

Unaudited Financial Statements for the Year Ended 30 April 2022

for

And Co Property Services Ltd

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for the Year Ended 30 April 2022

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And Co Property Services Ltd

Company Information  
for the Year Ended 30 April 2022

**DIRECTORS:**

G R Thomas  
P T Broomham  
D S D Steptoe

**REGISTERED OFFICE:**

27 Sheep Street  
Bicester  
Oxfordshire  
OX26 6JF

**REGISTERED NUMBER:**

07205934 (England and Wales)

**ACCOUNTANTS:**

Handleys Chartered Accountants  
10 Manor Park  
Banbury  
Oxfordshire  
OX16 3TB

Balance Sheet  
30 April 2022

	Notes	30.4.22 £	£	30.4.21 £	£
<b>FIXED ASSETS</b>					
Intangible assets	4		260,000		292,500
Tangible assets	5		121,753		104,460
Investments	6		<u>6,960,760</u>		<u>5,456,423</u>
			<u>7,342,513</u>		<u>5,853,383</u>
<b>CURRENT ASSETS</b>					
Cash at bank		120,274		856,056	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>3,648,689</u>		<u>3,136,877</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(3,528,415)</u>		<u>(2,280,821)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>3,814,098</u>		<u>3,572,562</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			2		2
Retained earnings			<u>3,814,096</u>		<u>3,572,560</u>
			<u>3,814,098</u>		<u>3,572,562</u>

Balance Sheet - continued

30 April 2022

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 April 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 April 2022 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Profit and Loss Account has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 7 December 2022 and were signed on its behalf by:

G R Thomas - Director

Notes to the Financial Statements  
for the Year Ended 30 April 2022

**1. STATUTORY INFORMATION**

And Co Property Services Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Revenue recognition**

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of value added tax and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates. For sales of goods, the turnover is shown net of distribution and carriage charges.

Revenue from sale of goods is recognised when significant risks and rewards of ownership have been transferred to the buyer, when the amount of revenue can be measured reliably, when it is probable that the economic benefits associated with the transaction will flow to the entity and when the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from sale of services is recognised when the stage of completion of the transaction can be measured reliably.

**Goodwill**

Goodwill, being the amount paid in connection with the acquisition of a business in 2011, is being amortised evenly over its estimated useful life of twenty years.

**Intangible assets**

Intangible assets are initially measured at cost. After initial recognition, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc                      - 25% on cost

**Investments in subsidiaries**

Investments in subsidiary undertakings are recognised at cost.

Notes to the Financial Statements - continued  
for the Year Ended 30 April 2022

**2. ACCOUNTING POLICIES - continued**

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Profit and Loss Account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**Hire purchase and leasing commitments**

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

**Pension costs and other post-retirement benefits**

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 48 (2021 - 44 ) .

Notes to the Financial Statements - continued  
for the Year Ended 30 April 2022

4. **INTANGIBLE FIXED ASSETS**

	Goodwill £
<b>COST</b>	
At 1 May 2021	
and 30 April 2022	<u>650,000</u>
<b>AMORTISATION</b>	
At 1 May 2021	357,500
Charge for year	<u>32,500</u>
At 30 April 2022	<u>390,000</u>
<b>NET BOOK VALUE</b>	
At 30 April 2022	<u>260,000</u>
At 30 April 2021	<u>292,500</u>

5. **TANGIBLE FIXED ASSETS**

	Plant and machinery etc £
<b>COST</b>	
At 1 May 2021	236,372
Additions	<u>81,227</u>
At 30 April 2022	<u>317,599</u>
<b>DEPRECIATION</b>	
At 1 May 2021	131,912
Charge for year	<u>63,934</u>
At 30 April 2022	<u>195,846</u>
<b>NET BOOK VALUE</b>	
At 30 April 2022	<u>121,753</u>
At 30 April 2021	<u>104,460</u>



Notes to the Financial Statements - continued  
for the Year Ended 30 April 2022

6. **FIXED ASSET INVESTMENTS**

	Shares in group undertakings £
<b>COST</b>	
At 1 May 2021	5,456,423
Additions	1,659,782
Impairments	(155,445)
At 30 April 2022	<u>6,960,760</u>
<b>NET BOOK VALUE</b>	
At 30 April 2022	<u>6,960,760</u>
At 30 April 2021	<u>5,456,423</u>

The company's investments at the Balance Sheet date in the share capital of companies include the following:

**Ella Residential Lettings Ltd**

Registered office: 27 Sheep Street; Bicester; Oxfordshire; OX26 6JF

Nature of business: Management of real estate

	%
Class of shares:	holding
Ordinary	100.00

**Ella Homes Ltd**

Registered office: 27 Sheep Street; Bicester; Oxfordshire; OX26 6JF

Nature of business: Management of real estate

	%
Class of shares:	holding
Ordinary	100.00

**Peter Ball & Co Ltd**

Registered office: 27 Sheep Street; Bicester; Oxfordshire; OX26 6JF

Nature of business: Management of real estate

	%
Class of shares:	holding
Ordinary	100.00

**Household Estate Agents Ltd**

Registered office: 27 Sheep Street; Bicester; Oxfordshire; OX26 6JF

Nature of business: Management of real estate

	%
Class of shares:	holding
Ordinary	100.00

Notes to the Financial Statements - continued  
for the Year Ended 30 April 2022

6. **FIXED ASSET INVESTMENTS - continued**

**Apple Homes Ltd**

Registered office: 27 Sheep Street; Bicester; Oxfordshire; OX26 6JF

Nature of business: Management of real estate

	%
Class of shares:	holding
Ordinary	100.00
Ordinary A & B	100.00

**Macintyrs Ltd**

Registered office: 27 Sheep Street; Bicester; Oxfordshire; OX26 6JF

Nature of business: Management of real estate

	%
Class of shares:	holding
Ordinary A, B & C	100.00

**Property Solutions (Lettings & Management) Ltd**

Registered office: 27 Sheep Street; Bicester; Oxfordshire; OX26 6JF

Nature of business: Management of real estate

	%
Class of shares:	holding
Ordinary A	100.00

**Home And Abroad Rentals Ltd**

Registered office: 27 Sheep Street; Bicester; Oxfordshire; OX26 6JF

Nature of business: Management of real estate

	%
Class of shares:	holding
Ordinary A & B	100.00

**Zebra Asset Management Ltd**

Registered office: 27 Sheep Street; Bicester; Oxfordshire; OX26 6JF

Nature of business: Management of real estate

	%
Class of shares:	holding
Ordinary A	100.00

7. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.4.22	30.4.21
	£	£
Other creditors	<u>3,648,689</u>	<u>3,136,877</u>

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.