

Unaudited Financial Statements
for the Year Ended 31 December 2021
for
Fernhead Homes Limited

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for the Year Ended 31 December 2021**

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Fernhead Homes Limited

Company Information
for the Year Ended 31 December 2021

DIRECTORS:

A J Billings
C J Billings
R J Billings
S J Billings

SECRETARY:

S J Billings

REGISTERED OFFICE:

Gay Dawn Offices
Pennis Lane
Fawkham
Longfield
Kent
DA3 8LY

REGISTERED NUMBER:

02287867 (England and Wales)

Balance Sheet
31 December 2021

	Notes	2021 £	£	2020 £	£
FIXED ASSETS					
Investment property	4		3,955,200		3,842,259
CURRENT ASSETS					
Debtors	5	909,257		819,786	
Cash at bank		<u>37,540</u>		<u>10,894</u>	
		946,797		830,680	
CREDITORS					
Amounts falling due within one year	6	<u>59,122</u>		<u>50,221</u>	
NET CURRENT ASSETS			<u>887,675</u>		<u>780,459</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>4,842,875</u>		<u>4,622,718</u>
CREDITORS					
Amounts falling due after more than one year	7		(27,870)		(39,290)
PROVISIONS FOR LIABILITIES	8		<u>(383,451)</u>		<u>(361,993)</u>
NET ASSETS			<u>4,431,554</u>		<u>4,221,435</u>
CAPITAL AND RESERVES					
Called up share capital	9		1,125,495		1,125,495
Fair value reserve	10		2,616,616		2,525,133
Retained earnings	10		<u>689,443</u>		<u>570,807</u>
SHAREHOLDERS' FUNDS			<u>4,431,554</u>		<u>4,221,435</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- 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
31 December 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 J Billings - Director

Notes to the Financial Statements
for the Year Ended 31 December 2021

1. STATUTORY INFORMATION

Fernhead Homes 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.

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 as modified by the revaluation of certain assets.

Turnover

Turnover represents rents receivable from properties excluding value added tax.

Investment property

The company carries its investment property at fair value, with changes in fair value being recognised in profit or loss. The fair value at 31 December 2021 of the properties has been determined by the directors of the company. The directors have adopted a valuation model based upon a multiple of the gross rental income adjusted where appropriate for any individual property market considerations. The directors over-ride their valuation model where independent valuation specialists have been engaged.

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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 4 (2020 - 4) .

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 January 2021	
and 31 December 2021	3,842,259
DEPRECIATION	
Revaluation adjustments	(112,941)
At 31 December 2021	(112,941)
NET BOOK VALUE	
At 31 December 2021	3,955,200
At 31 December 2020	3,842,259

Investment properties are stated in the balance sheet at their aggregate fair value based on valuations carried out at 31 December 2021 by the directors. If investment property had not been revalued it would have been included at the historical cost of £ £ 955,133 (2020- £ 955,133).

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Other debtors	909,257	819,786

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Bank loans and overdrafts	7,717	-
Trade creditors	338	-
Taxation and social security	27,828	48,511
Other creditors	23,239	1,710
	<u>59,122</u>	<u>50,221</u>

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

	2021 £	2020 £
Bank loans	27,870	39,290

8. PROVISIONS FOR LIABILITIES

	2021 £	2020 £
Deferred tax		
Fair value adjustments- revaluation of investment property	383,451	361,993
	<u>383,451</u>	<u>361,993</u>

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

8. PROVISIONS FOR LIABILITIES - continued

	Deferred tax £
Balance at 1 January 2021	361,993
Provided during year	21,458
Charge to income during year	
Balance at 31 December 2021	<u>383,451</u>

9. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value: £1	2021 £	2020 £
803,925	Ordinary A	£1	803,925	803,925
160,785	Ordinary B	£1	160,785	160,785
160,785	Ordinary C	£1	160,785	160,785
			<u>1,125,495</u>	<u>1,125,495</u>

10. RESERVES

	Retained earnings £	Fair value reserve £	Totals £
At 1 January 2021	570,807	2,525,133	3,095,940
Profit for the year	210,119		210,119
Revaluation of investment property	(112,941)	112,941	-
Deferred tax on investment property	21,458	(21,458)	-
At 31 December 2021	<u>689,443</u>	<u>2,616,616</u>	<u>3,306,059</u>

11. CONTINGENT LIABILITIES

The company is a guarantor for guarantees provided to C Hoare & Co. for a maximum of £4,194,000 dated 26.11.2021 in respect of the bank borrowings of F. C. Stark Limited. The guarantees are supported by legal charges granted over the company's investment properties.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

12. RELATED PARTY DISCLOSURES

The directors have considered the relationships with parties with whom the company has materially transacted during the year and have classified the parties detailed below as parties under the significant influence of AJ, CJ, RJ and SJ Billings, directors and shareholders.

R. J. and D. E. Billings Limited

Summary of aggregated transactions with related parties for the year:

	2021	2020
	£	£
Net loans advanced to parties	80,506	155,646
Amounts owed by parties at year end	<u>882,113</u>	<u>801,607</u>

All amounts owed to or by related parties above are non-interest bearing.

13. ULTIMATE CONTROLLING PARTY

There is no single controlling party.

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.