

Registered number: 10627766

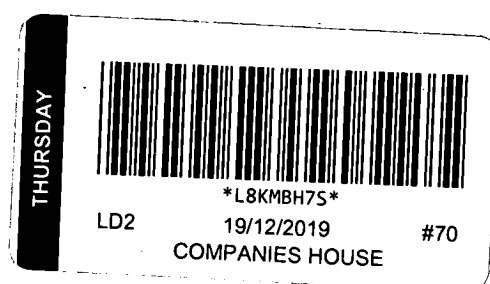
THE FARMHOUSE@REDCOATS LTD

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 MARCH 2019



THE FARMHOUSE@REDCOATS LTD
REGISTERED NUMBER: 10627766

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2019

	Note	2019 £	2018 £
Fixed assets			
Intangible assets	4	15,859	17,459
Tangible assets	5	3,908,919	3,052,596
		<u>3,924,778</u>	<u>3,070,055</u>
Current assets			
Stocks		25,318	23,998
Debtors: amounts falling due within one year	6	75,178	185,901
Cash at bank and in hand		75,907	235,333
		<u>176,403</u>	<u>445,232</u>
Creditors: amounts falling due within one year	7	(2,653,915)	(448,727)
Net current liabilities		<u>(2,477,512)</u>	<u>(3,495)</u>
Total assets less current liabilities		<u>1,447,266</u>	<u>3,066,560</u>
Creditors: amounts falling due after more than one year	8	(1,038,717)	(3,362,338)
Net assets/(liabilities)		<u><u>408,549</u></u>	<u><u>(295,778)</u></u>
Capital and reserves			
Called up share capital		880	880
Share premium account		208,970	208,970
Profit and loss account		198,699	(505,628)
		<u><u>408,549</u></u>	<u><u>(295,778)</u></u>

THE FARMHOUSE@REDCOATS LTD
REGISTERED NUMBER: 10627766

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 MARCH 2019

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



.....
Owen Clifford Nye
Director

Date: 17/12/19

The notes on pages 3 to 9 form part of these financial statements.

THE FARMHOUSE@REDCOATS LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019

1. General information

The Farmhouse@Redcoats Limited is a private company limited by shares incorporated in England and Wales. The company's principal place of business is The Farmhouse at Redcoats, Redcoats Green, Hitchin, Hertfordshire SG4 7JR.

The financial statements are presented in Sterling (£).

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Revenue consists mainly of food, beverages, accommodation and venue hire provided to customers and is recognised at the point of sale or over the period that accommodation is made available for occupation.

2.3 Interest income

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

2.4 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.5 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

THE FARMHOUSE@REDCOATS LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019

2. Accounting policies (continued)

2.6 Intangible assets

Goodwill

Goodwill represents the difference between amounts paid on the cost of a business combination and the acquirer's interest in the fair value of its identifiable assets and liabilities of the acquiree at the date of acquisition. Subsequent to initial recognition, goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is amortised on a straight line basis to the Statement of Comprehensive Income over its useful economic life. The directors have estimated this to be 20 years based on expected future income streams.

2.7 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

The Company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the Company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

The directors have elected not to recognise depreciation on freehold property and improvements as the residual value of the freehold properties is greater than the carrying value and the useful economic life of these assets are considered sufficiently long as to make any resulting depreciation charge immaterial to the accounts.

Land is not depreciated. Depreciation on other assets is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant and machinery	- 10% straight line
Fixtures, fittings and equipment	- 20% / 33% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Comprehensive Income.

2.8 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell.

2.9 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

THE FARMHOUSE@REDCOATS LTD

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

2. Accounting policies (continued)

2.10 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.11 Creditors

Short term 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.

2.12 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

3. Employees

The Company has no employees other than the directors, who did not receive any remuneration (2018 - £NIL).

The average monthly number of employees, including directors, during the year was 0 (2018 - 0).

4. Intangible assets

	Goodwill £
Cost	
At 1 April 2018	17,459
At 31 March 2019	17,459
Amortisation	
Charge for the year	1,600
At 31 March 2019	1,600
Net book value	
At 31 March 2019	15,859

THE FARMHOUSE@REDCOATS LTD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

5. Tangible fixed assets

	Freehold property £	Plant and machinery £	Fixtures fittings and equipment £	Total £
Cost or valuation				
At 1 April 2018	2,836,542	-	253,589	3,090,131
Additions	310,527	422,267	264,277	997,071
At 31 March 2019	3,147,069	422,267	517,866	4,087,202
Depreciation				
At 1 April 2018	-	-	37,535	37,535
Charge for the year on owned assets	-	38,610	102,138	140,748
At 31 March 2019	-	38,610	139,673	178,283
Net book value				
At 31 March 2019	3,147,069	383,657	378,193	3,908,919

6. Debtors

	2019 £	2018 £
Trade debtors	13,673	3,043
Other debtors	30,347	107,733
Prepayments and accrued income	31,158	75,125
	75,178	185,901

THE FARMHOUSE@REDCOATS LTD

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

7. Creditors: Amounts falling due within one year

	2019 £	2018 £
Other loans	2,031,822	55,010
Trade creditors	121,402	214,264
Amounts owed to group undertakings	20,985	-
Other taxation and social security	29,201	-
Other creditors	395,275	166,372
Accruals and deferred income	55,230	13,081
	<u>2,653,915</u>	<u>448,727</u>

8. Creditors: Amounts falling due after more than one year

	2019 £	2018 £
Debentures loans	285,000	250,000
Other loans	753,717	3,112,338
	<u>1,038,717</u>	<u>3,362,338</u>

THE FARMHOUSE@REDCOATS LTD

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

9. Loans

Analysis of the maturity of loans is given below:

	2019 £	2018 £
Amounts falling due within one year		
Other loans	2,031,822	55,010
	<u>2,031,822</u>	<u>55,010</u>
Amounts falling due 1-2 years		
Other loans	-	1,970,367
	<u>-</u>	<u>1,970,367</u>
Amounts falling due 2-5 years		
Other loans	753,717	1,141,971
Debenture loans	285,000	250,000
	<u>1,038,717</u>	<u>1,391,971</u>
	<u>3,070,539</u>	<u>3,417,348</u>

Included in other loans is £2,027,119 (2018: £2,009,819) secured by fixed and floating charge over the assets of the company.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

10. Related party transactions

Anglian Country Inns

Anglian Country Inns Limited ("ACI") is a private limited company in which the directors have a controlling interest.

ACI has provided loan funding to the company totalling £700,000, repayable after 5 years, bearing interest of 7.5% per annum. Interest charged on these loans during the year totalled £31,709. At the balance sheet date a total of £753,717 (2018: £372,008) was outstanding within creditors due in more than one year.

ACI invoiced the company in respect of recharged costs and management services to the company totalling £1,794,069. At the balance sheet date, creditors due in less than one year included £137,820 (2018: £261,206) in respect of ACI.

N & P Windows Limited

N & P Windows Limited ("N&P") is a private limited company in which a director has a controlling interest. During the period ended 31 March 2018 N&P provided a loan of £750,000, repayable after 5 years, bearing interest of 3% per annum. On 28 March 2019 the company waived its right to debt totalling £1,036,356, including £769,382 in respect of a formal loan, included accrued interest receivable. The resulting gain has been recognised in Other finance income in the Statement of Comprehensive Income. At the balance sheet date a total of £nil (2018: £769,963) was outstanding within creditors due in more than one year.

During the year N&P invoiced the company in respect of work undertaken totalling £612,666 (2018: £953,391). At the balance sheet date, creditors due in less than one year included £4,584 (2018: £nil) in respect of N&P.

Transactions with directors

One director provided £25,000 in unsecured loan notes to the company in February 2017. Such loan notes bear interest at 7%. At the balance sheet date, the amount outstanding in respect to these loan notes, including accrued interest, was £25,432 (2018: £26,563) disclosed within debenture loans. Interest payable in respect of these loan notes totalled £1,750 (2018: £1,563).

11. Post balance sheet events

In October 2019 the company obtained new secured loan financing which allowed the company's existing secured loans in place at the balance sheet date to be repaid.