

REGISTERED NUMBER: 00744320 (England and Wales)

**REPORT OF THE DIRECTOR AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
FOR
COTTAGE FARMS (HORSMONDEN) LIMITED**

**CONTENTS OF THE FINANCIAL STATEMENTS
for the Year Ended 31 March 2023**

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COTTAGE FARMS (HORSMONDEN) LIMITED

COMPANY INFORMATION
for the Year Ended 31 March 2023

DIRECTOR: C Browning

REGISTERED OFFICE: Churn Lane
Horsmonden
Tonbridge
Kent
TN12 8HW

REGISTERED NUMBER: 00744320 (England and Wales)

ACCOUNTANTS: BSR Bespoke Chartered Accountants
Linden House
Linden Close
Tunbridge Wells
Kent
TN4 8HH

**REPORT OF THE DIRECTOR
for the Year Ended 31 March 2023**

The director presents his report with the financial statements of the company for the year ended 31 March 2023.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of fruit packing.

DIRECTOR

C Browning held office during the whole of the period from 1 April 2022 to the date of this report.

TRADING SUMMARY

The financial figures for the company are affected by an exceptional item of £555,784. This is a total of 4 years backdated rates - which the company appealed against. It has been recognised in full in the current year. Due to this exceptional item the business is showing a loss for the year. However the underlying figures, without this cost, are positive with a 19.9% increase in turnover and a net profit of 5.92%. The director therefore sees this as a strong trading year and a good platform to move forward into 2023/24.

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:

C Browning - Director

28 December 2023

COTTAGE FARMS (HORSMONDEN) LIMITED (REGISTERED NUMBER: 00744320)

BALANCE SHEET
31 March 2023

| | Notes | 31.3.23 £ | £ | 31.3.22 £ | £ |
|--|-------|------------------|-------------------------|------------------|-------------------------|
| FIXED ASSETS | | | | | |
| Tangible assets | 4 | | 7,675,629 | | 7,798,292 |
| Investments | 5 | | <u>255</u> | | <u>255</u> |
| | | | 7,675,884 | | 7,798,547 |
| CURRENT ASSETS | | | | | |
| Stocks | | 147,731 | | 170,747 | |
| Debtors | 6 | 1,276,798 | | 1,423,471 | |
| Cash at bank and in hand | | <u>2,712</u> | | <u>80,103</u> | |
| | | 1,427,241 | | 1,674,321 | |
| CREDITORS | | | | | |
| Amounts falling due within one year | 7 | <u>3,615,664</u> | | <u>3,420,575</u> | |
| NET CURRENT LIABILITIES | | | (2,188,423) | | (1,746,254) |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | | 5,487,461 | | 6,052,293 |
| CREDITORS | | | | | |
| Amounts falling due after more than one year | 8 | | (3,558,573) | | (3,858,811) |
| PROVISIONS FOR LIABILITIES | | | (285,934) | | (284,694) |
| NET ASSETS | | | <u>1,642,954</u> | | <u>1,908,788</u> |
| CAPITAL AND RESERVES | | | | | |
| Called up share capital | | | 30,000 | | 30,000 |
| Revaluation reserve | | | 65,703 | | 65,703 |
| Retained earnings | | | <u>1,547,251</u> | | <u>1,813,085</u> |
| SHAREHOLDERS' FUNDS | | | <u>1,642,954</u> | | <u>1,908,788</u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2023 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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 March 2023

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 Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 28 December 2023 and were signed by:

C Browning - Director

**NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 March 2023**

1. STATUTORY INFORMATION

Cottage Farms (Horsmonden) Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

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

Revenue is recognised when it is probable that future economic benefits will flow to the company from the provision of contracts and is measured as the fair value of consideration which the company expects to receive from those transactions.

Revenue is recognised from the provision of services as the value of services provided is delivered to the customer. Where the normal criteria for the recognition of revenue are not met or are varied, then revenue is recognised at the point when control has passed to the customer which could be when legal title has passed to the customer or when the business has a right to payment such as on delivery or when cash payment has been made to the company.

When the outcome of a services contract can be estimated reliably, contract revenue and associated expenditure are recognised by reference to the stage of completion of the contract at the reporting date. When the outcome of a services contract cannot be estimated reliably, contract revenue shall only be recognised to the extent of the amount of associated expenditure incurred and it is probable that the contract revenue will be recoverable.

Provision will be made for all losses arising from a services contract where it is probable that current and future contract expenditure exceeds contract revenue.

Revenue is recognised net of returns and of trade discounts and is shown exclusive 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.

| | |
|-----------------------------|--|
| Freehold land and buildings | - 2% on cost |
| Plant and machinery | - 25% on reducing balance, 15% on reducing balance, 10% on reducing balance and 5% on cost |

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Financial instruments

Basic financial instruments are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2023

2. ACCOUNTING POLICIES - continued

Taxation

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

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.

Defra grant income

The company was in receipt of a Grant totalling £1,169,666 subject to performance conditions over a five year period. The grant is being released to the profit and loss account on a straight line basis over this five year period in expectation of the performance conditions being met.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 101 (2022 - 30) .

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2023

4. TANGIBLE FIXED ASSETS

| | Freehold land and buildings £ | Short leasehold £ | Plant and machinery £ | Totals £ |
|-----------------------|--|-------------------------|-----------------------------|------------------|
| COST | | | | |
| At 1 April 2022 | 5,542,957 | - | 5,027,296 | 10,570,253 |
| Additions | - | 82,471 | 163,460 | 245,931 |
| Transfer to ownership | - | - | (1,131,435) | (1,131,435) |
| At 31 March 2023 | <u>5,542,957</u> | <u>82,471</u> | <u>4,059,321</u> | <u>9,684,749</u> |
| DEPRECIATION | | | | |
| At 1 April 2022 | 568,106 | - | 2,203,855 | 2,771,961 |
| Charge for year | 106,530 | 8,459 | 253,605 | 368,594 |
| Transfer to ownership | - | - | (1,131,435) | (1,131,435) |
| At 31 March 2023 | <u>674,636</u> | <u>8,459</u> | <u>1,326,025</u> | <u>2,009,120</u> |
| NET BOOK VALUE | | | | |
| At 31 March 2023 | <u>4,868,321</u> | <u>74,012</u> | <u>2,733,296</u> | <u>7,675,629</u> |
| At 31 March 2022 | <u>4,974,851</u> | <u>-</u> | <u>2,823,441</u> | <u>7,798,292</u> |

Included in cost of land and buildings is freehold land of £ 216,444 (2022 - £ 216,444) which is not depreciated.

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

| | Plant and machinery £ |
|-----------------------|-----------------------------|
| COST | |
| At 1 April 2022 | 1,131,435 |
| Transfer to ownership | <u>(1,131,435)</u> |
| At 31 March 2023 | <u>-</u> |
| DEPRECIATION | |
| At 1 April 2022 | 388,113 |
| Transfer to ownership | <u>(388,113)</u> |
| At 31 March 2023 | <u>-</u> |
| NET BOOK VALUE | |
| At 31 March 2023 | <u>-</u> |
| At 31 March 2022 | <u>743,322</u> |

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2023

5. FIXED ASSET INVESTMENTS

| | Other investme- nts £ |
|--------------------------------------|--|
| COST | |
| At 1 April 2022 and 31 March 2023 | <u>255</u> |
| NET BOOK VALUE | |
| At 31 March 2023 | <u>255</u> |
| At 31 March 2022 | <u>255</u> |

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 31.3.23 £ | 31.3.22 £ |
|--------------------------------|-------------------------|-------------------------|
| Trade debtors | 1,058,718 | 1,047,599 |
| Other debtors | - | 79,000 |
| Prepayments and accrued income | <u>218,080</u> | <u>296,872</u> |
| | <u>1,276,798</u> | <u>1,423,471</u> |

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 31.3.23 £ | 31.3.22 £ |
|--------------------------------------|-------------------------|-------------------------|
| Bank loans and overdrafts | 1,365,368 | 1,362,997 |
| Hire purchase contracts (see note 9) | - | 47,029 |
| Trade creditors | 805,238 | 1,111,263 |
| Social security and other taxes | 363,992 | 147,492 |
| Pensions | 48,408 | 5,257 |
| VAT | 479,306 | 191,359 |
| Other creditors | 133,458 | 102,244 |
| Director's loan account | 258,686 | 253,445 |
| Accruals and deferred income | <u>161,208</u> | <u>199,489</u> |
| | <u>3,615,664</u> | <u>3,420,575</u> |

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

| | 31.3.23 £ | 31.3.22 £ |
|--------------------------------|-------------------------|-------------------------|
| Bank loans - 1-2 years | 343,812 | 431,686 |
| Bank loans - 2-5 years | 831,271 | 907,618 |
| Bank loans more 5 yr by instal | 1,647,732 | 1,914,413 |
| Other creditors | 364,597 | - |
| Deferred government grants | <u>371,161</u> | <u>605,094</u> |
| | <u>3,558,573</u> | <u>3,858,811</u> |

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 March 2023

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued

| | 31.3.23 | 31.3.22 |
|--|-------------------------|------------------|
| | £ | £ |
| Amounts falling due in more than five years: | | |
| Repayable by instalments | | |
| Bank loans more 5 yr by instal | <u>1,647,732</u> | <u>1,914,413</u> |

9. LEASING AGREEMENTS

Minimum lease payments fall due as follows:

| | Hire purchase contracts | |
|----------------------------|--------------------------------|------------------|
| | 31.3.23 | 31.3.22 |
| | £ | £ |
| Net obligations repayable: | | |
| Within one year | <u>-</u> | <u>47,029</u> |
| | Non-cancellable | operating |
| | 31.3.23 | leases |
| | £ | £ |
| Within one year | 124,588 | 121,844 |
| Between one and five years | 138,844 | 201,782 |
| In more than five years | <u>52,540</u> | <u>25,039</u> |
| | <u>315,972</u> | <u>348,665</u> |

10. SECURED DEBTS

The following secured debts are included within creditors:

| | 31.3.23 | 31.3.22 |
|-----------|-------------------------|------------------|
| | £ | £ |
| Bank loan | <u>2,962,410</u> | <u>3,206,529</u> |

11. ULTIMATE CONTROLLING PARTY

The ultimate controlling party is C Browning.

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR
ON THE UNAUDITED FINANCIAL STATEMENTS OF
COTTAGE FARMS (HORSMONDEN) LIMITED**

The following reproduces the text of the report prepared for the director 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 Director 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 Cottage Farms (Horsmonden) Limited for the year ended 31 March 2023 which comprise the Income Statement, Balance Sheet, Statement of Changes in Equity 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 director of Cottage Farms (Horsmonden) Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Cottage Farms (Horsmonden) Limited and state those matters that we have agreed to state to the director of Cottage Farms (Horsmonden) Limited 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 Cottage Farms (Horsmonden) Limited and its director for our work or for this report.

It is your duty to ensure that Cottage Farms (Horsmonden) 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 loss of Cottage Farms (Horsmonden) Limited. You consider that Cottage Farms (Horsmonden) 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 Cottage Farms (Horsmonden) 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.

BSR Bespoke Chartered Accountants
Linden House
Linden Close
Tunbridge Wells
Kent
TN4 8HH

28 December 2023

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.