

REGISTERED NUMBER: 09581134 (England and Wales)

**AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020
FOR
THE SPACE SHOREDITCH LIMITED**



Moore Kingston Smith LLP
Chartered Accountants
and Statutory Auditors
Orbital House
20 Eastern Road
Romford
Essex
RM1 3PJ

THE SPACE SHOREDITCH LIMITED (REGISTERED NUMBER: 09581134)

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FOR THE YEAR ENDED 31 DECEMBER 2020**

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THE SPACE SHOREDITCH LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2020**

DIRECTORS:

J S Farnworth
E W J Cowell

SECRETARY:

S P Thorn-Davis

REGISTERED OFFICE:

Ground Floor
Unit 5 The Enterprise Centre
Kelvin Lane
Crawley
West Sussex
RH10 9PE

REGISTERED NUMBER:

09581134 (England and Wales)

SENIOR STATUTORY AUDITOR:

Karen Wardell

AUDITORS:

Moore Kingston Smith LLP
Chartered Accountants
and Statutory Auditors
Orbital House
20 Eastern Road
Romford
Essex
RM1 3PJ

THE SPACE SHOREDITCH LIMITED (REGISTERED NUMBER: 09581134)

**BALANCE SHEET
31 DECEMBER 2020**

	Notes	2020 £	2019 £
FIXED ASSETS			
Tangible assets	5	38,523	183,083
CURRENT ASSETS			
Debtors	6	238,014	326,653
Cash at bank		<u>29,551</u>	<u>71,913</u>
		267,565	398,566
CREDITORS			
Amounts falling due within one year	7	<u>510,044</u>	<u>542,573</u>
NET CURRENT LIABILITIES		(242,479)	(144,007)
TOTAL ASSETS LESS CURRENT LIABILITIES		(203,956)	39,076
PROVISIONS FOR LIABILITIES	9	<u>32,838</u>	<u>17,139</u>
NET (LIABILITIES)/ASSETS		(236,794)	21,937
CAPITAL AND RESERVES			
Called up share capital		800	800
Retained earnings		<u>(237,594)</u>	<u>21,137</u>
SHAREHOLDERS' FUNDS		(236,794)	21,937

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 Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 9 March 2022 and were signed on its behalf by:


.....
E W J Cowell - Director


.....
J S Farnworth - Director

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

1. STATUTORY INFORMATION

The Space Shoreditch Limited 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.

The presentation currency of the financial statements is the Pound Sterling (£).

2. 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.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements and going concern

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

At the balance sheet date, the company had net liabilities of £236,794 (2019: net assets £21,937) and a trading loss of £258,731 (2019: profit £42,999). During the year the COVID-19 pandemic has created an unprecedented period of disruption with significant impact on people's health and well-being and their freedom of movement. The effects of COVID-19 are likely to continue for some time to come, however the directors hope that the company will emerge as a sustainable business with the support from their landlord. An agreement was entered into with the landlord to temporarily reduce the rent cost in 2021, to help the company to operate out of Covid restrictions and return to profitability. During 2021 the company was supported by other members of the group, however no formal commitment of future support has been given by other entities in the group and this is not sustainable which may cast doubt on the future viability of the company and therefore indicates the existence of a material uncertainty in relation to going concern.

At the time of approving the financial statements the Directors have a reasonable expectation that the company has access to adequate resources to continue in operational existence for the foreseeable future, and for a period of not less than 12 months from the date of approving the financial statements, thus the Directors continue to adopt the going concern basis of accounting in preparing the financial statements.

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.

Revenue recognition

Revenue represents licence and services fees receivable for serviced office facilities, excluding value added tax.

Revenue is recognised in the accounting period in which the services were rendered.

Tangible fixed assets

Tangible fixed assets are stated at cost, net of depreciation and any provision for impairment. Leasehold property includes capitalised lease costs incurred during the vacant fit out period.

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

- Short Leasehold Property - Over the term of the lease
- Improvements to property - Over the term of the lease
- Plant and machinery - 20% on cost
- Fixtures & Fittings - 20% on cost
- Computer equipment - 33% on cost and over the period of the lease

Government grants

Government grants are accounted for on a receivable basis.

Financial instruments

The company only has basic financial instruments measured at amortised cost, with no financial instruments classified as other or basic instruments measured at fair value.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

3. ACCOUNTING POLICIES - continued

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, 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, along with any associated incentives, are charged to the profit and loss account evenly over the period of the lease.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 (2019 - 1).

5. TANGIBLE FIXED ASSETS

	Short leasehold property £	Improvements to property £	Plant and machinery £
COST			
At 1 January 2020	37,460	186,652	13,483
Additions	-	7,482	-
At 31 December 2020	37,460	194,134	13,483
DEPRECIATION			
At 1 January 2020	11,028	54,510	11,385
Charge for year	2,496	12,906	1,685
Impairments	-	126,718	-
At 31 December 2020	13,524	194,134	13,070
NET BOOK VALUE			
At 31 December 2020	23,936	-	413
At 31 December 2019	26,432	132,142	2,098

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

5. TANGIBLE FIXED ASSETS - continued

	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 January 2020	63,320	14,648	315,563
Additions	<u>2,800</u>	<u>-</u>	<u>10,282</u>
At 31 December 2020	<u>66,120</u>	<u>14,648</u>	<u>325,845</u>
DEPRECIATION			
At 1 January 2020	49,174	6,383	132,480
Charge for year	9,345	1,692	28,124
Impairments	<u>-</u>	<u>-</u>	<u>126,718</u>
At 31 December 2020	<u>58,519</u>	<u>8,075</u>	<u>287,322</u>
NET BOOK VALUE			
At 31 December 2020	<u>7,601</u>	<u>6,573</u>	<u>38,523</u>
At 31 December 2019	<u>14,146</u>	<u>8,265</u>	<u>183,083</u>

6. DEBTORS

	2020 £	2019 £
Amounts falling due within one year:		
Trade debtors	4	2,172
Amounts owed by related companies	-	84,967
Other debtors	<u>77,052</u>	<u>78,556</u>
	<u>77,056</u>	<u>165,695</u>
Amounts falling due after more than one year:		
Other debtors	<u>160,958</u>	<u>160,958</u>
Aggregate amounts	<u>238,014</u>	<u>326,653</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Trade creditors	3,004	34,742
Amounts owed to related companies	406,609	351,726
Taxation and social security	629	627
Other creditors	<u>99,802</u>	<u>155,478</u>
	<u>510,044</u>	<u>542,573</u>

8. LEASING AGREEMENTS

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

	2020 £	2019 £
Within one year	282,076	282,076
Between one and five years	1,128,304	1,128,304
In more than five years	<u>1,292,848</u>	<u>1,574,924</u>
	<u>2,703,228</u>	<u>2,985,304</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

9. PROVISIONS FOR LIABILITIES

	2020 £	2019 £
Deferred tax		
Accelerated capital allowances	-	17,139
Value in use provision	<u>32,838</u>	<u>-</u>
	<u>32,838</u>	<u>17,139</u>
	Deferred tax	Value in use
	£	provision
Balance at 1 January 2020	17,139	-
(Credit)/charge to Income Statement during year	<u>(17,139)</u>	<u>32,838</u>
Balance at 31 December 2020	<u>-</u>	<u>32,838</u>

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

Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The Report of the Auditors was unqualified.

Material uncertainty related to going concern

We draw attention to note 3 in the financial statements, which indicates that the company has been significantly impacted by the ongoing Covid-19 pandemic. An agreement was entered into with the landlord to temporarily reduce the rent cost in 2021, to help the company to operate out of Covid restrictions and return to profitability, however the effect of this has yet to be realised. Whilst the company has received support from other members of the group during 2021, no formal confirmation of ongoing support has been received. As stated in note 3 these events or conditions, along with the other matters as set forth in note 3 indicate that a material uncertainty exists that may cast significant doubt on the company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

In auditing the financial statements, we have concluded that the director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

The senior statutory auditor was Karen Wardell.
The auditor was Moore Kingston Smith LLP.

11. RELATED PARTY DISCLOSURES

Landmark Limited is the parent of the smallest group for which consolidated financial statements are drawn up of which the company is a member. The registered office of Landmark Limited is Unit 5 The Enterprise Centre, Kelvin Lane, Manor Royal, Crawley, West Sussex, England, RH10 9PE.