

The Space Holborn Limited

Annual Report and Financial Statements

For the year ended 31 December 2021



Company Registration No. 09753540 (England and Wales)

The Space Holborn Limited

Company Information

Directors	E W J Cowell J S Farnworth
Secretary	S P Thorn-Davis
Company number	09753540
Registered office	Ground Floor Unit 5 The Enterprise Centre Kelvin Lane Crawley West Sussex United Kingdom RH10 9PE
Auditor	Moore Kingston Smith LLP Orbital House 20 Eastern Road Romford Essex RM1 3PJ

The Space Holborn Limited

Contents

	Page
Directors' report	1 - 2
Independent auditor's report	3 - 7
Statement of income and retained earnings	8
Balance sheet	9
Notes to the financial statements	10 - 17

The Space Holborn Limited

Directors' Report

For the year ended 31 December 2021

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

Principal activities

The principal activity of the company in the year under review was that of the provision of serviced office space.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

E W J Cowell
J S Farnworth

Auditor

In accordance with the company's articles, a resolution proposing that Moore Kingston Smith LLP be reappointed as auditor of the company will be put at a General Meeting.

Statement of directors' responsibilities

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). 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 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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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. They 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.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

The Space Holborn Limited

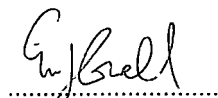
Directors' Report (Continued)

For the year ended 31 December 2021

Small companies exemption

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board



.....
E W J Cowell

Director

Date: 13 April 2022
.....

The Space Holborn Limited

Independent Auditor's Report

To the Members of The Space Holborn Limited

Opinion

We have audited the financial statements of The Space Holborn Limited (the 'company') for the year ended 31 December 2021 which comprise the Statement of Income and Retained Earnings, the Balance Sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2021 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

The Space Holborn Limited

Independent Auditor's Report (Continued)

To the Members of The Space Holborn Limited

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Directors' Report and take advantage of the small companies exemption from the requirement to prepare a Strategic Report.

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

The Space Holborn Limited

Independent Auditor's Report (Continued)

To the Members of The Space Holborn Limited

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

The Space Holborn Limited

Independent Auditor's Report (Continued)

To the Members of The Space Holborn Limited

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the company and considered that the most significant are the Companies Act 2006, UK financial reporting standards as issued by the Financial Reporting Council, and UK taxation legislation.
- We obtained an understanding of how the company complies with these requirements by discussions with management and those charged with governance.
- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

The Space Holborn Limited

Independent Auditor's Report (Continued)

To the Members of The Space Holborn Limited

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



Karen Wardell (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP

13 April 2022

Date:

Chartered Accountants
Statutory Auditor

Orbital House
20 Eastern Road
Romford
Essex
RM1 3PJ

The Space Holborn Limited

Statement of Income and Retained Earnings

For the year ended 31 December 2021

		2021	2020
	Notes	£	as restated £
Turnover		848,458	1,047,412
Cost of sales		(463,165)	(532,850)
Gross profit		385,293	514,562
Administrative expenses		(413,093)	(470,666)
Other operating income		-	10,623
Exceptional item	2	458,703	(497,078)
Operating profit/(loss)		430,903	(442,559)
Interest payable and similar expenses		(1)	-
Profit/(loss) before taxation		430,902	(442,559)
Tax on profit/(loss)	4	45,128	12,188
Profit/(loss) for the financial year		476,030	(430,371)
Retained earnings brought forward		55,700	486,071
Retained earnings carried forward		531,730	55,700

The Space Holborn Limited


Balance Sheet

As at 31 December 2021

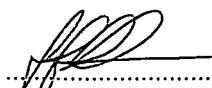
		2021		2020 as restated	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	6		186,068		50,488
Current assets					
Debtors	7	1,227,230		859,588	
Cash at bank and in hand		15,483		658,837	
		<u>1,242,713</u>		<u>1,518,425</u>	
Creditors: amounts falling due within one year	8	<u>(711,307)</u>		<u>(947,220)</u>	
Net current assets			531,406		571,205
Total assets less current liabilities			<u>717,474</u>		<u>621,693</u>
Creditors: amounts falling due after more than one year	9		(184,943)		(252,195)
Provisions for liabilities	10		-		(312,998)
Net assets			<u>532,531</u>		<u>56,500</u>
Capital and reserves					
Called up share capital	12		800		800
Profit and loss reserves			531,731		55,700
Total equity			<u>532,531</u>		<u>56,500</u>

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

The financial statements were approved by the board of directors and authorised for issue on 13 April 2022 and are signed on its behalf by:



E W J Cowell
Director



J S Farnworth
Director

Company Registration No. 09753540

The Space Holborn Limited

Notes to the Financial Statements

For the year ended 31 December 2021

1 Accounting policies

Company information

The Space Holborn Limited is a private company limited by shares incorporated in England and Wales. The registered office is Ground Floor, Unit 5 The Enterprise Centre, Kelvin Lane, Crawley, West Sussex, United Kingdom, RH10 9PE.

1.1 Accounting convention

These financial statements have been prepared in accordance with Section 1A of FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest pound.

The financial statements have been prepared under the historical cost convention. The principal accounting policies are set out below.

1.2 Going concern

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. As the restrictions continue to ease, the directors expect that the company will emerge as a strong sustainable business.

At the time of approving the financial statements the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus the Directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

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.

1.4 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

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

The Space Holborn Limited

Notes to the Financial Statements (Continued)

For the year ended 31 December 2021

1 Accounting policies

(Continued)

1.5 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.6 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.

1.7 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.8 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.9 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leases asset are consumed.

1.10 Government grants

Government grants are accounted for on a receivable basis.

The Space Holborn Limited

Notes to the Financial Statements (Continued)

For the year ended 31 December 2021

2 Exceptional item

	2021 £	2020 £
Expenditure		
Exceptional item	(458,703)	497,078

The exceptional item relates to a value in use adjustment to the carrying value of leasehold improvements.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2021 Number	2020 Number
Total	2	2

4 Taxation

	2021 £	2020 £
Current tax		
UK corporation tax on profits for the current period	-	20,872
Deferred tax		
Origination and reversal of timing differences	(45,128)	(33,060)
Total tax credit	(45,128)	(12,188)

5 Impairments

Impairment tests have been carried out where appropriate and the following impairment losses have been recognised in profit or loss:

	Notes	2021 £	2020 £
In respect of:			
Property, plant and equipment	6	-	184,080
Recognised in:			
Exceptional items		-	184,080

The Space Holborn Limited

Notes to the Financial Statements (Continued)

For the year ended 31 December 2021

5 Impairments

(Continued)

Reversals of previous impairment losses have been recognised in profit or loss as follows:

	Notes	2021 £	2020 £
In respect of:			
Property, plant and equipment	6	145,705	-
Recognised in:			
Exceptional items		145,705	-

6 Tangible fixed assets

	Land and buildings £	Plant and machinery etc £	Total £
Cost			
At 1 January 2021	440,479	161,100	601,579
Additions	-	2,450	2,450
At 31 December 2021	440,479	163,550	604,029
Depreciation and impairment			
At 1 January 2021	410,466	140,625	551,091
Depreciation charged in the year	6,307	6,268	12,575
Reversal of past impairment	(145,705)	-	(145,705)
At 31 December 2021	271,068	146,893	417,961
Carrying amount			
At 31 December 2021	169,411	16,657	186,068
At 31 December 2020	30,013	20,475	50,488

More information on impairment movements in the year is given in note 5.

The Space Holborn Limited

Notes to the Financial Statements (Continued)

For the year ended 31 December 2021

7 Debtors

	2021 £	2020 £
Amounts falling due within one year:		
Trade debtors	75,838	4,353
Amounts owed by group undertakings	261,205	-
Other debtors	221,435	231,611
	<u>558,478</u>	<u>235,964</u>
Deferred tax asset	47,875	2,747
	<u>606,353</u>	<u>238,711</u>
	2021 £	2020 £
Amounts falling due after more than one year:		
Other debtors	620,877	620,877
	<u>620,877</u>	<u>620,877</u>
Total debtors	<u>1,227,230</u>	<u>859,588</u>

8 Creditors: amounts falling due within one year

	2021 £	As restated 2020 £
Trade creditors	11,387	288,254
Amounts owed to group undertakings	243,818	335,564
Corporation tax	-	20,872
Other taxation and social security	62,102	919
Other creditors	394,000	301,611
	<u>711,307</u>	<u>947,220</u>

9 Creditors: amounts falling due after more than one year

	2021 £	As restated 2020 £
Other creditors	184,943	252,195
	<u>184,943</u>	<u>252,195</u>

The Space Holborn Limited

Notes to the Financial Statements (Continued)

For the year ended 31 December 2021

10 Provisions for liabilities

	2021 £	2020 £
Value in use provision	-	312,998
Movements on provisions:		
		£
At 1 January 2021		312,998
Reversal of provision		(312,998)
At 31 December 2021		-

11 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the company and movements thereon:

	Assets 2021 £	Assets 2020 £
Balances:		
Accelerated capital allowances	47,875	2,747
Movements in the year:		2021 £
Asset at 1 January 2021		(2,747)
Credit to profit or loss		(45,128)
Asset at 31 December 2021		(47,875)

The deferred tax asset set out above is expected to reverse in the future and relates to accelerated capital allowances that are expected to mature within the same period.

12 Called up share capital

	2021 Number	2020 Number	2021 £	2020 £
Ordinary share capital Issued and fully paid				
Ordinary shares of £1 each	800	800	800	800

The Space Holborn Limited

Notes to the Financial Statements (Continued)

For the year ended 31 December 2021

13 Operating lease commitments

Lessee

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2021	2020
	£	£
	2,888,786	3,165,437
	<u>2,888,786</u>	<u>3,165,437</u>

14 Prior period adjustment

Changes to the balance sheet

	As previously reported £	Adjustment £	As restated at 31 Dec 2020 £
Creditors due within one year			
Other creditors	(1,177,624)	252,195	(925,429)
Creditors due after one year			
Other creditors	-	(252,195)	(252,195)
Net assets	56,500	-	56,500
	<u>56,500</u>	<u>-</u>	<u>56,500</u>
Capital and reserves			
Total equity	56,500	-	56,500
	<u>56,500</u>	<u>-</u>	<u>56,500</u>

The adjustment relates to the rent-free period accrual being split between short-term and long-term liabilities, in line with when the accrual is due to be released to the profit and loss account.

Changes to the profit and loss account

	As previously reported £	Adjustment £	As restated £
Period ended 31 December 2020			
Cost of sales	(44,597)	(488,253)	(532,850)
Administrative expenses	(958,919)	488,253	(470,666)
Loss for the financial period	(430,371)	-	(430,371)
	<u>(430,371)</u>	<u>-</u>	<u>(430,371)</u>

The adjustment relates to rent expenses being classified as costs of sales rather than an administrative expense in line with the nature of the business.

15 Related party transactions

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.

The Space Holborn Limited

Notes to the Financial Statements (Continued)

For the year ended 31 December 2021

16 Parent company

The immediate parent is The Space Holdings London Limited.

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 Unit 5, The Enterprise Centre, Kelvin Lane, Manor Royal, West Sussex, England, RH10 9PE.