

REGISTERED NUMBER: 08068424 (England and Wales)

**AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2019
FOR
BURFORD HOUSE GARDEN STORE LIMITED**

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FOR THE YEAR ENDED 31 JANUARY 2019**

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BURFORD HOUSE GARDEN STORE LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 JANUARY 2019**

DIRECTORS:

L S Ditz
B J Douglas-Davies
N Livni
M S Gordon

REGISTERED OFFICE:

Harben House
Harben Parade
Finchley Road
London
NW3 6LH

REGISTERED NUMBER:

08068424 (England and Wales)

AUDITORS:

KBSP Partners LLP
Chartered Accountants
Statutory Auditors
Harben House
Harben Parade
Finchley Road
LONDON
NW3 6LH

BURFORD HOUSE GARDEN STORE LIMITED (REGISTERED NUMBER: 08068424)

**BALANCE SHEET
31 JANUARY 2019**

	Notes	2019 £	£	2018 £	£
FIXED ASSETS					
Tangible assets	4		947,071		1,016,349
CURRENT ASSETS					
Debtors	5	-		53,828	
CREDITORS					
Amounts falling due within one year	6	<u>912,754</u>		<u>1,035,860</u>	
NET CURRENT LIABILITIES			<u>(912,754)</u>		<u>(982,032)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>34,317</u>		<u>34,317</u>
CAPITAL AND RESERVES					
Called up share capital			200,100		200,100
Retained earnings			<u>(165,783)</u>		<u>(165,783)</u>
SHAREHOLDERS' FUNDS			<u>34,317</u>		<u>34,317</u>

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 on 8 October 2019 and were signed on its behalf by:

B J Douglas-Davies - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2019**

1. STATEMENT OF COMPLIANCE

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.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies.

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Going concern

On the basis that Hillview Garden Centres Limited, the parent company, has formally pledged its present intention to continue to provide financial support to this company and its fellow subsidiaries for the foreseeable future, the accounts are prepared on the going concern basis.

Related party exemption

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Significant judgements and estimates

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

i) Critical judgement in applying the entity's accounting policies

There are no judgements in applying the entity's accounting policies that have a significant risk of causing a material misstatement to the financial statements.

ii) Critical accounting estimates and assumptions

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

(a) Useful economic lives of tangible assets

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually and are amended when necessary to reflect current estimates.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2019**

2. ACCOUNTING POLICIES - continued

Tangible fixed assets

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

Freehold property	- 2% on cost
Short leasehold	- Over the life of the lease
Plant and machinery	- 10% on cost
Fixtures and fittings	- 20% on cost
Computer equipment	- 25% on cost

Depreciation is charged to administrative expenses in the profit and loss account.

Tangible assets are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes the original purchase price, costs directly attributable to bringing the asset to its working condition for its intended use, dismantling and restoration costs.

The carrying values of tangible fixed assets are reviewed for impairment when events or changes in circumstances indicate the carrying value may not be recoverable.

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 within the statement of comprehensive income.

Freehold property includes land and buildings; freehold land is not depreciated.

Financial instruments

The Company only enters into basic financial instruments 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 non-puttable ordinary shares.

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 profit or loss.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an 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.

Taxation

Taxation expense for the period comprises current and deferred tax recognised in the reporting period. Tax is 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.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2019

2. ACCOUNTING POLICIES - continued**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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2018 - NIL).

4. TANGIBLE FIXED ASSETS

	Freehold property £	Short leasehold £	Plant and machinery £
COST OR VALUATION			
At 1 February 2018	747,154	60,772	173,834
Additions	-	-	34,244
Disposals	(2,855)	(38,973)	(57,183)
Reclassification/transfer	-	-	28,937
At 31 January 2019	<u>744,299</u>	<u>21,799</u>	<u>179,832</u>
DEPRECIATION			
At 1 February 2018	14,447	3,271	40,911
Charge for year	2,319	-	20,672
Eliminated on disposal	(148)	(1,683)	(15,915)
Reclassification/transfer	-	-	13
At 31 January 2019	<u>16,618</u>	<u>1,588</u>	<u>45,681</u>
NET BOOK VALUE			
At 31 January 2019	<u>727,681</u>	<u>20,211</u>	<u>134,151</u>
At 31 January 2018	<u>732,707</u>	<u>57,501</u>	<u>132,923</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2019

4. TANGIBLE FIXED ASSETS - continued

	Fixtures and fittings £	Computer equipment £	Totals £
COST OR VALUATION			
At 1 February 2018	177,189	27,009	1,185,958
Additions	1,500	3,633	39,377
Disposals	(13,583)	(1,279)	(113,873)
Reclassification/transfer	6,145	11,285	46,367
At 31 January 2019	<u>171,251</u>	<u>40,648</u>	<u>1,157,829</u>
DEPRECIATION			
At 1 February 2018	89,884	21,096	169,609
Charge for year	35,535	9,999	68,525
Eliminated on disposal	(9,039)	(558)	(27,343)
Reclassification/transfer	3	(49)	(33)
At 31 January 2019	<u>116,383</u>	<u>30,488</u>	<u>210,758</u>
NET BOOK VALUE			
At 31 January 2019	<u>54,868</u>	<u>10,160</u>	<u>947,071</u>
At 31 January 2018	<u>87,305</u>	<u>5,913</u>	<u>1,016,349</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Amounts owed by group undertakings	<u>-</u>	<u>53,828</u>

Amounts owed by group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Trade creditors	1	2
Amounts owed to group undertakings	<u>912,753</u>	<u>1,035,858</u>
	<u>912,754</u>	<u>1,035,860</u>

Amounts owed to group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 JANUARY 2019**

7. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2019	2018
	£	£
Within one year	77,971	278,996
Between one and five years	190,317	990,986
In more than five years	579,333	2,205,917
	<u>847,621</u>	<u>3,475,899</u>

Commitments under operating leases included above relate to the company's leasehold land and buildings and plant and machinery. The leasehold land and buildings and plant and machinery are used by a fellow subsidiary for the carrying on of a garden centre trade. In practice this fellow subsidiary pays the rent when demanded.

Operating lease commitments totalling £23,959 are included above that relate to a leasehold property that was sold subsequent to the year end.

8. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006

The Report of the Auditors was unqualified.

Trevor Berkley (Senior Statutory Auditor)
for and on behalf of KBSP Partners LLP

9. CONTINGENT LIABILITIES

During the year ended 31 January 2017 the company entered into a cross guarantee agreement along with its parent and fellow subsidiaries relating to group wide bank overdraft and loan facilities. The guarantee is secured by a fixed and floating charge over the company's assets. At the year end the overdrawn balance was £834,971 (2018: £772,966) and the bank loan balance was £2,135,669 (2018: £2,274,310).

10. POST BALANCE SHEET EVENTS

Post year end the trade and assets of Pavilion Garden Centre and Billing Garden Centre, both of which form part of Burford House Garden Store Limited, were sold to third parties. The fixed assets of these sites will be disposed of in Burford House Garden Store Limited, and their trade will cease in the accounts of Hillview Garden Centres (Redditch) Limited.

In September 2019, the company's parent company agreed the sale of all its trading subsidiaries, including Burford House Garden Store Limited. The Formal sale and Purchase Agreement has not yet been concluded, but the company anticipates the transaction completing before the end of 2019, and as a result there will be a change in the controlling party of this company.

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.