

Unaudited Financial Statements
for the Year Ended 31 October 2020
for
CHERRY TREE HOMES (UK) LIMITED

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for the year ended 31 October 2020

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CHERRY TREE HOMES (UK) LIMITED

**Company Information
for the year ended 31 October 2020**

DIRECTORS:	J E Collins G W Collins
SECRETARY:	J E Collins
REGISTERED OFFICE:	Badger Hills Main Road Beelsby Lincolnshire DN37 0TN
REGISTERED NUMBER:	02909770 (England and Wales)
ACCOUNTANTS:	Stanley Yule Chartered Accountants Waterside House Waterside Business Park 1649 Pershore Road Birmingham West Midlands B30 3DR
BANKERS:	HSBC plc 84 High Street Scunthorpe North Lincolnshire DN15 6HQ

CHERRY TREE HOMES (UK) LIMITED (REGISTERED NUMBER: 02909770)

**Balance Sheet
31 October 2020**

	Notes	2020 £	£	2019 £	£
FIXED ASSETS					
Tangible assets	4		79,983		98,805
CURRENT ASSETS					
Stocks		1,466,044		1,876,975	
Debtors	5	366,441		341,478	
Cash at bank		76,645		105,692	
		1,909,130		2,324,145	
CREDITORS					
Amounts falling due within one year	6	1,500,178		2,016,384	
NET CURRENT ASSETS			408,952		307,761
TOTAL ASSETS LESS CURRENT LIABILITIES			488,935		406,566
CREDITORS					
Amounts falling due after more than one year	7		(405)		(13,299)
PROVISIONS FOR LIABILITIES			(18,768)		(18,768)
NET ASSETS			469,762		374,499
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			469,662		374,399
SHAREHOLDERS' FUNDS			469,762		374,499

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2020 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.

The notes form part of these financial statements

Balance Sheet - continued
31 October 2020

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 Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 8 July 2021 and were signed on its behalf by:

J E Collins - Director

Notes to the Financial Statements
for the year ended 31 October 2020

1. **STATUTORY INFORMATION**

Cherry Tree Homes (UK) Limited is a private company, limited by shares and registered in England. The company's registered number is 02909770 and the registered office is situated at Badger Hills, Main Road, Beelsby, Lincolnshire.

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.

Turnover

Turnover represents sales of residential housing developments where unconditional contracts for completion have been entered into on individual units. In addition turnover also includes ad hoc sales of building work contracted with revenues included on recognised stages of completion, net of value added tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life or, if held under a finance lease, over the lease term, whichever is the shorter.

Plant and machinery etc	- 25% on reducing balance, 15% on reducing balance, 10% on cost and 10% on reducing balance
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Government grants

Government grants are recognised when there is a reasonable assurance that the company will comply with the conditions attached and the grant will be received, or on actual receipt of the grant, whichever is earlier. Grants received in respect of capital expenditure are credited to the profit and loss over the estimated useful life of the assets to which they relate. Grants received to reimburse costs already incurred are recognised in the profit and loss in the period in which they become receivable. Grants for immediate financial support are recognised on receipt.

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.

Stocks and property developments

Stocks are stated at the lower of cost and net realisable value. Property developments are assessed on a site by site basis and reflected in the profit and loss account where it is considered that the outcome can be assessed with reasonable certainty before its completion and after unconditional contracts for sale have been entered into. This valuation takes into account the costs expended to date, with an appropriate proportion of the anticipated profit on sites where contracts for sale have been entered into, determined by reference to the costs borne at the date of valuation compared to the total anticipated costs. However, where it is considered that the outcome of a property development cannot be assessed with reasonable certainty and contracts for sale have not been entered into, no provision for anticipated profit is made in the financial statements. Where, at the balance sheet date a development has anticipated losses, full provision is made for the same.

**Notes to the Financial Statements - continued
for the year ended 31 October 2020**

2. ACCOUNTING POLICIES - continued

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Statement of Income and Retained Earnings, 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

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to profit or loss over the relevant period. The capital element of the future payments is treated as a liability.

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

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 18 (2019 - 18) .

Notes to the Financial Statements - continued
for the year ended 31 October 2020

4. TANGIBLE FIXED ASSETS

	Improvements to property £	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Totals £
COST					
At 1 November 2019	36,200	153,605	43,122	23,615	256,542
Additions	-	-	1,523	-	1,523
Disposals	-	(7,375)	(24,854)	(1,800)	(34,029)
At 31 October 2020	<u>36,200</u>	<u>146,230</u>	<u>19,791</u>	<u>21,815</u>	<u>224,036</u>
DEPRECIATION					
At 1 November 2019	36,200	77,109	30,709	13,719	157,737
Charge for year	-	13,023	3,856	2,475	19,354
Eliminated on disposal	-	(7,375)	(24,854)	(809)	(33,038)
At 31 October 2020	<u>36,200</u>	<u>82,757</u>	<u>9,711</u>	<u>15,385</u>	<u>144,053</u>
NET BOOK VALUE					
At 31 October 2020	<u>-</u>	<u>63,473</u>	<u>10,080</u>	<u>6,430</u>	<u>79,983</u>
At 31 October 2019	<u>-</u>	<u>76,496</u>	<u>12,413</u>	<u>9,896</u>	<u>98,805</u>

Fixed assets, included in the above, which are held under hire purchase contracts are as follows:

	Plant and machinery £
COST	
At 1 November 2019 and 31 October 2020	<u>57,000</u>
DEPRECIATION	
At 1 November 2019	16,050
Charge for year	<u>7,020</u>
At 31 October 2020	<u>23,070</u>
NET BOOK VALUE	
At 31 October 2020	<u>33,930</u>
At 31 October 2019	<u>40,950</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Trade debtors	53,232	16,764
Amounts owed by participating interests	295,766	279,226
Other debtors	<u>17,443</u>	<u>45,488</u>
	<u>366,441</u>	<u>341,478</u>

Notes to the Financial Statements - continued
for the year ended 31 October 2020

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Bank loans and overdrafts	401,222	966,815
Hire purchase contracts	12,390	13,725
Trade creditors	73,176	150,781
Amounts owed to participating interests	1,977	-
Taxation and social security	96,423	62,728
Other creditors	914,990	822,335
	<u>1,500,178</u>	<u>2,016,384</u>

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

	2020	2019
	£	£
Hire purchase contracts	<u>405</u>	<u>13,299</u>

8. SECURED DEBTS

The following secured debts are included within creditors:

	2020	2019
	£	£
Bank overdrafts	40,296	70,206
Bank loans	360,926	896,609
Hire purchase contracts	12,795	27,024
	<u>414,017</u>	<u>993,839</u>

The bank loans are secured by a fixed charge over the company's assets, together with first mortgage charges over the company's freehold land and property developments.

9. ULTIMATE CONTROLLING PARTY

The company is under the control of Mrs Diane Collins, Mr Geoffrey Collins, and the directors Mr James Collins and Mr Gerard Collins.

**Chartered Accountants' Report to the Board of Directors
on the Unaudited Financial Statements of
Cherry Tree Homes (UK) Limited**

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Cherry Tree Homes (UK) Limited for the year ended 31 October 2020 which comprise the Statement of Income and Retained Earnings, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Cherry Tree Homes (UK) Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Cherry Tree Homes (UK) Limited and state those matters that we have agreed to state to the Board of Directors of Cherry Tree Homes (UK) Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Cherry Tree Homes (UK) Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Cherry Tree Homes (UK) Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Cherry Tree Homes (UK) Limited. You consider that Cherry Tree Homes (UK) Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Cherry Tree Homes (UK) Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Stanley Yule Chartered Accountants
Waterside House
Waterside Business Park
1649 Pershore Road
Birmingham
West Midlands
B30 3DR

8 July 2021

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.