

**SAFE HAVEN LONDON (SHARED OWNERSHIP) LIMITED T/A ANYNEST**  
**(A company limited by guarantee)**

**Unaudited Financial Statements**  
**For the financial year ended 31 January 2023**  
**Pages for filing with the registrar**

**SAFE HAVEN LONDON (SHARED OWNERSHIP) LIMITED T/A ANYNEST**  
**UNAUDITED FINANCIAL STATEMENTS**  
**For the financial year ended 31 January 2023**

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**SAFE HAVEN LONDON (SHARED OWNERSHIP) LIMITED T/A ANYNEST**  
**COMPANY INFORMATION**  
**For the financial year ended 31 January 2023**

<b>DIRECTOR</b>	J C Muller
<b>SECRETARY</b>	T&H Secretarial Services Limited
<b>REGISTERED OFFICE</b>	3 Bunhill Row London EC1Y 8YZ England United Kingdom
<b>COMPANY NUMBER</b>	13320060 (England and Wales)
<b>CHARTERED ACCOUNTANTS</b>	GRAVITA III LLP 66 Prescott Street London E1 8NN

**SAFE HAVEN LONDON (SHARED OWNERSHIP) LIMITED T/A ANYNEST**  
**BALANCE SHEET**  
**As at 31 January 2023**

	Note	2023 £	2022 £
<b>Fixed assets</b>			
Tangible assets	4	461,434	0
Investments	5	( 174,440)	0
		<b>286,994</b>	<b>0</b>
<b>Current assets</b>			
Debtors	6	2,276	0
Cash at bank and in hand		1,315,725	0
		<b>1,318,001</b>	<b>0</b>
Creditors: amounts falling due within one year	7	( 207,598)	0
<b>Net current assets</b>		<b>1,110,403</b>	<b>0</b>
<b>Total assets less current liabilities</b>		<b>1,397,397</b>	<b>0</b>
Creditors: amounts falling due after more than one year	8	( 2,056,575)	0
<b>Net liabilities</b>		<b>( 659,178)</b>	<b>0</b>
<b>Reserves</b>			
Profit and loss account		( 659,178 )	0
<b>Total reserves</b>		<b>( 659,178)</b>	<b>0</b>

For the financial year ending 31 January 2023 the Company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Director's 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 director acknowledges 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 and delivered in accordance with the provisions applicable to companies subject to the small companies regime and a copy of the Profit and Loss Account has not been delivered.

The financial statements of Safe Haven London (Shared Ownership) Limited t/a Anynest (registered number: 13320060) were approved and authorised for issue by the Director on 10 November 2023. They were signed on its behalf by:

J C Muller  
Director

**SAFE HAVEN LONDON (SHARED OWNERSHIP) LIMITED T/A ANYNEST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**For the financial year ended 31 January 2023**

## **1. Accounting policies**

The principal accounting policies are summarised below. They have all been applied consistently throughout the financial year and to the preceding financial year, unless otherwise stated.

### **General information and basis of accounting**

Safe Haven London (Shared Ownership) Limited t/a Anynest (the Company) is a private company, limited by guarantee, 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 3 Bunhill Row, London, EC1Y 8YZ, England, United Kingdom.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain items 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 sole director and Trustees of the parent charitable company agreed in December 2022 the orderly wind down of the company's activities. Therefore the going concern accounting policy is not applicable and assets and liabilities have been valued at realisable value. The parent charitable company has pledged its support to the company to ensure that it can meet its liabilities as they fall due.

### **Reporting period length**

The company was dormant in the previous year, therefore the current year accounts do not have any comparative amounts for the previous year.

### **Turnover**

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Turnover is recognised when the significant risks and rewards are considered to have been transferred to the customer.

### **Taxation**

#### *Current tax*

Current tax is provided at amounts expected to be paid (or recoverable) using the tax rates and laws that have been enacted or substantively enacted at the Balance Sheet date.

#### *Deferred tax*

Deferred tax arises as a result of including items of income and expenditure in taxation computations in periods different from those in which they are included in the Company's financial statements. Deferred tax is provided in full on timing differences which result in an obligation to pay more or less tax at a future date, at the average tax rates that are expected to apply when the timing differences reverse, based on current tax rates and laws. Deferred tax assets and liabilities are not discounted.

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.

**SAFE HAVEN LONDON (SHARED OWNERSHIP) LIMITED T/A ANYNEST**  
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**Impairment of assets**

Assets, other than those measured at fair value, are assessed for indicators of impairment at each Balance Sheet date. If there is objective evidence of impairment, an impairment loss is recognised in the Profit and Loss Account as described below.

*Financial assets*

An asset is impaired where there is objective evidence that, as a result of one or more events that occurred after initial recognition, the estimated recoverable value of the asset has been reduced. The recoverable amount of an asset is the higher of its fair value less costs to sell and its value in use.

Where indicators exist for a decrease in impairment loss, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying value had no impairment been recognised.

For financial assets carried at amortised cost, the amount of impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

For financial assets carried at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that would be received for the asset if it were to be sold at the reporting date.

Where indicators exist for a decrease in impairment loss, and the decrease can be related objectively to an event occurring after the impairment was recognised, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired financial asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying value had no impairment been recognised.

**Investment property**

Investment property is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at each reporting date with changes in fair value recognised in profit or loss. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

**Fixed asset investments**

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through profit or loss if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

**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 creditors: amounts falling due within one year.

**Financial instruments**

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

Financial assets and liabilities are only offset in the Balance Sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

**SAFE HAVEN LONDON (SHARED OWNERSHIP) LIMITED T/A ANYNEST**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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*Basic financial assets*

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method. Financial assets classified as receivable within one year are not amortised.

Financial assets are derecognised when and only when the contractual rights to the cash flows from the financial asset expire or are settled, or the Company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or the Company, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

*Basic financial liabilities*

Basic financial liabilities, including creditors, loans from fellow group companies are initially recognised at transaction price. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

*Equity instruments*

Equity instruments issued by the Company are recorded at the fair value of cash or other resources received or receivable, net of direct issue costs. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

**2. Transition to FRS102**

The Company has adopted FRS 102 for the year ended 31 January 2023 and has restated the comparative year amounts.

**3. Employees**

	<b>2023</b>	<b>2022</b>
	<b>Number</b>	<b>Number</b>
Monthly average number of persons employed by the Company during the year.	0	0

**SAFE HAVEN LONDON (SHARED OWNERSHIP) LIMITED T/A ANYNEST**  
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**4. Tangible assets**

	<b>Investment property</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
<b>Cost</b>		
At 01 February 2022	0	0
Additions	494,609	494,609
Revaluations	( 33,175)	( 33,175)
<b>At 31 January 2023</b>	<b>461,434</b>	<b>461,434</b>
<b>Accumulated depreciation</b>		
At 01 February 2022	0	0
<b>At 31 January 2023</b>	<b>0</b>	<b>0</b>
<b>Net book value</b>		
<b>At 31 January 2023</b>	<b>461,434</b>	<b>461,434</b>
At 31 January 2022	0	0

**5. Fixed asset investments**

	<b>Listed investments</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
<b>Carrying value before impairment</b>		
At 01 February 2022	0	0
<b>At 31 January 2023</b>	<b>0</b>	<b>0</b>
<b>Provisions for impairment</b>		
At 01 February 2022	0	0
<b>At 31 January 2023</b>	<b>0</b>	<b>0</b>
<b>Carrying value at 31 January 2023</b>	<b>( 174,440)</b>	<b>( 174,440)</b>
Carrying value at 31 January 2022	0	0

**6. Debtors**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Other debtors	2,276	0



**SAFE HAVEN LONDON (SHARED OWNERSHIP) LIMITED T/A ANYNEST**  
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**7. Creditors: amounts falling due within one year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Accruals	3,840	0
Other creditors	203,758	0
	<b>207,598</b>	<b>0</b>

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

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Other loans	2,056,575	0

There are no amounts included above in respect of which any security has been given by the small entity.

**9. Liability of members**

The members of the Safe Haven London (Shared Ownership) Limited t/a Anynest have undertaken to contribute a sum not exceeding £1 each to meet the liabilities of the Company if it should be wound up.

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.