

**Company registration number: 07527391**

**The Cornwall Pub Company Limited**

**Unaudited filleted financial statements**

**28 February 2023**

# **The Cornwall Pub Company Limited**

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# The Cornwall Pub Company Limited

## Directors and other information

<b>Directors</b>	Mr. Neythan Edward Hayes Mrs. Sarah Hayes
<b>Company number</b>	07527391
<b>Registered office</b>	13 Church St Helston Cornwall TR13 8TD
<b>Business address</b>	Bodilly Veor Trenear Helston Cornwall TR13 0HA
<b>Accountants</b>	Paul & Maundrell Limited 13 Church Street Helston Cornwall TR13 8TD

## **The Cornwall Pub Company Limited**

### **Chartered accountants report to the board of directors on the preparation of the unaudited statutory financial statements of The Cornwall Pub Company Limited Year ended 28th February 2023**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of The Cornwall Pub Company Limited for the year ended 28th February 2023 which comprise the statement of financial position and 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 at <http://www.icaew.com/en/members/regulations-standards-and-guidance/>.

This report is made solely to the board of directors of The Cornwall Pub Company Limited, as a body, in accordance with the terms of our engagement letter dated 26th February 2021. Our work has been undertaken solely to prepare for your approval the financial statements of The Cornwall Pub Company Limited and state those matters that we have agreed to state to the board of directors of The Cornwall Pub Company Limited as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than The Cornwall Pub Company Limited and its board of directors as a body for our work or for this report.

It is your duty to ensure that The Cornwall Pub Company 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 The Cornwall Pub Company Limited. You consider that The Cornwall Pub Company 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 The Cornwall Pub Company 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.

Paul & Maundrell Limited

Chartered Accountants

13 Church Street

Helston

Cornwall

TR13 8TD

29th November 2023

# The Cornwall Pub Company Limited

## Statement of financial position

28th February 2023

	Note	2023 £	£	2022 £	£
<b>Fixed assets</b>					
Intangible assets	5	-		-	
Tangible assets	6	1,796		311,154	
Investments	7	445,754		20,754	
			447,550		331,908
<b>Current assets</b>					
Debtors	8	67,530		86,587	
Cash at bank and in hand		230		121	
			67,760		86,708
<b>Creditors: amounts falling due within one year</b>					
	9	( 69,439)		( 59,521)	
<b>Net current (liabilities)/assets</b>					
			( 1,679)		27,187
<b>Total assets less current liabilities</b>					
			445,871		359,095
<b>Creditors: amounts falling due after more than one year</b>					
	10		( 237,688)		( 242,688)
<b>Provisions for liabilities</b>					
			( 19,781)		( 347)
<b>Net assets</b>					
			188,402		116,060
<b>Capital and reserves</b>					
Called up share capital			100		100
Fair value reserve			82,873		-
Profit and loss account			105,429		115,960
<b>Shareholders funds</b>					
			188,402		116,060

For the year ending 28 February 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors 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 directors acknowledge 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 29 November 2023 , and are signed on behalf of the board by:

Mr. Neythan Edward Hayes Mrs. Sarah Hayes

Director Director

Company registration number: 07527391

# **The Cornwall Pub Company Limited**

## **Notes to the financial statements**

**Year ended 28th February 2023**

### **1. General information**

The company is a private company limited by shares, registered in England. The address of the registered office is 13 Church St, Helston, Cornwall, TR13 8TD.

### **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'.

### **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.

#### **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.

#### **Operating leases**

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.





## **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:

Website - 33.33 % straight line

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.

## **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	-	2 % straight line
Short leasehold property	-	20 % straight line
Plant and machinery	-	20 % straight line
Motor vehicles	-	25 % straight line

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.

## **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 and the performance 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. Under the performance model, where the grant does not impose specified future performance-related conditions on the recipient, it is recognised in income when the grant proceeds are received or receivable. Where the grant does impose specified future performance-related conditions on the recipient, it is recognised in income only when the performance-related conditions have been met. Where grants received are prior to satisfying the revenue recognition criteria, they are recognised as a liability.

## **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.

## **Defined contribution plans**

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund. When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

#### 4. Staff costs

The average number of persons employed by the company during the year amounted to 2 (2022: 17 ).

Including Directors

The aggregate payroll costs incurred during the year were:

	<b>2023</b>	2022
	£	£
Wages and salaries	( 19)	143,048
Social security costs	-	5,284
Other pension costs	8,000	14,367
	<u>7,981</u>	<u>162,699</u>

#### 5. Intangible assets

	Other intangible assets	Total
	£	£
<b>Cost</b>		
<b>At 1st March 2022 and 28th February 2023</b>	1,000	1,000
	<u>1,000</u>	<u>1,000</u>
<b>Amortisation</b>		
<b>At 1st March 2022 and 28th February 2023</b>	1,000	1,000
	<u>1,000</u>	<u>1,000</u>
<b>Carrying amount</b>		
<b>At 28th February 2023</b>	-	-
	<u>-</u>	<u>-</u>
<b>At 28th February 2022</b>	-	-
	<u>-</u>	<u>-</u>

## 6. Tangible assets

	Plant and machinery £	Total £
<b>Cost</b>		
At 1st March 2022	2,280	2,280
Additions	534	534
<b>At 28th February 2023</b>	<b>2,814</b>	<b>2,814</b>
<b>Depreciation</b>		
At 1st March 2022	456	456
Charge for the year	562	562
<b>At 28th February 2023</b>	<b>1,018</b>	<b>1,018</b>
<b>Carrying amount</b>		
<b>At 28th February 2023</b>	<b>1,796</b>	<b>1,796</b>
At 28th February 2022	1,824	1,824

## 7. Investments

	Other investments other than loans £	Total £
<b>Cost</b>		
At 1st March 2022	20,754	20,754
Additions	425,000	425,000
<b>At 28th February 2023</b>	<b>445,754</b>	<b>445,754</b>
<b>Impairment</b>		
<b>At 1st March 2022 and 28th February 2023</b>	-	-
<b>Carrying amount</b>		
<b>At 28th February 2023</b>	<b>445,754</b>	<b>445,754</b>
At 28th February 2022	20,754	20,754

## 8. Debtors

	2023	2022
	£	£
Trade debtors	1,308	-
Amounts owed by group undertakings and undertakings in which the company has a participating interest	35,908	76,336
Other debtors	30,314	10,251
	<u>67,530</u>	<u>86,587</u>

## 9. Creditors: amounts falling due within one year

	2023	2022
	£	£
Bank loans and overdrafts	11,338	10,042
Trade creditors	2,476	1,939
Amounts owed to group undertakings and undertakings in which the company has a participating interest	10,572	-
Corporation tax	43,600	43,600
Social security and other taxes	13	580
Other creditors	1,440	3,360
	<u>69,439</u>	<u>59,521</u>

Aldermore Bank PLC have 2 Legal Charges dated 3rd June 2019 over the assets of the Company and also over the freehold property at 6 North Terrace, St Ives.

## 10. Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Bank loans and overdrafts	31,667	36,667
Other creditors	206,021	206,021
	<u>237,688</u>	<u>242,688</u>

Aldermore Bank PLC have 2 Legal Charges dated 3rd June 2019 over the assets of the Company and also over the freehold property at 6 North Terrace, St Ives.

The mortgage is secured on the property 6 North Terrace, St Ives and is over a 20 year term. The interest rate is fixed for 5 years at 3.38%.

## 11. Other financial commitments

Financial commitments amounts not provided for in the balance sheetThe total amount of financial commitments not included in the balance sheet is £nil (2022 - £24,931).

## 12. Directors advances, credits and guarantees

During the year the directors entered into the following advances and credits with the company:

### 2023

	Balance brought forward	Advances /(credits) to the directors	Amounts repaid	Balance o/standing
	£	£	£	£
Mr. Neythan Edward Hayes	5,104	42,553	( 32,500)	15,157
Mrs. Sarah Hayes	5,104	42,553	( 32,500)	15,157
	<u>10,208</u>	<u>85,106</u>	<u>( 65,000)</u>	<u>30,314</u>

### 2022

	Balance brought forward	Advances /(credits) to the directors	Amounts repaid	Balance o/standing
	£	£	£	£
Mr. Neythan Edward Hayes	7,844	125	( 2,865)	5,104
Mrs. Sarah Hayes	7,844	125	( 2,865)	5,104
	<u>15,688</u>	<u>250</u>	<u>( 5,730)</u>	<u>10,208</u>

The Directors both received an interest free loan of £26,303 in the year and at the year end the amount outstanding was £15,157 each. The loans are to be repaid in full within 9 months. Interest was charged on these loans at the HMRC official rate of 2%.



### 13. Related party transactions

During the year the company entered into the following transactions with related parties:

	Transaction value	2022
	2023	2022
	£	£
Kankar Ltd	16,800	16,800

During the year the company charged rent to Kankar Limited. The amount charged in the year was £16,800 (2022 £16,800) The balance outstanding at the year end was £nil (2022 £nil). The company also borrowed money from Kankar Limited during the year. The outstanding balance at the year end was £10,572 (In 2022 The Cornwall Pub Company loaned £31,428 to Kankar Ltd). The company also loaned monies to Kernow Rum Company Ltd during the year. The outstanding balance was £35,908 (2022 £44,908) No interest is charged on the loans.

### 14. Covid 19 pandemic

The business has been affected by the Covid 19 pandemic and has continued to receive financial assistance from the Government Covid 19 loan scheme during the year.

### 15. Fixed Asset investments - Investment properties

During the year the company has re-categorised a freehold property as an investment property as the company's trading activities have ceased. There has been a valuation of investment properties by an independent valuer. In the opinion of the directors the market value of the property as at 28. 02.23 was that of £425,000(2022 £309,330).

### 16. Cessation of trading

The company ceased trading as a hotel in October 2021 and has since only been a UK property rental company.

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.