

COMPANY REGISTRATION NUMBER: SC109614

**Spey Valley Hire Centre Limited**  
**Filleted Unaudited Financial Statements**  
**31 January 2022**

# **Spey Valley Hire Centre Limited**

## **Report to the Board of Directors on the Preparation of the Unaudited Statutory Financial Statements of Spey Valley Hire Centre Limited**

### **Year ended 31 January 2022**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Spey Valley Hire Centre Limited for the year ended 31 January 2022, which comprise the statement of financial position 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 ICAS, we are subject to its ethical and other professional requirements which are detailed at [www.icas.com/accountspreparationguidance](http://www.icas.com/accountspreparationguidance). This report is made solely to the Board of Directors of Spey Valley Hire Centre Limited, as a body. Our work has been undertaken solely to prepare for your approval the financial statements of Spey Valley Hire Centre Limited and state those matters that we have agreed to state to you, as a body, in this report in accordance with the requirements of ICAS as detailed at [www.icas.com/accountspreparationguidance](http://www.icas.com/accountspreparationguidance). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Spey Valley Hire Centre Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Spey Valley Hire Centre 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 Spey Valley Hire Centre Limited. You consider that Spey Valley Hire Centre 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 Spey Valley Hire Centre 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.

RITSONS Chartered accountants  
103 High Street ELGIN IV30 1EB  
25 October 2022

# Spey Valley Hire Centre Limited

## Statement of Financial Position

31 January 2022

		2022	2021
	Note	£	£
<b>Fixed assets</b>			
Tangible assets	5	5,495,252	4,557,716
Investments	6	5,000	5,000
		<u>5,500,252</u>	<u>4,562,716</u>
<b>Current assets</b>			
Stocks		91,102	473,547
Debtors	7	145,482	440,206
Cash at bank and in hand		1,773,660	732,127
		<u>2,010,244</u>	<u>1,645,880</u>
<b>Creditors: amounts falling due within one year</b>	8	865,948	615,138
<b>Net current assets</b>		<u>1,144,296</u>	<u>1,030,742</u>
<b>Total assets less current liabilities</b>		<u>6,644,548</u>	<u>5,593,458</u>
<b>Creditors: amounts falling due after more than one year</b>	9	478,023	738,817
<b>Provisions</b>			
Taxation including deferred tax		222,905	164,653
<b>Net assets</b>		<u>5,943,620</u>	<u>4,689,988</u>

# Spey Valley Hire Centre Limited

## Statement of Financial Position *(continued)*

**31 January 2022**

	2022	2021
Note	£	£
<b>Capital and reserves</b>		
Called up share capital	33,600	33,600
Revaluation reserve	1,114,028	808,836
Profit and loss account	4,795,992	3,847,552
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<b>Shareholders funds</b>	<b>5,943,620</b>	<b>4,689,988</b>
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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 income statement has not been delivered.

For the year ending 31 January 2022 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 were approved by the board of directors and authorised for issue on 21 October 2022 , and are signed on behalf of the board by:

Mr B F MacDonald

Director

Company registration number: SC109614

# **Spey Valley Hire Centre Limited**

## **Notes to the Financial Statements**

### **Year ended 31 January 2022**

#### **1. General information**

The company is a private company limited by shares, registered in Scotland. The address of the registered office is Unit 3 Myrtlefield, Aviemore, Inverness-shire, PH22 1SD.

#### **2. Statement of compliance**

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the 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.

##### **Going concern**

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Included within their going concern review the directors have considered the impact that the COVID-19 pandemic has had and determined that there has not been a significant impact on the operations of the company.

##### **Revenue recognition**

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods supplied and services rendered, stated net of discounts and of Value Added Tax.

##### **Income tax**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, 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.

**Tangible assets**

Tangible assets are initially recorded at cost, and 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 equity, 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 equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity 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:

Heritable Property	-	2% straight line
Plant & Machinery	-	15% reducing balance
Fixtures & Fittings	-	15% reducing balance
Motor Vehicles	-	25% reducing balance

Computer Equipment	-	20 % straight line
Containers	-	10% straight line with a 40% residual value

### **Investment property**

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure. Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

### **Investments**

Investments are measured at fair value with changes in fair value being recognised in the income statement. Deferred tax is recognised where appropriate on these gains at the rate expected to apply when the investment is sold.

### **Stocks**

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stock to its present location and condition.

### **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.



**Financial instruments**

The following assets and liabilities are classified as financial instruments - bank, trade debtors, trade creditors, bank loans, directors' loans to the company. Cash and cash equivalents in the statement of financial position comprise cash at bank and in hand held on demand. Trade debtors and creditors are measured at the undiscounted amounts receivable from the customer or payable to a supplier, which is normally the invoiced price. Trade debtors are assessed at the end of each reporting period for the objective evidence of impairment. If such evidence is found, an impairment loss is recognised in the statement of income and retained earnings. Loans received from a bank at the market rate of interest are recognised at the amount of cash received from the bank, less separately incurred transaction costs. Investments in equity shares which are not publicly traded and where the fair value of the shares cannot be measured reliably are initially measured at cost, including transaction costs. The investment is not measured except where impairment has been identified.

**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 as a finance cost in profit or loss in the period in which it arises.

**4. Employee numbers**

The average number of persons employed by the company during the year amounted to 18 (2021: 22 ).

## 5. Tangible assets

	Land and buildings £	Plant and machinery £	Fixtures, fittings and equipment £	Motor vehicles £	Containers £	Total £
<b>Cost or valuation</b>						
At 1 Feb 2021	4,479,383	142,102	124,434	401,423	80,758	<b>5,228,100</b>
Additions	969,926	25,713	18,860	61,634	–	<b>1,076,133</b>
Disposals	–	( 114,703)	( 108,657)	( 389,791)	( 44,008)	<b>( 657,159)</b>
Revaluations	138,362	–	–	–	–	<b>138,362</b>
Transfers	(1)	–	–	–	–	<b>(1)</b>
<b>At 31 Jan 2022</b>	<b>5,587,670</b>	<b>53,112</b>	<b>34,637</b>	<b>73,266</b>	<b>36,750</b>	<b>5,785,435</b>
<b>Depreciation</b>						
At 1 Feb 2021	344,441	75,594	79,549	142,915	27,885	<b>670,384</b>
Charge for the year	32,574	7,627	5,604	43,863	3,390	<b>93,058</b>
Disposals	–	( 50,143)	( 67,085)	( 172,255)	( 20,509)	<b>( 309,992)</b>
Revaluations	( 163,267)	–	–	–	–	<b>( 163,267)</b>
<b>At 31 Jan 2022</b>	<b>213,748</b>	<b>33,078</b>	<b>18,068</b>	<b>14,523</b>	<b>10,766</b>	<b>290,183</b>
<b>Carrying amount</b>						
<b>At 31 Jan 2022</b>	<b>5,373,922</b>	<b>20,034</b>	<b>16,569</b>	<b>58,743</b>	<b>25,984</b>	<b>5,495,252</b>
At 31 Jan 2021	4,134,942	66,508	44,885	258,508	52,873	4,557,716

Included within the above is investment property as follows:

	£
At 1 February 2021	<b>2,465,978</b>
Additions	<b>14,174</b>
Transfers from tangible assets	<b>850,000</b>
<b>At 31 January 2022</b>	<b>3,330,152</b>

Investment Property at 31 January 2021 included Units 16A, 16 to 18 and 19 to 20 Dalfaber. On 31 July 2021 the property at 1 and 4A Dalfaber ceased to be used as a trading asset and has therefore, been transferred to Investment Property. The property at 1 and 4A Dalfaber has been valued by the directors based on their view of the fair value and economic climate. It is their judgement that the fair value at 31 July 2021 and 31 January 2022 is £850,000. The land at Plot 20 was revalued 19 June 2014 at £85,000. Costs of £11,376 were incurred for Plot 20 during the year. Units 16 to 18 Dalfaber were previously held under Heritable Property and were transferred to Investment Property during the year to 31 January 2018. It was the directors' determination that the value of the transfer did not differ materially from the fair value of the property. The directors consider there to be no change in fair value at 31 January 2022. Costs of £1,100 were incurred on this property during the year to 31 January 2019 and £2,898 in this financial year to 31 January 2022. The valuations of the remaining investment properties were considered by the directors at 31 January 2022, based on their view as to the fair value and the economic climate. It is the directors' judgement that the fair value has not significantly changed since the prior financial period and so the valuation is unchanged.

### Tangible assets held at valuation

Freehold Property at 31 January 2021 consisted of Retail Units 1, 2 and 3 Myrtlefield along with Units 1 and 4A Dalfaber. During the current financial year the properties at Units 1 and 4a Dalfaber were transferred to Investment Property. On 31 July 2021 the trade operated from these premises was sold and the property subsequently let. Units 1, 2 and 3 Myrtlefield were revalued in June 2014: Units 1 and 2 at £430,000; Unit 3 at £520,000. During the previous year costs of £201,944 were incurred in respect of the development of Unit 3 Myrtlefield. In this current year a further £955,553 of costs were incurred. The directors are confident that the carrying values of these properties would not differ materially from what it would be were they to be valued on a fair basis at 31 January 2022.

In respect of tangible assets held at valuation, the aggregate cost, depreciation and comparable carrying amount that would have been recognised if the assets had been carried under the historical cost model are as follows:

	<b>Land and buildings £</b>
<b>At 31 January 2022</b>	
Aggregate cost	<b>2,097,481</b>
Aggregate depreciation	<b>(388,293)</b>
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<b>Carrying value</b>	<b>1,709,188</b>
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<b>At 31 January 2021</b>	
Aggregate cost	1,754,054
Aggregate depreciation	(481,978)
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Carrying value	1,272,076
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### 6. Investments

	<b>Other investments other than loans £</b>
<b>Cost</b>	
<b>At 1 February 2021 and 31 January 2022</b>	<b>5,000</b>
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<b>Impairment</b>	
<b>At 1 February 2021 and 31 January 2022</b>	<b>—</b>
	-----
<b>Carrying amount</b>	
<b>At 31 January 2022</b>	<b>5,000</b>
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<b>At 31 January 2021</b>	<b>5,000</b>
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Included within Fixed Asset Investments is £5,000 in respect of the purchase cost of shares in Home Hardware Direct, a buying group. The value of these shares would not differ significantly were they to be valued on a fair basis.

### 7. Debtors

	<b>2022 £</b>	<b>2021 £</b>
Trade debtors	<b>33,109</b>	373,885
Other debtors	<b>112,373</b>	66,321
	-----	-----
	<b>145,482</b>	440,206
	-----	-----

**8. Creditors: amounts falling due within one year**

	2022	2021
	£	£
Bank loans and overdrafts	46,302	81,473
Trade creditors	457,033	391,620
Corporation tax	273,034	95,240
Social security and other taxes	4,920	10,182
Other creditors	84,659	36,623
	865,948	615,138

**9. Creditors: amounts falling due after more than one year**

	2022	2021
	£	£
Bank loans and overdrafts	478,023	738,817

Included within creditors: amounts falling due after more than one year is an amount of £292,816 (2021: £352,485) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

The amounts due over 5 years represents the balance outstanding on a bank loan. This loan is being repaid on a monthly basis at an interest rate of 3%.

**10. Security**

The bank hold security over certain of the properties owned by the company.

**11. Related party transactions**

Dividends of £40,000 (£33,600 2021) were paid to the directors during the year. No further transactions were undertaken such as require to be disclosed.

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.