

**PINEHOUSE LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2023**

Cound & Co LLP
Chartered Accountants
1 Princes Court Royal Way
Loughborough
LE11 5XR

Pinehouse Limited
Financial Statements
For The Year Ended 31 July 2023

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Pinehouse Limited
Balance Sheet
As At 31 July 2023

Registered number: 01992271

		2023		2022	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	4		2,281		2,697
			2,281		2,697
CURRENT ASSETS					
Stocks	5	717,207		717,207	
Debtors	6	1,152		1,193	
Cash at bank and in hand		13,141		5,124	
		731,500		723,524	
Creditors: Amounts Falling Due Within One Year	7	(101,750)		(72,737)	
NET CURRENT ASSETS (LIABILITIES)			629,750		650,787
TOTAL ASSETS LESS CURRENT LIABILITIES			632,031		653,484
PROVISIONS FOR LIABILITIES					
Deferred Taxation			(434)		(492)
NET ASSETS			631,597		652,992
CAPITAL AND RESERVES					
Called up share capital	8		100		100
Profit and Loss Account			631,497		652,892
SHAREHOLDERS' FUNDS			631,597		652,992

Pinehouse Limited
Balance Sheet (continued)
As At 31 July 2023

For the year ending 31 July 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The member has not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Mr D Allen

Director

30th November 2023

The notes on pages 3 to 5 form part of these financial statements.

Pinehouse Limited
Notes to the Financial Statements
For The Year Ended 31 July 2023

1. General Information

Pinehouse Limited is a private company, limited by shares, incorporated in England & Wales, registered number 01992271. The registered office is 1 Princes Court, Royal Way, Loughborough, Leicestershire, LE11 5XR.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

2.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable excluding value added tax. Turnover includes revenue earned from the sale of properties and rental income.

2.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Plant & Equipment	15% pa reducing balance
Motor Vehicles	25% pa reducing balance
Office Equipment	15% pa reducing balance

2.4. Stocks and Work in Progress

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Work in progress in respect of developments in progress are included at site acquisition costs together with development costs incurred to the balance sheet date or at net realisable value if lower.

2.5. Taxation

Taxation expense represents the sum of the tax currently payable and deferred tax.

Deferred taxation is provided on the liability method to take account of timing differences between the treatment of certain items for accounts purposes and their treatment for tax purposes. Tax deferred or accelerated is accounted for in respect of all material timing differences to the extent that it is considered a net liability may crystallise.

3. Average Number of Employees

Average number of employees, including directors, during the year was 2 (2022: 2)

Pinehouse Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 July 2023

4. Tangible Assets

	Plant & Equipment	Motor Vehicles	Office Equipment	Total
	£	£	£	£
Cost				
As at 1 August 2022	18,124	150	1,791	20,065
As at 31 July 2023	18,124	150	1,791	20,065
Depreciation				
As at 1 August 2022	16,251	37	1,080	17,368
Provided during the period	281	28	107	416
As at 31 July 2023	16,532	65	1,187	17,784
Net Book Value				
As at 31 July 2023	1,592	85	604	2,281
As at 1 August 2022	1,873	113	711	2,697

5. Stocks

	2023	2022
	£	£
Materials	1,640	1,640
Work in progress	715,567	715,567
	<u>717,207</u>	<u>717,207</u>

6. Debtors

	2023	2022
	£	£
Due within one year		
Prepayments and accrued income	1,152	1,193
	<u>1,152</u>	<u>1,193</u>

7. Creditors: Amounts Falling Due Within One Year

	2023	2022
	£	£
Trade creditors	1,080	310
Corporation tax	7,418	6,513
Estate of Mr W Statt	85,792	58,792
Accruals and deferred income	6,417	6,417
Director's loan account	1,043	705
	<u>101,750</u>	<u>72,737</u>

Pinehouse Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 July 2023

8. Share Capital

	2023	2022
	£	£
Allotted, Called up and fully paid	100	100

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.