

**Garrison Barclay Estates Limited**  
**Unaudited Financial Statements**  
**for the Year Ended 30 September 2021**

O'Brien and Partners  
Accountants & Business Advisors  
Highdale House  
7 Centre Court  
Treforest Industrial Estate  
Pontypridd  
Rhondda Cynon Taff  
CF37 5YR

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for the Year Ended 30 September 2021**

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**Garrison Barclay Estates Limited**  
**Company Information**  
**for the Year Ended 30 September 2021**

<b>DIRECTORS:</b>	A E McCarthy J Howells
<b>REGISTERED OFFICE:</b>	19 Windsor Place Cardiff CF10 3BY
<b>REGISTERED NUMBER:</b>	10137055 (England and Wales)
<b>ACCOUNTANTS:</b>	O'Brien and Partners Accountants & Business Advisors Highdale House 7 Centre Court Treforest Industrial Estate Pontypridd Rhondda Cynon Taff CF37 5YR

**Garrison Barclay Estates Limited (Registered number: 10137055)**

**Balance Sheet  
30 September 2021**

	Notes	30.9.21 £	£	30.9.20 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		9,493		14,436
Investments	5		701		701
Investment property	6		<u>9,113,035</u>		<u>7,841,491</u>
			9,123,229		7,856,628
<b>CURRENT ASSETS</b>					
Debtors	7	11,543,726		12,305,836	
Cash at bank		<u>162,239</u>		<u>13,360</u>	
		11,705,965		12,319,196	
<b>CREDITORS</b>					
Amounts falling due within one year	8	<u>2,484,590</u>		<u>1,695,070</u>	
<b>NET CURRENT ASSETS</b>			<u>9,221,375</u>		<u>10,624,126</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			18,344,604		18,480,754
<b>CREDITORS</b>					
Amounts falling due after more than one year	9		<u>7,334,559</u>		<u>7,598,102</u>
<b>NET ASSETS</b>			<u><u>11,010,045</u></u>		<u><u>10,882,652</u></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			9,960		9,960
Other reserves			9,949,606		9,949,606
Retained earnings			<u>1,050,479</u>		<u>923,086</u>
			<u><u>11,010,045</u></u>		<u><u>10,882,652</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

**Balance Sheet - continued**  
**30 September 2021**

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 30 September 2022 and were signed on its behalf by:

A E McCarthy - Director

**Notes to the Financial Statements  
for the Year Ended 30 September 2021**

**1. STATUTORY INFORMATION**

Garrison Barclay Estates 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. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

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

**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.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**Tangible fixed assets**

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

Fixtures and fittings - 25% on cost

**Investments in subsidiaries**

Investments in subsidiary undertakings are recognised at cost.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment properties are then reviewed annually to ensure that an accurate amount is carried for each property.

**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 are charged to profit or loss on a straight line basis over the period of the lease.

Notes to the Financial Statements - continued  
for the Year Ended 30 September 2021

2. ACCOUNTING POLICIES - continued

**Pension costs and other post-retirement benefits**

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 6 (2020 - 5) .

4. TANGIBLE FIXED ASSETS

	Fixtures and fittings £	Computer equipment £	Totals £
<b>COST</b>			
At 1 October 2020	26,025	5,638	31,663
Additions	673	2,946	3,619
At 30 September 2021	<u>26,698</u>	<u>8,584</u>	<u>35,282</u>
<b>DEPRECIATION</b>			
At 1 October 2020	16,031	1,196	17,227
Charge for year	6,416	2,146	8,562
At 30 September 2021	<u>22,447</u>	<u>3,342</u>	<u>25,789</u>
<b>NET BOOK VALUE</b>			
At 30 September 2021	<u>4,251</u>	<u>5,242</u>	<u>9,493</u>
At 30 September 2020	<u>9,994</u>	<u>4,442</u>	<u>14,436</u>

5. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
<b>COST</b>	
At 1 October 2020 and 30 September 2021	<u>701</u>
<b>NET BOOK VALUE</b>	
At 30 September 2021	<u>701</u>
At 30 September 2020	<u>701</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 September 2021

6. INVESTMENT PROPERTY

	Total £
<b>COST</b>	
At 1 October 2020	7,841,491
Additions	1,271,544
At 30 September 2021	<u>9,113,035</u>
<b>NET BOOK VALUE</b>	
At 30 September 2021	<u>9,113,035</u>
At 30 September 2020	<u>7,841,491</u>

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.9.21 £	30.9.20 £
Trade debtors	88,335	73,144
Amounts owed by group undertakings	8,314,895	10,862,707
Amounts owed by related interests	2,458,137	-
Other debtors	682,359	1,369,985
	<u>11,543,726</u>	<u>12,305,836</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.9.21 £	30.9.20 £
Bank loans and overdrafts	502,985	538,596
Trade creditors	127,925	33,494
Amounts owed to group undertakings	984,551	795,658
Amounts owed to related interests	505,140	-
Taxation and social security	89,788	78,863
Other creditors	274,201	248,459
	<u>2,484,590</u>	<u>1,695,070</u>

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	30.9.21 £	30.9.20 £
Bank loans	<u>7,334,559</u>	<u>7,598,102</u>

10. SECURED DEBTS

The following secured debts are included within creditors:

	30.9.21 £	30.9.20 £
Bank loans	<u>7,837,544</u>	<u>8,136,698</u>



Notes to the Financial Statements - continued  
for the Year Ended 30 September 2021

11. **DIRECTORS' ADVANCES, CREDITS AND GUARANTEES**

The following advances and credits to directors subsisted during the year ended 30 September 2021 and the period ended 30 September 2020:

	30.9.21 £	30.9.20 £
<b>A E McCarthy</b>		
Balance outstanding at start of year	791,175	-
Amounts advanced	1,391,784	887,238
Amounts repaid	(1,795,459)	(96,063)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>387,500</u>	<u>791,175</u>
<b>J Howells</b>		
Balance outstanding at start of year	-	-
Amounts advanced	25,000	-
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>25,000</u>	<u>-</u>

12. **RELATED PARTY DISCLOSURES**

Included within amounts owed by related interests is £2,383,544 due from companies with a common Director. Included within amounts owed to related interests is £505,140 owed to companies with a common director.

At the year end the company was due £95,248 (2020: £156,586) and owed £817,973 (2020: £813,589) to a company which is not a 100% subsidiary of the group.

13. **ULTIMATE CONTROLLING PARTY**

The controlling party is Verraux Limited.

The ultimate controlling party is A E McCarthy.

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.