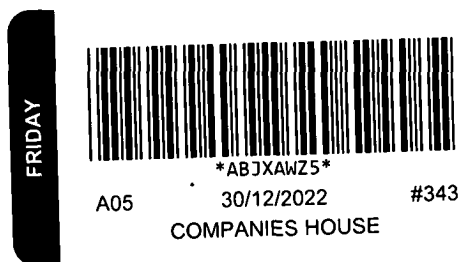


COMPANY REGISTRATION NUMBER: 06461988

Flanstead Limited
Unaudited Financial Statements
31 December 2021



Flanstead Limited

Financial Statements

Year ended 31 December 2021

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Flanstead Limited

Officers and Professional Advisers

Directors	K R Spencer M R Brittain
Company secretary	R Weeks
Registered office	45 Westerham Road Bessels Green Sevenoaks Kent TN13 2QB
Bankers	Lloyds PO Box 1000 Andover BX1 1LT

Flanstead Limited

Director's Report

Year ended 31 December 2021

The director presents his report and the unaudited financial statements of the company for the year ended 31 December 2021.

Directors

The directors who served the company during the year, and up to the date of this report, are as follows:

K R Spencer
M R Brittain

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the director on 19 December 2022



M R Brittain
Director

Registered office:
45 Westerham Road
Bessels Green
Sevenoaks
Kent
TN13 2QB

Flanstead Limited

Statement of Income and Retained Earnings

Year ended 31 December 2021

	Note	2021 £	2020 £
Turnover		417,492	403,321
Gross profit		<u>417,492</u>	<u>403,321</u>
Administrative expenses		(489,103)	(238,111)
Other operating income		<u>32,737</u>	<u>-</u>
Operating (loss)/profit	4	(38,874)	165,210
Interest payable and similar expenses		<u>(45,669)</u>	<u>(42,600)</u>
(Loss)/profit before taxation		(84,543)	122,610
Tax on (loss)/profit	6	<u>(32,155)</u>	<u>(35,592)</u>
(Loss)/profit for the financial year and total comprehensive income		<u>(116,698)</u>	<u>87,018</u>

All the activities of the company are from continuing operations.

The company has no other recognised items of income and expenses other than the results for the year as set out above.

The notes on pages 6 to 13 form part of these financial statements.

Flanstead Limited

Statement of Financial Position

31 December 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	7	9,060,435	7,935,787
Investments	8	<u>1</u>	<u>1</u>
		9,060,436	7,935,788
Current assets			
Debtors	9	223,778	277,720
Cash at bank and in hand		<u>16,765</u>	<u>74,826</u>
		240,543	352,546
Creditors: amounts falling due within one year	10	<u>(6,322,872)</u>	<u>(5,653,137)</u>
Net current liabilities		(6,082,329)	(5,300,591)
Total assets less current liabilities		2,978,107	2,635,197
Creditors: amounts falling due after more than one year	11	(2,026,810)	(1,587,550)
Provisions	12	<u>(78,257)</u>	<u>(57,909)</u>
Net assets		<u>873,040</u>	<u>989,738</u>
Capital and reserves			
Called up share capital		1	1
Profit and loss account		<u>873,039</u>	<u>989,737</u>
Shareholder funds		<u>873,040</u>	<u>989,738</u>

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

For the year ending 31 December 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 member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The statement of financial position
continues on the following page.

The notes on pages 6 to 13 form part of these financial statements.

Flanstead Limited

Statement of Financial Position *(continued)*

31 December 2021

These financial statements were approved by the director and authorised for issue on 19 December 2022



M R Brittain
Director

Company registration number: 06461988

The notes on pages 6 to 13 form part of these financial statements.

Flanstead Limited

Notes to the Financial Statements

Year ended 31 December 2021

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 45 Westerham Road, Bessels Green, Sevenoaks, Kent, TN13 2QB.

2. Statement of compliance

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of 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. Monetary amounts in these financial statements are rounded to the nearest £.

Going concern

The company has the continued financial support of the director. Based on this support, the company will have sufficient resources to meet its financial liabilities as they fall due and the director has therefore prepared the financial statements on the going concern basis.

Should the company be unable to meet its liabilities as they fall due, adjustments would have to be made to the financial statements to reduce the value of the assets to their recoverable amount and to provide for any further liabilities which may arise.

Revenue recognition

The turnover shown in the profit and loss account represents rents receivable during the year.

Flanstead Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

3. Accounting policies *(continued)*

Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Critical judgements

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Valuation of investment properties

The key accounting estimate in preparing these financial statements relates to the carrying value of the investment properties which are stated at fair value. The company uses lease terms, market conditions and sales prices based upon known market transactions for similar properties as a basis for determining the directors' estimation of the fair value of the investment properties. However, the valuation of the company's investment properties is inherently subjective, as it is made on the basis of valuation assumptions which may in future not prove to be accurate. In addition, the deferred tax liabilities recognised in respect of the fair value gains and losses on these investment properties are assessed on the basis of assumptions regarding the future, the likelihood that assets will be realised and liabilities will be settled, and estimates as to the timing of those future events and as to the future tax rates that will be applicable.

Flanstead Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

3. Accounting policies *(continued)*

Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability simultaneously.

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting period.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

For non-depreciable assets measured using the revaluation model and investment properties measured at fair value (except investment property with a limited useful life held by the company to consume substantially all of its economic benefit), deferred tax is measured using the tax rates and allowances that apply to the sale of the asset or property.

Tangible assets

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

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:

Leasehold property	- 10% straight line
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Flanstead Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

3. Accounting policies *(continued)*

Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

Investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost, including directly attributable transaction costs and subsequently measured at cost less any accumulated impairment losses.

Interests in subsidiaries, associates and jointly controlled entities are assessed for impairment at each reporting date. Any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Cash and cash equivalents

Cash and cash equivalents are basic financial instruments and include cash in hand and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with 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.

Basic financial assets

Basic financial assets, which include trade and other 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 unless the arrangement constitutes a financing transaction, where the financial asset is measured at the present value of the future receipts discounted at a market rate of interest.

Classification of financial liabilities

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.

Flanstead Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

4. Operating profit

Operating profit or loss is stated after charging:

	2021	2020
	£	£
Depreciation of tangible assets	<u>17,217</u>	<u>20,964</u>

5. Staff costs

The average number of persons employed by the company during the year amounted to:

2021	2020
2	2

The aggregate payroll costs incurred during the year, relating to the above, were:

	2021	2020
	£	£
Wages and salaries	<u>72,836</u>	<u>59,136</u>

6. Tax on (loss)/profit

Major components of tax expense

	2021	2020
	£	£
Current tax:		
UK current tax expense	11,807	27,978
Deferred tax:		
Origination and reversal of timing differences	<u>20,348</u>	<u>7,614</u>
Tax on (loss)/profit	<u>32,155</u>	<u>35,592</u>

Flanstead Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

6. Tax on (loss)/profit *(continued)*

Reconciliation of tax expense

The tax assessed on the (loss)/profit on ordinary activities for the year is the same as (2020: higher than) the standard rate of corporation tax in the UK of -% (2020: 19%).

	2021 £	2020 £
(Loss)/profit on ordinary activities before taxation	(84,543)	122,610
(Loss)/profit on ordinary activities by rate of tax	(16,063)	23,296
Adjustment to tax charge in respect of prior periods	–	377
Effect of expenses not deductible for tax purposes	26,166	2,019
Fixed asset differences	3,271	3,983
Remeasurement of deferred tax for change in tax rates	18,781	5,917
Tax on (loss)/profit	<u>32,155</u>	<u>35,592</u>

7. Tangible assets

	Freehold property £	Long leasehold property £	Total £
Cost			
At 1 January 2021	7,845,223	223,918	8,069,142
Additions	1,141,865	–	1,141,865
At 31 December 2021	<u>8,987,088</u>	<u>223,918</u>	<u>9,211,006</u>
Depreciation			
At 1 January 2021	–	133,354	133,354
Charge for the year	–	17,217	17,217
At 31 December 2021	<u>–</u>	<u>150,571</u>	<u>150,571</u>
Carrying amount			
At 31 December 2021	<u>8,987,088</u>	<u>73,347</u>	<u>9,060,435</u>
At 31 December 2020	<u>7,845,223</u>	<u>90,564</u>	<u>7,935,787</u>

Flanstead Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

8. Investments

	Other investments other than loans £
Cost	
At 1 January 2021 and 31 December 2021	1
Impairment	
At 1 January 2021 and 31 December 2021	-
Carrying amount	
At 31 December 2021	1
At 31 December 2020	1

9. Debtors

	2021 £	2020 £
Trade debtors	24,262	122,570
Prepayments and accrued income	8,709	-
Other debtors	190,807	155,150
	<u>223,778</u>	<u>277,720</u>

10. Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	77,272	86,208
Accruals and deferred income	154,719	-
Corporation tax	64,015	52,208
Director loan accounts	5,192,504	-
Other creditors	834,362	5,514,721
	<u>6,322,872</u>	<u>5,653,137</u>

11. Creditors: amounts falling due after more than one year

	2021 £	2020 £
Other creditors	<u>2,026,810</u>	<u>1,587,550</u>

Flanstead Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2021

12. Provisions

	Deferred tax £
At 1 January 2021	50,295
Additions	27,962
At 31 December 2021	<u>78,257</u>

13. Deferred tax

The deferred tax included in the statement of financial position is as follows:

	2021 £	2020 £
Included in provisions (note 12)	<u>78,257</u>	<u>57,909</u>

14. Government grants

The amounts recognised in the financial statements for government grants are as follows:

	2021 £	2020 £
Recognised in other operating income:		
Government grants recognised directly in income	<u>32,737</u>	<u>–</u>

15. Related party transactions

The following transactions are with subsidiaries of SQIB Limited, which K R Spencer is a director and shareholder by virtue of his 50% shareholding in Armatire Limited that owns 75% of SQIB Limited.

Integra Property Management Limited is a company in which K R Spencer is a director. Included within trade debtors is £24,262 (2020: £122,570) due from Integra Property Management Limited. Included within other creditors is £19,744 (2019: £20,000) due to Integra Property Management Limited.

Bishops UK Limited is a company in which K R Spencer is a director. Included within other creditors is £532,842 (2020: £532,842) due to Bishops UK Limited.

Lustrum Investments Limited is a company in which K R Spencer is a director and shareholder. Included within other creditors is £100,000 (2020: nil) due to Lustrum Investments Limited.

Flexford Limited is a company in which K R Spencer is a director and shareholder. Included in other debtors are amounts due from Flexford Limited of £116,291 (2020: £116,291).

Also included in other creditors is an amount due to K R Spencer, a director, of £5,192,504 (2020: £4,630,463). The loan is interest free and repayable on demand.

16. Controlling party

The company was under the control of K R Spencer throughout the current and previous year. K R Spencer is the managing director and majority shareholder.