



TRINITY FACTORING SERVICES LIMITED

Scotland's Property Managers

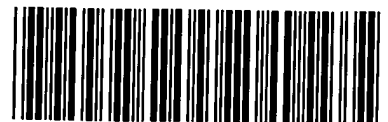
**UNAUDITED FILLETED
FINANCIAL STATEMENTS**

31 MARCH 2021

Registered Number SC067354

Estate & Blocks of Flats Management
Retirement Flats Management
Residential Lettings
Hebridean Holiday Cottages

WEDNESDAY



SAKE13W0

SCT

29/12/2021

#106

COMPANIES HOUSE

McDONALD GORDON & Co. LTD
CHARTERED CERTIFIED ACCOUNTANTS



LETTINGS FACTORING INSURANCE
2020-2021

REVIEW OF THE BUSINESS AND FUTURE DEVELOPMENTS

The year has seen the full effect of the Covid-19 pandemic. I am pleased to report that our property management business has continued to provide service excellence and in the face of many of our competitors struggling to deliver a quality service, we have beaten the odds to report steady continued growth. On its coat tails our insurance department has also delivered an excellent year.

As reported last year as a post year-end event, we acquired Contempo (Aberdeen) Sales and Lettings in December. This has grown our Aberdeen lettings portfolio by over 150 properties and the additional fee income has offset the large number of vacant properties in the first half of the year. We continue to seek growth by acquisition of appropriate businesses in any area of our expertise - large and small. Diversification would also be considered.

Our principles of integrity and putting our Clients first together with our ethos of great customer service has continued to deliver enhanced turnover and profit despite the economic downturn and considerable logistical and IT expense in enabling our entire staff to work from home during the pandemic. This too has enabled us to maintain our level of support for charities.

The holiday cottages in North Uist were of course closed throughout the spring and early summer of 2020 but pent-up demand to holiday within the UK produced an exceptionally long season and consequently a successful year augmented by a long winter let of one cottage. Garages and lock-up rental is also a significant part of the business and we manage over 250 in Edinburgh for clients and own over 80 in Edinburgh, South Queensferry and Montrose. Rentals have been brisk.

Signed on behalf of the Board

Alasdair Seale
Director
20 December 2021

Trinity Factoring Services Limited

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Trinity Factoring Services Limited

Directors and other information

Director	Mr A F S Seale
Secretary	F A Seale
Company number	SC067354
Registered office	209/211 Bruntsfield Place Edinburgh EH10 4DH
Accountants	McDonald Gordon & Co Ltd 29 York Place Edinburgh EH1 3HP
Bankers	Bank of Scotland 75 George St Edinburgh EH2 3EW

Trinity Factoring Services Limited

**Statement of financial position
31 March 2021**

	Note	2021 £	£	2020 £	£
Fixed assets					
Intangible assets	6	192,174		76,302	
Tangible assets	7	324,909		324,049	
Investments	8	1,731,144		1,637,644	
			2,248,227		2,037,995
Current assets					
Debtors	9	145,081		122,741	
Cash at bank and in hand		83,830		7,452	
		228,911		130,193	
Creditors: amounts falling due within one year	10	(488,104)		(333,983)	
Net current liabilities			(259,193)		(203,790)
Total assets less current liabilities			1,989,034		1,834,205
Provisions for liabilities			(118,632)		(104,834)
Net assets			1,870,402		1,729,371
Capital and reserves					
Called up share capital	11	2,700		2,700	
Revaluation reserve		168,082		168,082	
Fair value reserve		753,789		694,587	
Profit and loss account		945,831		864,002	
Shareholders funds			1,870,402		1,729,371

For the year ending 31 March 2021 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 year in question in accordance with section 476;

The notes on pages 4 to 11 form part of these financial statements.

Trinity Factoring Services Limited

Statement of financial position (continued)

31 March 2021

- The director acknowledges their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the statement of comprehensive income has not been delivered.

These financial statements were approved by the board of directors and authorised for issue on 20 December 2021, and are signed on behalf of the board by:



Mr A F S Seale
Director

Company registration number: SC067354

The notes on pages 4 to 11 form part of these financial statements.

Trinity Factoring Services Limited

Notes to the financial statements Year ended 31 March 2021

1. General information

The company is a private company limited by shares, registered in Scotland (SC067354). The address of the registered office is 209/211 Bruntsfield Place, Edinburgh, EH10 4DH.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. The Triennial review 2017 amendments to the standard have been early adopted.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

The level of rounding in the financial statements is to the nearest £1.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Trinity Factoring Services Limited

Notes to the financial statements (continued) Year ended 31 March 2021

Goodwill

Goodwill arises on business acquisitions and represents the excess of the cost of the acquisition over the company's interest in the net amount of the identifiable assets, liabilities and contingent liabilities of the acquired business.

Goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. It is amortised on a straight line basis over its useful life. Where a reliable estimate of the useful life of goodwill or intangible assets cannot be made, the life is presumed not to exceed ten years.

Intangible assets

Intangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated amortisation and impairment losses. Any intangible assets carried at a revalued amount, are recorded at the fair value at the date of revaluation, as determined by reference to an active market, less any subsequent accumulated amortisation and subsequent accumulated impairment losses.

Intangible assets acquired as part of a business combination are only recognised separately from goodwill when they arise from contractual or other legal rights, are separable, the expected future economic benefits are probable and the cost or value can be measured reliably.

Amortisation

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

Goodwill	- Over 3 or 10 years
Software	- Over 10 years

If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Trinity Factoring Services Limited

Notes to the financial statements (continued) **Year ended 31 March 2021**

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	- Nil%	
Fittings fixtures and equipment	- 20%	straight line
Motor vehicles	- 25%	straight line
Investment properties	- Nil%	

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Fixed asset investments

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses. Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

Government grants

Government grants are recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the company will comply with the conditions attaching to them and the grants will be received.

Government grants are recognised using the accrual model.

Under the accrual model, government grants relating to revenue are recognised on a systematic basis over the periods in which the company recognises the related costs for which the grant is intended to compensate. Grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the entity with no future related costs are recognised in income in the period in which it becomes receivable.

Grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income and not deducted from the carrying amount of the asset.

Trinity Factoring Services Limited

Notes to the financial statements (continued) Year ended 31 March 2021

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets or either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Employee numbers

The average number of persons employed by the company during the year amounted to 62 (2020: 59).

Trinity Factoring Services Limited

Notes to the financial statements (continued)
Year ended 31 March 2021

5. Income from other fixed asset investments

	2021	2020
	£	£
Gain/loss on FV adj to other FA investments	<u>73,000</u>	<u>124,784</u>

6. Intangible assets

	Goodwill	Other intangible assets	Total
	£	£	£
Cost			
At 1 April 2020	48,308	75,250	123,558
Additions	<u>155,000</u>	<u>-</u>	<u>155,000</u>
At 31 March 2021	<u>203,308</u>	<u>75,250</u>	<u>278,558</u>
Amortisation			
At 1 April 2020	32,206	15,050	47,256
Charge for the year	<u>31,603</u>	<u>7,525</u>	<u>39,128</u>
At 31 March 2021	<u>63,809</u>	<u>22,575</u>	<u>86,384</u>
Carrying amount			
At 31 March 2021	<u>139,499</u>	<u>52,675</u>	<u>192,174</u>
At 31 March 2020	<u>16,102</u>	<u>60,200</u>	<u>76,302</u>

Trinity Factoring Services Limited

Notes to the financial statements (continued)
Year ended 31 March 2021

7. Tangible assets

	Freehold property	Fixtures, fittings and equipment	Motor vehicles	Total
	£	£	£	£
Cost				
At 1 April 2020	280,000	142,293	87,575	509,868
Additions	-	14,693	5,995	20,688
At 31 March 2021	<u>280,000</u>	<u>156,986</u>	<u>93,570</u>	<u>530,556</u>
Depreciation				
At 1 April 2020	-	110,394	75,425	185,819
Charge for the year	-	12,678	7,150	19,828
At 31 March 2021	<u>-</u>	<u>123,072</u>	<u>82,575</u>	<u>205,647</u>
Carrying amount				
At 31 March 2021	<u>280,000</u>	<u>33,914</u>	<u>10,995</u>	<u>324,909</u>
At 31 March 2020	<u>280,000</u>	<u>31,899</u>	<u>12,150</u>	<u>324,049</u>

Tangible assets held at valuation

Freehold property was revalued by the director at 31 March 2021 using open market value.
The historical cost of the property is £111,917.

Trinity Factoring Services Limited

Notes to the financial statements (continued)
Year ended 31 March 2021

8. Investments

	Other investments other than loans	Other loans	Total
	£	£	£
Cost			
At 1 April 2020	1,612,004	25,640	1,637,644
Additions	18,000	2,500	20,500
Fair value adjustment	75,000	(2,000)	73,000
At 31 March 2021	<u>1,705,004</u>	<u>26,140</u>	<u>1,731,144</u>
Impairment			
At 1 April 2020 and 31 March 2021	<u>-</u>	<u>-</u>	<u>-</u>
Carrying amount			
At 31 March 2021	<u>1,705,004</u>	<u>26,140</u>	<u>1,731,144</u>
At 31 March 2020	<u>1,612,004</u>	<u>25,640</u>	<u>1,637,644</u>

The company's investment properties were revalued at their fair value being open market value by the director at 31 March 2021.

The historic cost of the investment properties was £920,013.

9. Debtors

	2021	2020
	£	£
Trade debtors	108,817	96,910
Other debtors	36,264	25,831
	<u>145,081</u>	<u>122,741</u>

10. Creditors: amounts falling due within one year

	2021	2020
	£	£
Corporation tax	52,299	32,242
Social security and other taxes	185,094	92,003
Other creditors	250,711	209,738
	<u>488,104</u>	<u>333,983</u>

Trinity Factoring Services Limited

Notes to the financial statements (continued)
Year ended 31 March 2021

11. Called up share capital
Issued, called up and fully paid

	2021		2020	
	No	£	No	£
Ordinary shares of £ 1.00 each	<u>2,700</u>	<u>2,700</u>	<u>2,700</u>	<u>2,700</u>

12. Fair value reserve

Included within other reserves is the fair value reserve as follows:

	2021	2020
	£	£
At start of year	694,587	601,689
Reclassification from fair value reserve to profit and loss account	<u>59,202</u>	<u>92,898</u>
At end of year	<u>753,789</u>	<u>694,587</u>