of the contract activity as at the period end.

Where the outcome of construction contracts cannot be estimated reliably, revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable, and contract costs are recognised as an expense in the period in which they are incurred.

The entity uses the percentage of completion method to determine the amounts to be recognised in the period. The stage of completion is measured by reference to the contract costs incurred up to the end of the reporting period as a percentage of total estimated costs for each contract. Costs incurred for work performed to date do not include costs relating to future activity, such as for materials or prepayments.

Financial instruments

The company holds the following financial instruments:

- (a) Short term trade and other debtors and creditors.
- (b) other loans and borrowings, and
- (c) cash and bank balances.

All financial instruments are classified as basic. The company has chosen to apply the recognition and measurement principles in FRS 102. Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument and derecognised when in the case of assets, the contractual rights to cash flows from the assets expire or substantially all the risks and rewards of ownership are transferred to another party, or in the case of liabilities, when the company's obligations are discharged, expire or are cancelled.

4. Staff costs

The aggregate payroll costs incurred during the year were:

	2023	2022
	£	£
Wages and salaries	133,110	186,355
Social security costs	20,318	23,726
Other pension costs	640	1,460
	<u>154,068</u>	<u>211,541</u>

5. Employee numbers

The average number of persons employed by the company during the year amounted to 5 (2022: 8).

Stephens and Stephens Developers Ltd

Notes to the financial statements (continued)
Year ended 31 January 2023

6. Tangible assets

	Plant and machinery	Motor vehicles	Total
	£	£	£
Cost			
At 1 February 2022	614,506	282,709	897,215
Disposals	(614,506)	(282,709)	(897,215)
At 31 January 2023	<u>-</u>	<u>-</u>	<u>-</u>
Depreciation			
At 1 February 2022	141,395	75,920	217,315
Disposals	(141,395)	(75,920)	(217,315)
At 31 January 2023	<u>-</u>	<u>-</u>	<u>-</u>
Carrying amount			
At 31 January 2023	<u>-</u>	<u>-</u>	<u>-</u>
At 31 January 2022	<u>473,111</u>	<u>206,789</u>	<u>679,900</u>

The net carrying amount of tangible assets includes the following amounts in respect of assets held under finance leases and hire purchase.

Plant and machinery Nil (2022 £313,940)

Motor vehicles NIL (2022 £178,400)

7. Stocks

	2023	2022
	£	£
Work in progress	<u>499,850</u>	<u>1,117,823</u>

8. Debtors

	2023	2022
	£	£
Trade debtors	29,844	37,378
Amounts owed by group undertakings	1,679,557	2,637,855
Other debtors	1,210,676	154,887
	<u>2,920,077</u>	<u>2,830,120</u>

Stephens and Stephens Developers Ltd

Notes to the financial statements (continued)
Year ended 31 January 2023

9. Creditors: amounts falling due within one year

	2023	2022
	£	£
Bank loans and overdrafts	10,000	25,578
Trade creditors	2,829,597	1,981,904
Amounts owed to group undertakings and undertakings in which the company has a participating interest	1,162,233	250,328
Corporation tax	46,638	47,267
Social security and other taxes	896,511	169,089
Obligations under finance leases	-	186,518
Director loan accounts	903,034	535,902
Credit Card balances	197,256	153,097
	<u>6,045,269</u>	<u>3,349,683</u>

10. Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Bank loans and overdrafts	24,652	43,333
Finance lease	-	330,932
	<u>24,652</u>	<u>43,333</u>

11. Directors advances, credits and guarantees

During the year the director entered into the following advances and credits with the company:

2023			
	Balance brought forward	Advances /(credits) to the director	Balance o/standing
	£	£	£
Mr Paul Stephens	<u>(535,903)</u>	<u>(367,132)</u>	<u>(903,035)</u>
2022			
	Balance brought forward	Advances /(credits) to the director	Balance o/standing
	£	£	£
Mr Paul Stephens	<u>(1,094)</u>	<u>(534,809)</u>	<u>(535,903)</u>

Stephens and Stephens Developers Ltd

Notes to the financial statements (continued)
Year ended 31 January 2023

12. Controlling party

This Company is a wholly owned subsidiary of The Stephens & Stephens Group Ltd registered at The City Foundry, 10 Princes Street, Truro, TR1 2ES. The ultimate controlling party is Paul Stephens by virtue of his majority shareholding in S & S Group Ltd.