

Company Registration No. 02684045 (England and Wales)

H.I. LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 AUGUST 2022
PAGES FOR FILING WITH REGISTRAR

SOMERBYS LIMITED
CHARTERED ACCOUNTANTS
30 NELSON STREET
LEICESTER
LE1 7BA

H.I. LIMITED

CONTENTS

	Page
Balance sheet	1 - 2
Notes to the financial statements	3 - 8

H.I. LIMITED

BALANCE SHEET

AS AT 31 AUGUST 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Investment properties	4	16,215,402		15,951,985	
Investments	5		2		2
		<u>16,215,404</u>		<u>15,951,987</u>	
Current assets					
Debtors	6	2,386,689		2,662,218	
Cash at bank and in hand		<u>18,498</u>		<u>19,135</u>	
		2,405,187		2,681,353	
Creditors: amounts falling due within one year	7	<u>(571,146)</u>		<u>(1,043,895)</u>	
Net current assets		<u>1,834,041</u>		<u>1,637,458</u>	
Total assets less current liabilities		<u>18,049,445</u>		<u>17,589,445</u>	
Creditors: amounts falling due after more than one year	8	(6,108,715)		(6,086,006)	
Provisions for liabilities		<u>(566,412)</u>		<u>(543,329)</u>	
Net assets		<u>11,374,318</u>		<u>10,960,110</u>	
Capital and reserves					
Called up share capital	9	8,300		8,300	
Capital redemption reserve		<u>1,700</u>		<u>1,700</u>	
Non-distributable profits reserve	10	4,389,871		4,187,714	
Distributable profit and loss reserves		<u>6,974,447</u>		<u>6,762,396</u>	
Total equity		<u>11,374,318</u>		<u>10,960,110</u>	

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 August 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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.

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

H.I. LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 AUGUST 2022

The financial statements were approved by the board of directors and authorised for issue on 2 February 2023 and are signed on its behalf by:

Mr T.R. Hazelton

Director

Company Registration No. 02684045

H.I. LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 AUGUST 2022

1 Accounting policies

Company information

H.I. Limited is a private company limited by shares incorporated in England and Wales. The registered office is Estate Office, Rushton Hall, Rushton, Northamptonshire, NN14 1RR.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

1.2 Turnover

Turnover in respect of residential property sales is recognised on legal completion. Rent receivable is recognised on a straight line basis over the lease term.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and machinery	20% on cost per annum
Fixtures, fittings & equipment	50% on cost per annum

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

1.5 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

H.I. LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2022

1 Accounting policies

(Continued)

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

1.6 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

H.I. LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2022

1 Accounting policies

(Continued)

1.8 Taxation

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

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and 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. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.9 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2022 Number	2021 Number
Total	2	2

H.I. LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2022

3 Tangible fixed assets

	Plant and machinery etc
	£
Cost	
At 1 September 2021 and 31 August 2022	57,075
Depreciation and impairment	
At 1 September 2021 and 31 August 2022	57,075
Carrying amount	
At 31 August 2022	-
At 31 August 2021	-

4 Investment property

	2022 £
Fair value	
At 1 September 2021	15,951,985
Additions	988,285
Disposals	(950,109)
Revaluations	225,241
At 31 August 2022	16,215,402

The fair value of the investment properties were arrived at on the basis of a valuation carried out by the directors of the company. The valuations were made on an open market basis by reference to market evidence of transaction prices for similar properties.

If investment properties were stated on a historical cost basis rather than a fair value basis, they would have been included at £11,597,136 (2021- £11,327,790).

5 Fixed asset investments

	2022 £	2021 £
Investments	2	2

H.I. LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2022

5 Fixed asset investments (Continued)

Movements in fixed asset investments

Shares in group
undertakings
£

Cost or valuation

At 1 September 2021 & 31 August 2022

2

Carrying amount

At 31 August 2022

2

At 31 August 2021

2

6 Debtors

Amounts falling due within one year:

2022

£

2021

£

Trade debtors

47,728

53,804

Amounts owed by companies under common control

2,304,643

2,360,799

Other debtors

34,318

247,615

2,386,689

2,662,218

7 Creditors: amounts falling due within one year

2022

£

2021

£

Bank loans and overdrafts

294,160

280,160

Trade creditors

93,674

58,862

Corporation tax

72,314

73,264

Other creditors

110,998

631,609

571,146

1,043,895

Bank loans and overdrafts of £294,160 (2021 - £280,160) are secured by fixed and floating charges over the company's assets.

H.I. LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2022

8 Creditors: amounts falling due after more than one year

	2022 £	2021 £
Bank loans and overdrafts	6,108,715	6,066,605
Other creditors	-	19,401
	<u>6,108,715</u>	<u>6,086,006</u>

Bank loans and overdrafts amounting of £6,108,715 (2021 - £6,066,605) are secured by fixed and floating charges over the company's assets.

9 Called up share capital

	2022 Number	2021 Number	2022 £	2021 £
Ordinary share capital Issued and fully paid				
Ordinary 'A' shares of £1 each	5,230	5,230	5,230	5,230
Ordinary 'B' shares of £1 each	3,070	3,070	3,070	3,070
	<u>8,300</u>	<u>8,300</u>	<u>8,300</u>	<u>8,300</u>

10 Non-distributable profits reserve

	2022 £	2021 £
At the beginning of the year	4,187,714	3,910,052
Non distributable profits in the year	202,157	277,662
	<u>4,389,871</u>	<u>4,187,714</u>

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.