

**PEACH COUNTY LIMITED**

**FINANCIAL STATEMENTS**

**FOR THE PERIOD ENDED 3 JANUARY 2021**

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COMPANIES HOUSE

**PEACH COUNTY LIMITED**  
**REGISTERED NUMBER: 07272069**

**BALANCE SHEET**  
**AS AT 3 JANUARY 2021**

	Note	3 January 2021 £	5 January 2020 £
<b>Fixed assets</b>			
Tangible assets	4	819,924	831,780
		<u>819,924</u>	<u>831,780</u>
<b>Current assets</b>			
Stocks		37,880	42,515
Debtors	5	65,070	99,626
Cash at bank and in hand	6	2,834	54,177
		<u>105,784</u>	<u>196,318</u>
Creditors: amounts falling due within one year	7	(153,699)	(332,883)
<b>Net current liabilities</b>		<u>(47,915)</u>	<u>(136,565)</u>
<b>Total assets less current liabilities</b>		<u>772,009</u>	<u>695,215</u>
Creditors: amounts falling due after more than one year	8	(660,758)	(496,567)
<b>Provisions for liabilities</b>			
Deferred tax	9	(33,354)	(21,897)
		<u>(33,354)</u>	<u>(21,897)</u>
<b>Net assets</b>		<u><u>77,897</u></u>	<u><u>176,751</u></u>
<b>Capital and reserves</b>			
Called up share capital		1	1
Profit and loss account		77,896	176,750
		<u><u>77,897</u></u>	<u><u>176,751</u></u>

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**PEACH COUNTY LIMITED**  
**REGISTERED NUMBER: 07272069**

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**BALANCE SHEET (CONTINUED)**  
**AS AT 3 JANUARY 2021**

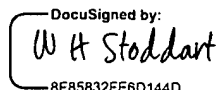
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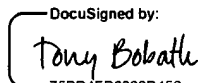
The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of income and retained earnings in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

DocuSigned by:  
  
8F85832FE6D144D...  
**W H Stoddart**  
Director

DocuSigned by:  
  
75BD4ED0938D456...  
**A J Bobath**  
Director

Date: 30-09-21

The notes on pages 3 to 11 form part of these financial statements.

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**PEACH COUNTY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 3 JANUARY 2021**

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**1. General information**

Peach County Limited is a private company limited by shares, incorporated in the United Kingdom, whose registered office is Peach Barns, Somerton Road, North Aston, Oxon, OX25 6HX.

The principal places of business are:

The Duke of Wellington, East Horsley, KT24 6AA; and  
The Chequers, Eversley Cross, Hampshire, RG27 0NS.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

**2.2 Going concern**

The financial statements have been prepared by the directors on the basis that the company is a going concern. In light of the Covid-19 pandemic, this is viewed by the Board as reasonable based upon the following:

The company is part of the Peach Pub Group which has secured £4.0m of additional funding from HSBC, comprising £2.5m in a government backed CBILS loan and £1.5m in an overdraft facility. Peach took out a £0.5m extension to the CBILS loan in May 2021 as a further insurance policy against an extension to the pandemic lockdown.

The business forecasts predict no call for the overdraft facility, so presenting plenty of headroom for the company & group as a whole. We are currently proposing to retain this in place to cover for any resurgence of the pandemic resulting in pubs being closed due to lockdown being reapplied by the government.

The business performance since reopening in April 2021 has been very good with like for like sales growth in every week compared to the same weeks in 2019; and the government support increasing net sales with reduced VAT on food, non-alcoholic drink and room sales and lower business rates. This has all been made possible by our great teams in our pubs aided by all the support teams in the Centre making sure we offer our guests great service in a safe way that allows us to be profitable. As a result we have been able to accumulate good cash reserves so insulating Peach from the financial risk of a return to lockdown.

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**PEACH COUNTY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 3 JANUARY 2021**

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**2. Accounting policies (continued)**

**2.3 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. The following criteria must also be met before turnover is recognised:

**Sale of goods**

Turnover from the sale of goods is recognised when all of the following conditions are satisfied:

- the Company has transferred the significant risks and rewards of ownership to the buyer;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of turnover can be measured reliably;
- it is probable that the Company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

**2.4 Operating leases: the Company as lessee**

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

**2.5 Government grants**

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the Statement of Income and Retained Earnings in the same period as the related expenditure.

**2.6 Finance costs**

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**2.7 Pensions**

**Defined contribution pension plan**

The Company contributes to a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in the Profit and Loss Account when they fall due. Amounts not paid are shown in accruals as a liability in the Balance Sheet. The assets of the plan are held separately from the Company in independently administered funds.

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**PEACH COUNTY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 3 JANUARY 2021**

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**2. Accounting policies (continued)**

**2.8 Current and deferred taxation**

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

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

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

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**PEACH COUNTY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 3 JANUARY 2021**

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**2. Accounting policies (continued)****2.9 Tangible fixed assets**

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Short Term Leasehold Property	- over the length of the lease
Plant & machinery	- 20-25% straight line
Fixtures & fittings	- 20-33% straight line
Computer equipment	- 25-33% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

**2.10 Stocks**

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

**2.11 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.12 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**2.13 Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

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**PEACH COUNTY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 3 JANUARY 2021**

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**2. Accounting policies (continued)**

**2.14 Provisions for liabilities**

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

**2.15 Financial instruments**

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

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 Profit and Loss Account.

**3. Employees**

The average monthly number of employees, including directors, during the period was 49 (2020 - 45).



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**PEACH COUNTY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 3 JANUARY 2021**

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**4. Tangible fixed assets**

	S/Term Leasehold Property £	Plant & machinery £	Fixtures & fittings £	Computer equipment £	Total £
<b>Cost or valuation</b>					
At 6 January 2020	441,190	172,574	535,578	44,516	1,193,858
Additions	-	6,758	52,366	2,117	61,241
At 3 January 2021	<u>441,190</u>	<u>179,332</u>	<u>587,944</u>	<u>46,633</u>	<u>1,255,099</u>
<b>Depreciation</b>					
At 6 January 2020	110,114	98,229	122,282	31,454	362,079
Charge for the period on owned assets	24,641	12,960	34,112	1,383	73,096
At 3 January 2021	<u>134,755</u>	<u>111,189</u>	<u>156,394</u>	<u>32,837</u>	<u>435,175</u>
<b>Net book value</b>					
At 3 January 2021	<u>306,435</u>	<u>68,143</u>	<u>431,550</u>	<u>13,796</u>	<u>819,924</u>
At 5 January 2020	<u>331,076</u>	<u>74,345</u>	<u>413,296</u>	<u>13,063</u>	<u>831,780</u>

The net book value of land and buildings may be further analysed as follows:

	3 January 2021 £	5 January 2020 £
Short leasehold	306,436	331,076
	<u>306,436</u>	<u>331,076</u>

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**PEACH COUNTY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 3 JANUARY 2021**

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**5. Debtors**

	<b>3 January 2021 £</b>	<b>5 January 2020 £</b>
<b>Due after more than one year</b>		
Other debtors	<b>61,000</b>	61,000
	<b>61,000</b>	61,000
<b>Due within one year</b>		
Other debtors	<b>3,412</b>	303
Prepayments and accrued income	<b>658</b>	38,323
	<b>65,070</b>	99,626

**6. Cash and cash equivalents**

	<b>3 January 2021 £</b>	<b>5 January 2020 £</b>
Cash at bank and in hand	<b>2,834</b>	54,177
	<b>2,834</b>	54,177

**7. Creditors: Amounts falling due within one year**

	<b>3 January 2021 £</b>	<b>5 January 2020 £</b>
Trade creditors	<b>69,449</b>	147,936
Other taxation and social security	<b>20,866</b>	90,901
Other creditors	<b>12,713</b>	3,844
Accruals and deferred income	<b>50,671</b>	90,202
	<b>153,699</b>	332,883

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**PEACH COUNTY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 3 JANUARY 2021**

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**8. Creditors: Amounts falling due after more than one year**

	<b>3 January 2021 £</b>	<b>5 January 2020 £</b>
Amounts owed to group undertakings	<b>637,613</b>	474,023
Accruals and deferred income	<b>23,145</b>	22,544
	<b><u>660,758</u></b>	<b><u>496,567</u></b>

**9. Deferred taxation**

	<b>3 January 2021 £</b>	<b>5 January 2020 £</b>
At beginning of year	<b>(21,897)</b>	(13,767)
Charged to profit or loss	<b>(11,457)</b>	(8,130)
<b>At end of year</b>	<b><u>(33,354)</u></b>	<b><u>(21,897)</u></b>

The provision for deferred taxation is made up as follows:

	<b>3 January 2021 £</b>	<b>5 January 2020 £</b>
Accelerated capital allowances	<b>(38,475)</b>	(26,646)
Other short term timing differences	<b>5,121</b>	4,749
	<b><u>(33,354)</u></b>	<b><u>(21,897)</u></b>

**10. Pension commitments**

The Company contributes to a defined contributions pension scheme. The assets of the scheme are held separately from those of the Company in an independently administered fund. The pension cost charge represents contributions payable by the Company to the fund and amounted to £12,156 (05/01/2020 £11,507). Contributions totalling £3,808 (05/01/2020 - £2,454) were payable to the fund at the balance sheet date.

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**PEACH COUNTY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 3 JANUARY 2021**

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**11. Controlling party**

The company's ultimate controlling parent undertaking, The Peach Pub Company (Holdings) Limited, is controlled by L R Cash & W H Stoddart by virtue of their majority shareholdings and directorships. The registered office address of the controlling company is the same as this company's registered office.

**12. Auditors' information**

The auditors' report on the financial statements for the period ended 3 January 2021 was unqualified.

In their report, the auditors emphasised the following matter without qualifying their report:

**Other matter**

We draw your attention to Note 2.2 to the financial statements which describes the directors' considerations in respect of Going Concern.

In our evaluation of the directors' conclusions in this regard, we considered the inherent risks to the Group's business model, including the impact of Covid-19, and considered how those risks might affect the Group's financial resources or ability to continue operations over the period of 12 months from the date of approval of the financial statements. We have nothing to report in these respects.

However, as we cannot predict all future events or conditions and, as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time that they were made, the absence of a reference to a material uncertainty in this auditor's report is not guarantee that the Group will continue in operation.

Our opinion is not modified in respect of this matter.

The audit report was signed on 30-09-21 by Mr James Tillotson (Senior Statutory Auditor) on behalf of Wellers.