

SABLEKNIGHT FLEET LIMITED
Annual Report and Unaudited Financial Statements
For the financial year ended 31 December 2021

SABLEKNIGHT FLEET LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
For the financial year ended 31 December 2021

Contents

Company Information	3
Directors' Report	4
Directors' Responsibilities Statement	5
Accountants' Report	6
Profit and Loss Account	7
Statement of Comprehensive Income	8
Balance Sheet	9
Notes to the Financial Statements	10

SABLEKNIGHT FLEET LIMITED
COMPANY INFORMATION
For the financial year ended 31 December 2021

DIRECTORS

R S Broadhurst CVO CBE FRICS
G Spinks

SECRETARY

T M West

REGISTERED OFFICE

22 Chancery Lane
London
WC2A 1LS
England
United Kingdom

COMPANY NUMBER

09707251 (England and Wales)

SABLEKNIGHT FLEET LIMITED
DIRECTORS' REPORT
For the financial year ended 31 December 2021

The directors present their annual report and the unaudited financial statements of the Company for the financial year ended 31 December 2021.

DIRECTORS

The directors who held office during the year were as follows:

R S Broadhurst CVO CBE FRICS

G Spinks

DIRECTORS' INDEMNITIES

The Company has made qualifying third party indemnity provisions for the benefit of its directors which were made during the financial year and remain in force at the date of this report.

This Directors' Report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption provided by section 415A of the Companies Act 2006.

Approved by the Board of Directors and signed on its behalf by:

T M West
Secretary

19 May 2022

SABLEKNIGHT FLEET LIMITED
DIRECTORS' RESPONSIBILITIES STATEMENT
For the financial year ended 31 December 2021

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that financial period.

In preparing these financial statements, the directors are required to:

- * Select suitable accounting policies and then apply them consistently;
- * Make judgements and accounting estimates that are reasonable and prudent; and
- * Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. The directors are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF
THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF SABLEKNIGHT FLEET LIMITED
For the financial year ended 31 December 2021**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Sableknight Fleet Limited for the financial year ended 31 December 2021 which comprise the Profit and Loss Account, the Statement of Comprehensive Income, the Balance Sheet and the related notes 1 to 10 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 www.icaew.com/regulation.

It is your duty to ensure that Sableknight Fleet Limited 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 profit of Sableknight Fleet Limited. You consider that Sableknight Fleet Limited is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the financial statements of Sableknight Fleet Limited. 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.

This report is made solely to the Board of Directors of Sableknight Fleet Limited, 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 Sableknight Fleet Limited and state those matters that we have agreed to state to the Board of Directors of Sableknight Fleet Limited, 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 Sableknight Fleet Limited and its Board of Directors as a body for our work or for this report.

Accountant

19 May 2022

SABLEKNIGHT FLEET LIMITED
PROFIT AND LOSS ACCOUNT
For the financial year ended 31 December 2021

	Note	2021 £	2020 £
Turnover		1,814,937	1,974,516
Cost of sales		(678,313)	(570,338)
Gross profit		1,136,624	1,404,178
Administrative expenses		(299,336)	(188,847)
Loss on fair value movement of investment property	4	(1,355,000)	(1,856,372)
Operating loss		(517,712)	(641,041)
Interest receivable and similar income		2,757	7,625
Loss before taxation		(514,955)	(633,416)
Tax on loss		613,549	242,404
Profit/(loss) for the financial year		98,594	(391,012)

SABLEKNIGHT FLEET LIMITED
STATEMENT OF COMPREHENSIVE INCOME
For the financial year ended 31 December 2021

	2021	2020
	£	£
Profit/(loss) for the financial year	98,594	(391,012)
Other comprehensive income	0	0
Total comprehensive income/(loss) for the financial year	98,594	(391,012)

SABLEKNIGHT FLEET LIMITED
BALANCE SHEET
As at 31 December 2021

	Note	2021 £	2020 £
Fixed assets			
Investment property	4	23,000,000	24,350,000
Investments	5	102	102
		23,000,102	24,350,102
Current assets			
Debtors	6	2,555,176	2,430,340
Cash at bank and in hand		6,585,107	5,404,154
		9,140,283	7,834,494
Creditors			
Amounts falling due within one year	7	(29,562,636)	(29,625,585)
Net current liabilities		(20,422,353)	(21,791,091)
Total assets less current liabilities		2,577,749	2,559,011
Creditors			
Amounts falling due after more than one year	8	(34,751)	(114,607)
Net assets		2,542,998	2,444,404
Capital and reserves			
Called-up share capital		1	1
Profit and loss account		2,542,997	2,444,403
Total shareholder's funds		2,542,998	2,444,404

For the financial year ending 31 December 2021 the Company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the Company to obtain an audit of its financial statements for the financial year in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements; and
- These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime of the Companies Act 2006 and in accordance with the provisions of FRS 102 Section 1A – small entities.

The financial statements of Sableknight Fleet Limited (registered number: 09707251) were approved and authorised for issue by the Board of Directors on 19 May 2022. They were signed on its behalf by:

R S Broadhurst CVO CBE FRICS
Director

SABLEKNIGHT FLEET LIMITED
NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 December 2021

1. Accounting policies

The principal accounting policies are summarised below. These policies have been consistently applied to all the years presented, unless otherwise stated.

General information and basis of accounting

Sableknight Fleet Limited (the Company) is a private company, limited by shares, incorporated in the United Kingdom under the Companies Act 2006 and is registered in England and Wales.

The address of the Company's registered office is 22 Chancery Lane, London, WC2A 1LS, England, United Kingdom.

The financial statements have been prepared under the historical cost convention, modified to include investment properties at fair value, and in accordance with Section 1A of Financial Reporting Standard 102 (FRS 102) 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' issued by the Financial Reporting Council and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime.

The financial statements are presented in pounds sterling which is the functional currency of the company and rounded to the nearest £.

Going concern

The impact of the COVID-19 pandemic (coronavirus) on the ability of the company to continue as a going concern has been assessed by the directors. It is expected that the pandemic may impact to some extent on rental income receivable in future periods.

As at the date of approval of these financial statements, the directors have prepared the financial statements on the going concern basis.

In assessing whether the going concern basis is appropriate, the directors have considered the considerable cash held by the company, which they consider continue to be easily sufficient to meet ongoing third party liabilities. The most significant creditor balance is owed to group undertakings and the directors do not expect this balance to be called for repayment within the next twelve months. The financial statements do not include any adjustments that would be necessary if the going concern basis was not appropriate.

Turnover

Turnover comprises the rental income received on the investment property. Turnover is shown net of sales/value added tax, returns, rebates and discounts. Any incentive for lessees to enter into lease agreements is accounted for from the lease commencement date and is offset against the total rent due. The net rental income is then spread evenly over the period of the lease commencement date to the lease end date.

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 or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

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

Deferred income tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements and on unused tax losses or tax credits in the Company. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

The carrying amount of deferred tax assets are reviewed at each reporting date and a valuation allowance is set up against deferred tax assets so that the net carrying amount equals the highest amount that is more likely than not to be recovered based on current or future taxable profit.

SABLEKNIGHT FLEET LIMITED
NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 December 2021

Investment property

Investment property is carried at fair value, which is derived from the current market prices for comparable real estate determined annually by the directors, including Robin Broadhurst, a qualified chartered surveyor. The directors use observable market prices and projected future cash flows from rental income, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Fixed asset investments

Investments in subsidiaries are included at cost. Dividends on equity securities are recognised in income when receivable.

Trade and other debtors

Trade debtors are amounts due from customers for rents invoiced in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade and other creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade creditors are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Ordinary share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Financial Instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Where shares are issued, any component that creates a financial liability of the company is presented as a liability in the balance sheet. The corresponding dividends relating to the liability component are charged as interest expense in the Profit and Loss Account.

The only financial instruments held by the Company are trade debtors, trade creditors and investments in subsidiaries. Their recognition and measurement is set out elsewhere in the accounting policies.

SABLEKNIGHT FLEET LIMITED
NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 December 2021

2. Critical accounting judgements and key sources of estimation uncertainty

The valuation of the investment property, as this is subjective and liable to change due to demand and market conditions. In particular, investment property valuations have been prepared on the basis that there is greater uncertainty due to the outbreak of COVID-19. More details are set out in note 5. The carrying amount is £23,000,000 (2020 -£24,350,000).

Deferred tax is provided in respect of this valuation and is therefore subject to the same uncertainty. The carrying amount is £1,623,526 (2020 -£976,430).

3. Employees

	2021	2020
	Number	Number
The average number of persons employed by the company during the year was	0	0

4. Investment property

	Investment property
	£
Valuation	
As at 01 January 2021	24,350,000
Additions	5,000
Fair value movement	(1,355,000)
As at 31 December 2021	23,000,000

The investment property is held at fair value, with changes in fair value being recognised in the Profit and Loss Account.

Fair value is based on a third party valuation at the balance sheet date by an independent valuer. The valuation has been prepared in accordance with the RICS Valuation – Global Standards effective from 31 January 2020.

The historic cost of the investment property is £29,494,104 (2020 - £29,489,104)

SABLEKNIGHT FLEET LIMITED
NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 December 2021

5. Fixed asset investments

	2021	2020
	£	£
Participating interests	102	102

Investments in shares

Name of entity	Registered office	Nature of business	Class of shares	Ownership 31.12.2021	Ownership 31.12.2020
Sableknight Fleet (North) Limited	22 Chancery Lane, WC2A 1LS	Other letting and operating of own or leased real estate	Ordinary £1 shares	100.00%	100.00%
Sableknight Fleet (South) Limited	22 Chancery Lane, WC2A 1LS	Other letting and operating of own or leased real estate	Ordinary £1 shares	100.00%	100.00%
Harmworth House Development Limited	22 Chancery Lane, WC2A 1LS	Development of building projects	Ordinary £1 shares	100.00%	100.00%

6. Debtors

	2021	2020
	£	£
Trade debtors	407,271	871,506
Amounts owed by Group undertakings	338,719	334,330
Deferred tax asset	1,623,526	976,430
Other debtors	185,660	248,074
	2,555,176	2,430,340

Amounts owed by group undertakings are unsecured, interest-free and repayable on demand.

7. Creditors: amounts falling due within one year

	2021	2020
	£	£
Trade creditors	15,528	1,272
Amounts owed to Group undertakings	28,585,674	28,579,535
Other creditors	741,540	850,602
Other taxation and social security	219,894	194,176
	29,562,636	29,625,585

Amounts owed to group undertakings are unsecured, interest-free and repayable on demand.

SABLEKNIGHT FLEET LIMITED
NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 December 2021

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

	2021	2020
	£	£
Other creditors	34,751	114,607

9. Deferred tax

	2021	2020
	£	£
At the beginning of financial year	976,430	623,719
Credited to the Profit and Loss Account	647,096	352,711
At the end of financial year	1,623,526	976,430

10. Ultimate controlling party

The company's immediate and ultimate parent is Sableknight Limited, incorporated in England & Wales.

The most senior parent entity producing publicly available financial statements is Sableknight Limited. These financial statements are publicly available from Companies House.

The address of Sableknight Limited is:
22 Chancery Lane
London
WC2A 1LS

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.