

FRIERN MANOR DAIRY FARM LIMITED

REPORT OF THE DIRECTORS AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2022

Keelings Limited
Chartered Tax Advisers and
Chartered Certified Accountants
Broad House
1 The Broadway
Old Hatfield
Herts
AL9 5BG

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FRIERN MANOR DAIRY FARM LIMITED

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FRIERN MANOR DAIRY FARM LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31ST MARCH 2022**

DIRECTORS:

M W Roberts
Mrs E J Burke
Mrs J M White
J C Poll
Mrs W J Hewitt
C D Burke
Mrs B M Mortimer

SECRETARY:

Mrs J M White

REGISTERED OFFICE:

Broad House
1 The Broadway
Old Hatfield
Herts
AL9 5BG

REGISTERED NUMBER:

00023812 (England and Wales)

AUDITORS:

Keelings Limited
Chartered Tax Advisers and
Chartered Certified Accountants
Broad House
1 The Broadway
Old Hatfield
Herts
AL9 5BG

SOLICITORS:

Messrs Debenhams Ottaway
48 Watling Street
Radlett
Herts
WD7 7NN

FRIERN MANOR DAIRY FARM LIMITED (REGISTERED NUMBER: 00023812)

**STATEMENT OF FINANCIAL POSITION
31ST MARCH 2022**

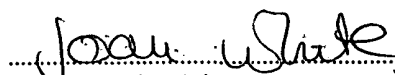
		2022	2021
	Notes	£	£
FIXED ASSETS			
Investments	6	3,848,197	3,655,820
Investment properties	7	<u>7,350,000</u>	<u>5,497,000</u>
		11,198,197	9,152,820
CURRENT ASSETS			
Debtors	8	139,046	85,271
Cash at bank		<u>884,029</u>	<u>449,594</u>
		1,023,075	534,865
CREDITORS			
Amounts falling due within one year	9	<u>241,507</u>	<u>245,122</u>
NET CURRENT ASSETS		<u>781,568</u>	<u>289,743</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		11,979,765	9,442,563
PROVISIONS FOR LIABILITIES	10	<u>1,715,188</u>	<u>994,293</u>
NET ASSETS		<u>10,264,577</u>	<u>8,448,270</u>
CAPITAL AND RESERVES			
Called up share capital	11	24,795	24,795
Share premium	12	26,673	26,673
Capital redemption reserve	12	1,051	1,051
Realised capital	12	-	1,773,836
Property Reserve	12	193,000	203,000
Retained earnings	12	3,351,803	1,823,151
Non-distributable Reserve	12	<u>6,667,255</u>	<u>4,595,764</u>
SHAREHOLDERS' FUNDS		<u>10,264,577</u>	<u>8,448,270</u>

The profit and loss account and directors report has not been delivered to the Registrar of Companies in accordance with the special provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors on 4th October 2022 and were signed on its behalf by:



M W Roberts - Director



Mrs J M White - Director

The notes form part of these financial statements

FRIERN MANOR DAIRY FARM LIMITED

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31ST MARCH 2022**

	Notes	2022 £	2021 £
Cash flows from operating activities			
Cash generated from operations		153,829	227,128
Taxation paid		<u>(34,747)</u>	<u>(43,286)</u>
		<u>119,082</u>	<u>183,842</u>
Cash flows from investing activities			
Purchase of fixed asset investments		(256,195)	(296,188)
Proceeds of sale of investments		1,152,848	348,563
Interest received		337	530
Dividends received		<u>137,418</u>	<u>115,814</u>
Net cash from investing activities		<u>1,034,408</u>	<u>(168,719)</u>
Cash flows from financing activities			
Equity dividends paid		<u>(719,055)</u>	<u>(126,455)</u>
Increase in cash and cash equivalents		434,435	226,106
Cash and cash equivalents at beginning of year	3	449,594	223,488
		<hr/>	<hr/>
Cash and cash equivalents at end of year	3	<u>884,029</u>	<u>449,594</u>

The notes form part of these financial statements

FRIERN MANOR DAIRY FARM LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2022

1. STATEMENT OF COMPLIANCE

Friern Manor Dairy Farm Limited is limited company incorporated in England. The Registered Office is Broad House, 1 The Broadway, Old Hatfield, Hertfordshire, AL9 5BG.

The Company's financial statements have been prepared in compliance with FRS 102 as it applies to the financial statements of the Company for the year ended 31 March 2022.

The Company transitioned from previously extant UK GAAP to FRS 102 as at 1 April 2014.

2. STATUTORY INFORMATION

Friern Manor Dairy Farm 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.

3. 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" and the Companies Act 2006.

The financial statements of Friern Manor Dairy Farm Limited were approved by the Board of Directors on 4th October 2022. The financial statements are prepared in sterling which is the functional currency of the company.

Significant judgements and estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the financial position date and the amounts reported for revenue and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Revaluation of investment properties

The company carries its investment property at fair value, with changes in fair value being recognised in profit or loss. The company engaged independent valuation specialists to determine fair value at 31 March 2022, but the directors have undertaken their own valuation assessments at 31st March 2019, 31st March 2020 and 31st March 2021.

The independent valuer provided an assessment of the fair value for each of the properties as set out in Valuations Practice Statement (VPS) 4 of the RICS Valuation – Global Standards 2018 as follows: "The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."

The determined fair value of the investment properties is most sensitive to the estimated yield as well as the long term vacancy rate. The key assumptions used to determine the fair value of investment properties are further explained in note 7.

Turnover

Turnover represents rents received and receivable in the year from properties within the United Kingdom. Pre-tax profitability is derived from this source, together with investment income, interest and realised/unrealised gains, after deduction of administrative expenses.

Investment properties

Investment properties are accounted for as follows:

- (i) Investment properties are initially recognised at cost which includes purchase cost and any directly attributable expenditure;
- (ii) Investment properties whose fair value can be measured reliably are measured at fair value. The surplus or deficit on revaluation is recognised in the statement of comprehensive income.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST MARCH 2022

3. ACCOUNTING POLICIES - continued

Deferred tax

Deferred taxation is accounted for on all fair value re-measurements and on all fair value adjustments arising on quoted investments and investment properties, together with all timing differences which are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements, except that unrelieved tax losses and other deferred tax assets are recognised only to the extent that the directors consider that it probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the financial position date.

Capital reserve

Realised gains and losses on disposals of investments and properties, net of attributable taxation, are transferred to/(from) capital reserve after inclusion in the statement of comprehensive income.

Equity investments

Equity investments are recognised at fair value which is, initially, normally the transaction price. Subsequently, they are measured at fair value through the statement of comprehensive income except for those equity investments that are not publicly traded and whose fair value cannot otherwise be measured reliably which are recognised at cost less impairment until a reliable measure of fair value becomes available.

If a reliable measure of fair value is no longer available, the equity instrument's fair value on the last date the instrument was reliably measurable is treated as the cost of the instrument.

Cash and cash equivalents

Cash and cash equivalents in the Statement of Financial Position comprise cash at bank and in hand and cash at investment brokers client account.

4. NUMBER OF EMPLOYEES

The average monthly number of employees during the year was as follows:

2022	2021
<u>7</u>	<u>7</u>

5. TAXATION

Analysis of the tax charge

The tax charge on the profit on ordinary activities for the year was as follows:

	2022 £	2021 £
Current tax:		
UK corporation tax	46,300	35,002
Prior year adjustment	(680)	(255)
Deferred tax	<u>720,895</u>	<u>135,708</u>
Tax on profit on ordinary activities	<u>766,515</u>	<u>170,455</u>

FRIERN MANOR DAIRY FARM LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST MARCH 2022**

6. FIXED ASSET INVESTMENTS

	Listed investments £
FAIR VALUE	
At 1st April 2021	3,655,820
Additions	256,195
Disposals - Proceeds	(238,974)
-Valuation loss	(14,230)
Fair Value adjustment	<u>189,386</u>
At 31st March 2022	<u>3,848,197</u>
NET BOOK VALUE	
At 31st March 2022	<u>3,848,197</u>
At 31st March 2021	<u>3,655,820</u>

Market value of listed investments at 31st March 2022 - £3,848,197.

	2022		2021	
	Cost	Market Value	Cost	Market Value
	£	£	£	£
Unit and Investment Trust	1,081,973	1,780,051	1,130,747	1,721,032
Equities	<u>471,871</u>	<u>2,068,146</u>	<u>374,128</u>	<u>1,934,788</u>
	<u>1,553,844</u>	<u>3,848,197</u>	<u>1,516,078</u>	<u>3,655,820</u>

7. INVESTMENT PROPERTIES

	Total £
FAIR VALUE	
At 1 st April 2021	5,497,000
Additions at cost	-
Disposals	(750,000)
Enhancement in year	<u>2,603,000</u>
At 31 st March 2022	<u>7,350,000</u>
NET BOOK VALUE	
At 31st March 2022	<u>7,350,000</u>
At 31st March 2021	<u>5,497,000</u>

The investment properties have a historical cost of £1,306,387.

For the financial year to 31st March 2022, the 'fair value' assessment of the company's investment properties was undertaken independently by Jaggard Macland Chartered Surveyors (2021 – undertaken by directors)

FRIERN MANOR DAIRY FARM LIMITED**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST MARCH 2022****7. INVESTMENT PROPERTIES - continued**

The valuation report was prepared in accordance with the RICS Valuation - Global Standards January 2022, more commonly referred to as the RICS Red Book. Market value is defined by RICS Valuation – Global Standards January 2022 as “The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arms’ length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without”.

Valuations prepared have been carried out on the basis of the following assumptions:

- (i) That no deleterious or hazardous materials or techniques were used in the construction of the property, or have since been incorporated, other than those mentioned in this report;
- (ii) That good title can be shown and the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing;
- (iii) That the property and its value are unaffected by any matters which would be revealed by local authority searches and usual replies to enquiries, or by any statutory notice and that neither the property, nor its condition or use, or intended use, is or will be unlawful;
- (iv) That an inspection of those parts which have not been inspected would neither reveal material defects nor cause us to alter the valuation materially;
- (v) That no contaminative or potentially contaminative uses have ever been carried out on the property and that there is no potential for contamination of the subject property from past or present uses, other properties, or from any neighbouring properties;
- (vi) That the tenure details outlined above are correct.
- (vii) That all parts of the property have been constructed in accordance with planning permission and Building Regulations approvals.
- (viii) No allowance was made for any Capital gains Tax or any taxation liability that might arise upon a sale of the property;
- (ix) All valuations are exclusive of VAT and there has been no allowance made for any expenses or realisation.

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade Debtors	133,602	81,437
Sundry debtors and prepayments	<u>5,444</u>	<u>3,834</u>
	<u>139,046</u>	<u>85,271</u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Trade creditors	1,857	26,013
Corporation tax	46,300	35,002
VAT	15,402	15,601
Rent deposit	79,938	79,898
Accrued expenses	24,866	24,471
Prepaid rent	<u>73,144</u>	<u>64,132</u>
	<u>241,507</u>	<u>245,122</u>

FRIERN MANOR DAIRY FARM LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST MARCH 2022**

10. PROVISIONS FOR LIABILITIES

	2022 £	2021 £
Deferred tax	<u>1,715,188</u>	<u>994,293</u>
		Deferred tax £
Balance at 1st April 2021		994,293
Movement in year		<u>720,895</u>
Balance at 31st March 2022		<u>1,715,188</u>

Deferred taxation is recognised in the financial statements in respect of accelerated capital allowances and revaluation gains. It has been provided at corporation tax rates of 19% and 25%.

11. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2022 £	2021 £
49,590	Ordinary shares	50p	<u>24,795</u>	<u>24,795</u>

All ordinary shares rank equally in respect of voting, dividend and equity rights.

12. RESERVES

	At 1 st April 2021 £	Net Comprehensive Income 2022 £	Tax Rate Adjustment £	At 31 st March 2022 £
Share Premium	26,673	-	-	26,673
Capital Redemption Reserve	1,051	-	-	1,051
Realised Capital Reserve	1,773,836	-	(1,773,836)	-
Property Reserve	203,000	-	(10,000)	193,000
Retained Earnings	1,823,151	(255,184)	1,783,836	3,351,803
Non-distributable – Revaluation Reserve	4,595,764	2,071,491	-	6,667,255
	<u>8,423,475</u>	<u>1,816,307</u>	-	<u>10,239,782</u>

13. CONTINGENT LIABILITIES

There were no contingent liabilities at the financial position date.

14. CAPITAL COMMITMENTS

There were no authorised or contracted capital commitments at the financial position date.

15. CONTROL AND RELATED PARTY TRANSACTIONS

There is no controlling shareholder interest in the Company. Dividends were paid to directors and their immediate families during the year, according to their shareholdings, as follows.

	£
M W Roberts	27,623
Mrs E J Burke	24,186
Mrs J M White	36,178
J C Poll	5,133
Mrs W J Hewitt	36,178
C D Burke	44,964
Mrs B M Mortimer	26,927

FRIERN MANOR DAIRY FARM LIMITED

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST MARCH 2022**

16. APB ETHICAL STANDARD - PROVISIONS AVAILABLE FOR SMALLER ENTITIES

In common with many other businesses of our size and nature, we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

17. INDEPENDENT AUDITORS' REPORT

Although a directors' report was prepared in connection with the audit of the full annual accounts and directors' report, it has not been filed with this document.

The accounts of Friern Manor Dairy Farm Limited for the year ended 31st March 2022 included an unqualified audit opinion with no matters to which the auditors drew attention by way of emphasis. The details of the auditors are as follows:

Alfonso Del Basso (Senior Statutory Auditor)
for and on behalf of Keelings Limited
Registered Auditors
Chartered Tax Advisers and
Chartered Certified Accountants
Broad House
1 The Broadway
Old Hatfield
Herts
AL9 5BG