

**Unaudited Financial Statements for the Year Ended 31 March 2022**

**for**

**Deltabond Limited**

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for the Year Ended 31 March 2022**

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**Company Information  
for the Year Ended 31 March 2022**

**DIRECTORS:**

B A Langevad  
Mrs M L M Langevad  
Mrs C Hartman

**SECRETARY:**

Mrs M L M Langevad

**REGISTERED OFFICE:**

9 Acton Hill Mews  
Uxbridge Road  
London  
W3 9QN

**REGISTERED NUMBER:**

01454231 (England and Wales)

**Balance Sheet  
31 March 2022**

	Notes	31.3.22 £	£	31.3.21 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		13,542,662		12,648,548
<b>CURRENT ASSETS</b>					
Cash at bank and in hand		1,474,080		1,645,193	
<b>CREDITORS</b>					
Amounts falling due within one year	5	<u>574,583</u>		<u>556,422</u>	
<b>NET CURRENT ASSETS</b>			<u>899,497</u>		<u>1,088,771</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>14,442,159</u>		<u>13,737,319</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			81,700		81,700
Share premium			41,745		41,745
Revaluation reserve	6		12,296,539		11,456,539
Retained earnings			<u>2,022,175</u>		<u>2,157,335</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>14,442,159</u>		<u>13,737,319</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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 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 Board of Directors and authorised for issue on 22 December 2022 and were signed on its behalf by:

B A Langevad - Director

**Notes to the Financial Statements  
for the Year Ended 31 March 2022**

**1. STATUTORY INFORMATION**

Deltabond 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.

**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 as modified by the revaluation of certain assets.

**Turnover**

The turnover of the company represent net rents received from rental, sale proceeds and management of the company's freehold properties.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property	- not provided
Improvements to property	- 25% on cost
Plant and machinery	- 25% on reducing balance
Fixtures and fittings	- 25% on reducing balance

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2021 - 2) .

**4. TANGIBLE FIXED ASSETS**

**COST OR VALUATION**

At 1 April 2021

Additions

Revaluations

At 31 March 2022

**DEPRECIATION**

At 1 April 2021

Charge for year

At 31 March 2022

**NET BOOK VALUE**

At 31 March 2022

At 31 March 2021

	Freehold property £	Improvements to property £	Plant and machinery £
At 1 April 2021	12,360,000	581,077	432,272
Additions	-	168,334	-
Revaluations	840,000	-	-
At 31 March 2022	13,200,000	749,411	432,272
At 1 April 2021	-	311,523	419,635
Charge for year	-	109,472	3,159
At 31 March 2022	-	420,995	422,794
At 31 March 2022	13,200,000	328,416	9,478
At 31 March 2021	12,360,000	269,554	12,637

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2022**

**4. TANGIBLE FIXED ASSETS - continued**

	Fixtures and fittings £	Computer equipment £	Totals £
<b>COST OR VALUATION</b>			
At 1 April 2021	345,283	2,052	13,720,684
Additions	-	-	168,334
Revaluations	-	-	840,000
At 31 March 2022	345,283	2,052	14,729,018
<b>DEPRECIATION</b>			
At 1 April 2021	340,295	683	1,072,136
Charge for year	1,247	342	114,220
At 31 March 2022	341,542	1,025	1,186,356
<b>NET BOOK VALUE</b>			
At 31 March 2022	3,741	1,027	13,542,662
At 31 March 2021	4,988	1,369	12,648,548

The investment properties revaluation was undertaken by the directors, Mr B A Langevad and Mrs M L M Langevad. This revaluation was based on estate agents valuations of properties similar in size and condition within the vicinity of the properties.

Cost or valuation at 31 March 2022 is represented by:

	Freehold property £	Improvements to property £	Plant and machinery £
Valuation in 2017	900,000	-	-
Valuation in 2018	420,000	-	-
Valuation in 2019	394,000	-	-
Valuation in 2020	680,000	-	-
Valuation in 2021	360,000	-	-
Valuation in 2022	840,000	-	-
Cost	9,606,000	749,411	432,272
	13,200,000	749,411	432,272

  

	Fixtures and fittings £	Computer equipment £	Totals £
Valuation in 2017	-	-	900,000
Valuation in 2018	-	-	420,000
Valuation in 2019	-	-	394,000
Valuation in 2020	-	-	680,000
Valuation in 2021	-	-	360,000
Valuation in 2022	-	-	840,000
Cost	345,283	2,052	11,135,018
	345,283	2,052	14,729,018

**Notes to the Financial Statements - continued  
for the Year Ended 31 March 2022**

**4. TANGIBLE FIXED ASSETS - continued**

If investment properties had not been revalued they would have been included at the following historical cost:

	31.3.22	31.3.21
	£	£
Cost	<u>813,729</u>	<u>813,729</u>

Investment properties were valued on open market basis on 31 March 2012 by Mr B A Langevad and Mrs M L M Langevad .

**5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.3.22	31.3.21
	£	£
Tax	-	8,978
Other creditors	568,244	543,244
Directors' current accounts	819	-
Accrued expenses	<u>5,520</u>	<u>4,200</u>
	<u>574,583</u>	<u>556,422</u>

**6. RESERVES**

	Revaluation reserve
	£
At 1 April 2021	11,456,539
Revaluation reserve	<u>840,000</u>
At 31 March 2022	<u>12,296,539</u>

7.

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.