

Aston Manor Freeholds Limited

Annual report and financial statements

Registered number 07567081

For the year ended 31 December 2021

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Contents

Page

Directors' report	1
Independent auditors' report to the members of Aston Manor Freeholds Limited	4
Statement of comprehensive income	7
Statement of financial position	8
Statement of changes in equity	9
Notes (forming part of the financial statements)	10

Directors' report

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

Principal activities

The principal activity of the Company is the rental of freehold property to its parent company, Aston Manor Limited.

Results and dividends

Aston Manor Freeholds Limited owns all of the freehold properties on behalf of the Group, thereby trading as a property investment company.

The Company's turnover has remained consistent at £750,000 (2020: £750,000).

The directors are satisfied with the performance of the Company during the year.

No dividends were paid or proposed (2020: £Nil).

Key performance indicators and results

EBITDA for the year amounted to £750,000 (2020: £749,432).

The operating profit (EBIT) for the year amounted to £600,391 (2020: £600,908).

The profit for the financial year amounted to £481,147 (2020: £505,137).

Financial risk management

The Company rents properties to its parent company, Aston Manor Limited. Property rentals are subject to annual review in line with market rental multiples for similar properties.

Cash flow and liquidity risk

Liquidity risk is the risk that the Company may not be able to meet its financial obligations as they fall due. The Company ensures that there are sufficient levels of committed facilities, cash, and cash equivalents such that the Company is, at all times, able to meet its financial commitments. Liquidity risk is managed by continuous monitoring of forecast and actual cash flows and matching the maturity profile of financial assets and liabilities. The Company has no significant interest-bearing assets and consequently, its income and cash flows are largely independent of changes in market interest rates. All interest-bearing borrowings comprising of bank and inter-group loans have variable interest rates based upon the bank base rate and are therefore subject to fluctuations in such rates. The Company does not use interest rate swaps or other instruments to manage its interest rate exposure.

Directors

The directors of the Company who were in office during the year and up to the date of signing the financial statements were as follows:

S Allcock
Y Jacobs
G Johncox
M Roubaud
L Spiers

Directors' third-party qualifying indemnity insurance was in place throughout the year and at the date of signing the financial statements for the benefit of all Company directors.

Directors' report (*continued*)

Future developments

The Company currently has no plans to extend further its freehold property portfolio.

Going concern

All income is derived from rental charged to its parent undertaking, Aston Manor Limited, which continues to meet its debts as they fall due. The financial position and going concern assessment of Aston Manor Limited remains largely unchanged during the pandemic. As Aston Manor Limited operates in the food and drink sector it was given key worker status by the UK Government and continues to trade and remains financially healthy.

Aston Manor Limited is owned by Agrial S.A. which further strengthens the Groups financial position and going concern assessment. The global pandemic of COVID-19 and the invasion of Ukraine has had no significant impact on the company's financial position or going concern assessment.

The directors consider that the Company has sufficient available financial resources and has long term contracts with its parent company for the rental of its properties. Therefore, the directors believe that the Company is well placed to manage its business risks successfully. The directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. The Company therefore continues to adopt the going concern basis in preparing the annual report and financial statements.

Statement of directors' responsibilities in respect of the financial statements

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", 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 the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 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.

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.

Directors' confirmations

In the case of each director in office at the date the Directors' Report is approved:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.


Directors' report (*continued*)

Independent auditors

Pursuant to Section 487 of the Companies Act 2006, the auditors will be deemed to be re-appointed and PricewaterhouseCoopers LLP will therefore continue in office.

In preparing this report, the directors have taken advantage of the small companies' exemption provided by section 415A of the Companies Act 2006. The exemption from preparing a Strategic Report has also been taken.

Approved by the board of directors on 20 July 2022 and signed on its behalf by:



Sarah Allcock
Finance Director

Deykin Avenue
Witton
Birmingham
B6 7BH

Independent auditors' report to the members of Aston Manor Freeholds Limited

Report on the audit of the financial statements

Opinion

In our opinion, Aston Manor Freeholds Limited's 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 (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual report and financial statements (the "Annual Report"), which comprise: the statement of financial position as at 31 December 2021; the statement of comprehensive income and the statement of changes in equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

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.

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.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

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

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, 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 audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. 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 based on these responsibilities.

With respect to the Directors' report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Independent auditors' report to the members of Aston Manor Freeholds Limited

Report on the audit of the financial statements (*continued*)

Reporting on other information (*continued*)

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

Directors' report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' report for the year ended 31 December 2021 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of directors' responsibilities in respect of the financial statements, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they 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.

Auditors' 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 auditors' 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.

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.

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to laws and regulations which have a direct impact on the financial statements such as the Companies Act 2006 and relevant tax legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries and management bias in accounting estimates but were limited due to the simple nature of the entity and limited number of transactions during the year.. Audit procedures performed by the engagement team included:

- Discussions with management regarding laws and regulations, including inquiring about known or suspected instances of non-compliance with laws and regulations and about any instances of actual or alleged fraud
- Review of meeting minutes with the board and those charged with governance
- Identifying and testing journal entries with unexpected account combinations
- Examining rental agreements to confirm revenue recognition is appropriate
- Review of accounting policies and accounting estimates for year-on-year consistency including review of management's assumptions and reperformance of calculations.

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.

Independent auditors' report to the members of Aston Manor Freeholds Limited

Report on the audit of the financial statements (*continued*)

Responsibilities for the financial statements and the audit (*continued*)

Auditors' responsibilities for the audit of the financial statements (*continued*)

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not obtained all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to: prepare financial statements in accordance with the small companies regime; and take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.



Mark Kingsbury (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Birmingham

21 July

2022

Statement of comprehensive income
for the year ended 31 December 2021

	<i>Note</i>	2021	2020
		£	£
Turnover	5	750,000	750,000
Cost of sales		(149,609)	(148,524)
Gross profit		600,391	601,476
Administrative expenses		-	(568)
Operating profit		600,391	600,908
Interest receivable and similar income	7	62,877	49,447
Profit before taxation		663,268	650,355
Tax on profit	8	(182,121)	(145,218)
Profit for the financial year		481,147	505,137

All turnover and operating results for the current year relate to continuing activities.

There are no items of other comprehensive income.

The notes on pages 10 to 18 form an integral part of these financial statements.

Statement of financial position
at 31 December 2021

	Note	2021	2020
		£	£
Fixed assets			
Tangible assets	9	4,710,419	4,859,738
		<u>4,710,419</u>	<u>4,859,738</u>
Current assets			
Debtors	10	3,321,649	2,675,492
Cash at bank and in hand		42,296	42,298
		<u>3,363,945</u>	<u>2,717,790</u>
Creditors: Amounts falling due within one year	11	(56,962)	(42,945)
Net current assets		<u>3,306,983</u>	<u>2,674,845</u>
Total assets less current liabilities		<u>8,017,402</u>	<u>7,534,583</u>
Provisions for liabilities	12	(1,672)	-
Net assets		<u>8,015,730</u>	<u>7,534,583</u>
Capital and reserves			
Called up share capital	13	2	2
Profit and loss account		8,015,728	7,534,581
Total equity		<u>8,015,730</u>	<u>7,534,583</u>

The notes on pages 10 to 18 form an integral part of these financial statements.

The financial statements on pages 7 to 18 were approved and authorised for issue by the Board of Directors on 20 July 2022 and signed on its behalf by:



Sarah Allcock
Finance Director

Registered number: 07567081

Statement of changes in equity
for the year ended 31 December 2021

	Called up share capital £	Profit and loss account £	Total equity £
At 1 January 2020	2	7,029,444	7,029,446
Profit for the financial year	-	505,137	505,137
At 31 December 2020	2	7,534,581	7,534,583
Profit for the financial year	-	481,147	481,147
At 31 December 2021	2	8,015,728	8,015,730

The notes on pages 10 to 18 form an integral part of these financial statements.

Notes

(forming part of the financial statements)

1 Company information

Aston Manor Freeholds Limited is a private company limited by shares, incorporated in the United Kingdom and registered in England.

The Company's registered office, from which it operates, is Deykin Avenue, Witton, Birmingham, B6 7BH.

The Company's principal activity is the rental of freehold property to its parent company, Aston Manor Limited.

2 Statement of compliance

These financial statements have been prepared in accordance with applicable United Kingdom Accounting Standards, including Financial Reporting Standard 102 – 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102') and the Companies Act 2006.

3 Summary of significant accounting policies

The principle accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied in all years presented unless otherwise stated.

These financial statements have been prepared under FRS 102.

The financial statements are presented in Sterling (£).

3.1 Basis of preparation

The financial statements have been prepared on the historical cost basis.

In preparing these financial statements, the Company has taken advantage of the disclosure exemptions afforded in paragraph 1.12 of FRS 102. The Company's shareholders have been notified in writing and have not objected to the use of these exemptions.

The Company has taken advantage of the following disclosure exemptions:

- the requirements of Section 7 Statement of Cash Flows and Section 3 Financial Statement Presentation paragraph 3.17 (d);
- the requirements of Section 33 Related Party Disclosures paragraph 33.7; and
- the requirements of Sections 11 and 12 Financial Instruments.

Aston Manor Freeholds Limited is a wholly owned subsidiary of Aston Manor Limited which is the smallest group to consolidate the results of the Company. Copies of the consolidated financial statements of Aston Manor Limited are available from Companies House, Crown Way, Cardiff CF14 3UZ.

3.2 Going concern

The financial statements have been prepared on the going concern basis, which the directors believe to be appropriate for the following reasons: The Company is dependent for its working capital on funds provided to it by Aston Manor Limited, the Company's immediate parent undertaking. Aston Manor Limited has provided the Company with an undertaking that for at least 12 months from the date of approval of these financial statements, it will continue to make available such funds as are needed by the Company and in particular will not seek repayment of the amounts currently made available. This should enable the Company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment.

As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so. Based on this undertaking, the directors believe that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.

Notes (continued)

3 Summary of significant accounting policies (continued)

3.3 Tangible assets

Tangible assets are measured at cost (or deemed cost) less accumulated depreciation and any accumulated impairment losses.

Depreciation is calculated to write down the cost less estimated residual value of all tangible fixed assets, other than freehold land, over their expected useful lives, using the straight-line method as follows:

Freehold properties - 40 years

Assets in the course of construction are not depreciated until they are available for use.

The carrying amount of any replacement component is derecognised. Major components are treated as separate assets where they have significantly different patterns of consumption of economic benefits and are depreciated separately over the useful life.

Repairs, maintenance and minor inspection costs are expensed as incurred.

3.4 Impairment of assets

At each reporting date non-financial assets not held at fair value are reviewed to determine whether there is any indication that those assets have suffered an impairment loss. If there is an indication of possible impairment, the recoverable amount of any affected asset is estimated and compared with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in profit or loss. The recoverable amount of the asset is the higher of the fair value less costs to sell and value in use.

If an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

3.5 Creditors

Short term trade creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

3.6 Provisions for liabilities

Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event, it is probable that the company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value using a pre-tax discount rate. The unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

3.7 Financial instruments

The Group has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

(i) Financial assets

Basic financial assets, including other receivables, cash and bank balances and loans to fellow Group companies that are classified as assets are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present

Notes (continued)

3 Summary of significant accounting policies (continued)

3.7 Financial instruments (continued)

(i) Financial assets (continued)

value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amounts would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Other financial assets, including investment in equity instruments which are not subsidiaries, are initially measured at fair value, which is normally the transaction price.

Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

(ii) Financial liabilities

Basic financial liabilities, including other payables, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

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

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

(iii) Offsetting

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

3.8 Taxation

Current tax is recognised for the amount of income tax payable in respect of the taxable profit for the current or past reporting periods using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date, except as otherwise indicated.

Deferred tax assets are only 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.

If and when all conditions for retaining tax allowances for the cost of a fixed asset have been met, the deferred tax is reversed.

Deferred tax is recognised when income or expenses have been recognised, and will be assessed for tax in a future period, except where:

- the Company is able to control the reversal of the timing difference; and it is probable that the timing difference will not reverse in the foreseeable future.

A deferred tax liability or asset is recognised for the additional tax that will be paid or avoided in respect of assets and liabilities that are recognised in a business combination. The amount attributed to goodwill is adjusted by the amount of deferred tax recognised.

Notes (continued)

3 Summary of significant accounting policies (continued)

3.8 Taxation (continued)

Deferred tax is calculated 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.

The tax expense (income) is presented either in profit or loss, other comprehensive income or equity depending on the transaction that resulted in the tax expense (income).

Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. Deferred tax assets and deferred tax liabilities are offset only if:

- the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and
- the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously.

3.9 Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the lease of freehold properties. Turnover is recognised by reference to the period of the rental.

3.10 Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at bank and in hand.

3.11 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

4 Critical accounting judgements and estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

There are no critical accounting judgements.

Key accounting estimates and assumptions

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year as addressed below.

i Useful economic lives of tangible assets

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets.

Notes (continued)

5 Turnover

Turnover is derived in full from the rental of freehold properties within the UK.

6 Profit before taxation

	2021	2020
	£	£
<i>Profit before taxation is stated after charging</i>		
Depreciation:		
Owned tangible fixed assets	149,609	148,524

The directors received no emoluments from the Company during the year as their services are deemed to be provided as part of the services to the Aston Manor Limited group. It is not possible to make an accurate apportionment of their remuneration in respect of Aston Manor Freeholds Limited. Their total remuneration is included in the aggregate of directors' remuneration disclosed in the financial statements of the parent company.

Audit fees of £1,000 (2020: £1,000) are borne by the parent company and not recharged. The Company had no employees (2020: nil).

7 Interest receivable and similar income

	2021	2020
	£	£
Inter-group loans	62,717	49,314
Interest income	160	133
	62,877	49,447

8 Tax on profit

Analysis of charge for the year

	2021	2021	2020	2020
	£	£	£	£
<i>UK corporation tax</i>				
Current tax on income for the year	140,769		131,044	
Adjustments in respect of prior years	5,093		(11,511)	
Total current tax		145,862		119,533
<i>Deferred tax (see note 12)</i>				
Origination/reversal of timing differences	13,678		20,743	
Adjustments in respect of prior years	22,180		12,032	
Effects of changes in tax rates	401		(7,090)	
Total deferred tax		36,259		25,685
Tax on profit		182,121		145,218

Notes (continued)

8 Tax on profit (continued)

Factors affecting the tax charge for the year

The current tax charge for the year is higher (2020: higher) than the standard rate of corporation tax in the UK of 19% (2020: 19%). The differences are explained below:

	2021	2020
	£	£
<i>Total tax reconciliation</i>		
Profit before taxation	663,268	650,355
Current tax at 19% (2020: 19%)	126,021	123,567
Effects of:		
Expenses not deductible for tax purposes	28,426	28,220
Adjustments in respect of prior years	27,273	521
Effects of changes in tax rates	401	(7,090)
Total tax charge for the year	182,121	145,218

The aggregate current and deferred tax relating to items that are recognised as items of other comprehensive income is £Nil (2020: £Nil).

In the Spring Budget 2021, the Government announced that from 1 April 2023 the Corporation tax rate will increase to 25%. This new law was substantively enacted on 24 May 2021.

As the increase in the future tax rate was not substantively enacted at 31 December 2020, its effects have not been included in these financial statements for the 2020 balances. However, it is likely that the overall effect of the change would be immaterial, had it been substantively enacted by 31 December 2020. Deferred taxes at 31 December 2020 have been measured using the enacted tax rate of 19% and reflected in these financial statements.

Factors that may affect future charges

As the increase in the future tax rate was substantively enacted at 31 December 2021, its effects have been included in these financial statements for the 2021 balances. The impact of the tax rate change was to increase the deferred tax liability by £401.

Notes (continued)

9 Tangible assets

	Freehold properties £
<i>Cost</i>	
At 1 January 2021	5,774,084
Additions	290
	<hr/>
At 31 December 2021	5,774,374
	<hr/>
<i>Accumulated depreciation</i>	
At 1 January 2021	914,346
Charge for the year	149,609
	<hr/>
At 31 December 2021	1,063,955
	<hr/>
<i>Net book value</i>	
At 31 December 2021	4,710,419
	<hr/>
At 31 December 2020	4,859,738
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Capital commitments

The company had capital commitments at 31 December 2021 of £Nil (2020: £Nil).

Notes (continued)

10 Debtors

	2021	2020
	£	£
Amounts owed by group undertakings	3,321,649	2,640,905
Deferred taxation	-	34,587
	<u>3,321,649</u>	<u>2,675,492</u>

Amounts owed by group undertakings are due on demand, unsecured and interest bearing at 1.50% above the Bank of England base rate.

There are no (2020: £Nil) debtors due in more than one year.

11 Creditors: Amounts falling due within one year

	2021	2020
	£	£
Corporation tax	19,462	5,445
Other taxation and social security	37,500	37,500
	<u>56,962</u>	<u>42,945</u>

12 Provisions for liabilities

	2021	2020
	£	£
Deferred taxation	1,672	-
	<u>1,672</u>	<u>-</u>

Deferred taxation provided for at 25% (2020: 19%) is set out as follows:

	2021	2020
	£	£
Accelerated capital allowances	1,672	(34,587)
Movement in deferred tax is analysed as follows:		
At 1 January	(34,587)	(60,272)
Debit to Statement of Comprehensive Income	36,259	25,685
At 31 December	<u>1,672</u>	<u>(34,587)</u>

Notes (continued)

13 Called up share capital

Allotted, called up and fully paid:

	2021		2020	
	No	£	No	£
Ordinary shares of £1 each	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

There is a single class of ordinary shares. There are no restrictions on the distribution of dividends and the repayment of capital.

14 Capital commitments

The Company had capital commitments for tangible fixed assets of £Nil (2020: £Nil).

15 Leasing commitments

Future minimum operating lease income is as follows:

	Land and buildings	
	2021	2020
	£	£
Operating leases which expire:		
Within one year	750,000	750,000
Within two to five years	3,000,000	3,000,000
After five years	10,500,000	11,250,000
	<u>14,250,000</u>	<u>15,000,000</u>

16 Controlling parties

The directors consider the ultimate controlling party to be Agrial S.A., incorporated in France, by virtue of their shareholding in Aston Manor Limited, being the Company's immediate parent undertaking.

Agrial S.A. is the parent undertaking of the largest group of undertakings to consolidate these financial statements at 31 December 2021. The consolidated financial statements of Agrial S.A. are available from 4 rue des Roquemonts, 14050 CAEN Cedex, France. Aston Manor Limited is the smallest group of undertakings to consolidate these financial statements at 31 December 2021. The consolidated financial statements of Aston Manor Limited are available from Deykin Avenue, Birmingham B6 7BH.