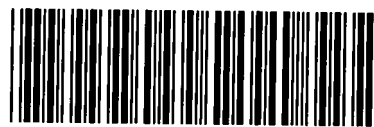


BURFORD GARDEN CENTRE LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JANUARY 2022

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COMPANIES HOUSE

BURFORD GARDEN CENTRE LIMITED

COMPANY INFORMATION

Directors	Mr N Johnson Mrs C L Johnson Mr P Gingell Ms M Cassens Mr G Sheldrake Ms E Day
Company secretary	Mr P Gingell
Registered number	02773151
Registered office	8 King Edward Street Oxford OX1 4HL
Trading Address	Shilton Road Burford Oxon OX18 4PA
Independent auditors	Wellers Accountants & Statutory Auditors 8 King Edward Street Oxford OX1 4HL
Bankers	Barclays Bank Plc 95 High Street Burford Oxon OX18 4QP
Solicitors	Bower & Bailey Willow House 2 Heynes Place Station Lane Witney Oxon OX28 4YN

BURFORD GARDEN CENTRE LIMITED

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BURFORD GARDEN CENTRE LIMITED

STRATEGIC REPORT FOR THE YEAR ENDED 31 JANUARY 2022

Introduction

The results and the financial position of the Company for the year to 31 January 2022 are shown in the attached accounts.

Business review

The principal activity of the company is the operation of a garden centre and associated retailing activities, from its premises in Burford, Oxfordshire. The garden centre sells a vast range of products and specialises in vintage goods, and also operates a cafe from its premises. The directors strategic plan is to continue to drive sales growth while maintaining margins and continue to enhance the profitability of the business.

The Directors consider that the trading performance during the year under review was well above expectations, with the company increasing an unprecedented increase in sale growth and in turn profits.

This growth is thought to have derived from a number of factors, being increase in demand as a result of individuals having more spending power, borne from limitations on spending during the Government lockdowns imposed. The fact that the business was allowed to remain open during the Government lockdown imposed within the year due to its nature as an essential store. The increased demand for gardening and home DIY, of which the business retails these types of goods.

At the end of the previous financial year, the UK was in its third lockdown in response to the Covid-19 coronavirus pandemic. However, due to the entity's status as an essential retailer they were allowed to open during this period, with the exclusion of the in-store cafe being operable. On 12 April 2021 the lockdown was eased to allow non-essential retail to open and outdoor hospitality, allowing the company to re-open their outdoor cafe. On 17 May 2021, indoor hospitality was once more allowed, resulting in the company reopening its indoor cafe to the public. Since this date there have been no restrictions on the operation of the premises, other than the compulsory wearing of facemasks, of which rulings have now eased.

The Directors consider that the business faces no specific risk in the forthcoming period other than the general risks associated with retail activities and those relating to wider economic trends. Where risks can be identified, they will be addressed and actions taken, where possible, to control them.

The Directors will continue to pursue their policy of ensuring the future growth of the business.

Financial key performance indicators

Turnover for the year was £18,068,692, a increase on last year of approximately 38.6% (2021: £13,034,376).

Overall gross profit increased to £7,601,565 (2021: 5,719,730), however, the gross profit margin did fall slightly to 42.1% from 43.9%.

Profit before tax amounted to £2,762,445 (2021: £2,041,357), being a 35.3% increase on last year.

The net asset position of the company has improved from £14,779,083 as at 31 January 2021 to £15,495,609 at 31 January 2022.

Other key performance indicators

The directors use other performance indicators when assessing the company's performance, such as monitoring of budgets and comparing to actual events, review of cash flow forecasts compared to actual cash generated, and analysing monthly management accounts to look at areas of the business where performance is not as expected.

BURFORD GARDEN CENTRE LIMITED

STRATEGIC REPORT (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2022

Principal risks and uncertainties

1. Market and competition risk

The Company competes with other garden centres and online retail. The Company manages this risk by maintaining a wide customer base and offering a wide product range to customers. There is enhanced focus to grow its e-commerce platform, with online retail experience very large growth over the last number of years.

2. Currency risk

The Company purchases some of its stock items in Euros. In order to manage the resultant currency risk the Company holds a Euro bank account. All of the Company's sales are currently denominated in Sterling.

3. Interest rate risk

The Company ensures it has sufficient cash resources available to cover any additional liabilities arising from interest rate rises. The Directors frequently monitor and review relevant interest rates in order to ensure that the Company is able to quickly respond to any sudden fluctuations.

4. Liquidity risk

The Company's policy is to finance working capital through retained earnings and bank borrowing at prevailing market interest rates. The Directors ensure that sufficient funds are available to meet amounts due and also negotiate extended credit terms with suppliers where necessary.

Bank loan interest is fixed and, as such, monthly repayments are not subject to change. The Company protects its liquidity by ensuring there are adequate funds available to meet repayments.

5. Weather

Due to the company's operations, the weather can heavily impact customer footfall and spend during cyclical seasonal events. In order to mitigate this risk, the company offers a very diverse range of products

6. Covid-19 - business risk

There is a risk that COVID-19 may still have an impact on operations, and this could have an adverse impact on the Company's financials. The Directors prepare monthly cashflow forecasts, budgets and management accounts, enabling them to monitor the Company's financials. It should also be noted that the directors consider any such risks associated with Covid-19 to be lower now than in previous periods.

This report was approved by the board and signed on its behalf.


.....
Mr P Gingell
Director

Date:

04/11/22

BURFORD GARDEN CENTRE LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 JANUARY 2022

The directors present their report and the financial statements for the year ended 31 January 2022.

Directors' responsibilities statement

The Directors are responsible for preparing the strategic report, the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Results and dividends

The profit for the year, after taxation, amounted to £2,196,737 (2021 - £1,656,659).

All dividends proposed in the year were approved by the Board and paid by the end of the reporting period. In total, dividends declared and paid in the year amounted to £836,000.

Directors

The directors who served during the year were:

Mr N Johnson
Mrs C L Johnson
Mr P Gingell
Ms M Cassens
Mr G Sheldrake
Ms E Day

Future developments

The company continues to achieve sales growth from its retail premises but recognises the need to grow its e-commerce platform. As such, there will be focus on website development to create an e-commerce platform to deliver the Buffo experience and drive sales growth.

BURFORD GARDEN CENTRE LIMITED

DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2022

Financial instruments

The Company's principal financial instruments comprise bank balances, bank overdrafts, trade receivables, trade payables and loans to the Company. The principal risks are detailed in the strategic report.

Disclosure of information to auditors

Each of the persons who are directors at the time when this directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

Post balance sheet events

Although now considered a much lower business risk, the Company continues to monitor the effects of Covid-19. As in previous periods, the Board of Directors considers Covid-19 to be a non-adjusting post balance sheet event.

There are no other significant subsequent events that need to be disclosed or reflected in the annual accounts.

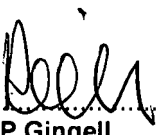
BURFORD GARDEN CENTRE LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JANUARY 2022**

Auditors

Under section 487(2) of the Companies Act 2006, Wellers will be deemed to have been reappointed as auditors 28 days after these financial statements were sent to members or 28 days after the latest date prescribed for filing the accounts with the registrar, whichever is earlier.

This report was approved by the board and signed on its behalf.


.....
Mr P Gingell
Director

Date: 04/11/22

BURFORD GARDEN CENTRE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE DIRECTORS OF BURFORD GARDEN CENTRE LIMITED

Opinion

We have audited the financial statements of Burford Garden Centre Limited (the 'Company') for the year ended 31 January 2022, which comprise the statement of comprehensive income, the statement of financial position, the statement of cash flows, the statement of changes in equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 January 2022 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

BURFORD GARDEN CENTRE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE DIRECTORS OF BURFORD GARDEN CENTRE LIMITED (CONTINUED)

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

BURFORD GARDEN CENTRE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE DIRECTORS OF BURFORD GARDEN CENTRE LIMITED (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Discussions were held with, and enquiries made of, management and those charged with governance with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements. During the engagement team briefing, the outcomes of these discussions and enquiries were shared with the team, as well as consideration as to where and how fraud may occur in the entity. The following laws and regulations were identified as being of significance to the entity:

- Those laws and regulations considered to have a direct effect on the financial statements include UK financial reporting standards, Company Law, Health & Safety regulations, Employment Law, Tax and Pensions legislation.

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of: inquiries of management and those charged with governance as to whether the entity complies with such laws and regulations; enquiries with the same concerning any actual or potential litigation or claims; inspection of relevant legal correspondence; review of board minutes; testing the appropriateness of entries in the nominal ledger, including journal entries; reviewing transactions around the end of the reporting period; and the performance of analytical procedures to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the entity's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

BURFORD GARDEN CENTRE LIMITED

**INDEPENDENT AUDITORS' REPORT TO THE DIRECTORS OF BURFORD GARDEN CENTRE LIMITED
(CONTINUED)**

Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



James Tillotson, FCA (senior statutory auditor)
for and on behalf of
Wellers
8 King Edward Street
Oxford
OX1 4HL

Date: 11 November 2022

BURFORD GARDEN CENTRE LIMITED

**STATEMENT OF COMPREHENSIVE INCOME INCORPORATING PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 JANUARY 2022**

	Note	2022 £	2021 £
Turnover	4	18,068,692	13,034,376
Cost of sales		(10,467,127)	(7,314,646)
Gross profit		7,601,565	5,719,730
Administrative expenses		(4,948,973)	(4,127,745)
Other operating income	5	222,517	548,437
Operating profit	7	2,875,109	2,140,422
Interest receivable and similar income	11	2,889	1,518
Interest payable and similar expenses	12	(115,553)	(100,583)
Profit before tax		2,762,445	2,041,357
Tax on profit	13	(565,708)	(384,698)
Profit for the financial year		2,196,737	1,656,659
Other comprehensive income for the year			
Depreciation of revalued assets		(4,528)	(2,927)
Deferred tax on revalued assets		(639,683)	1,337
Other comprehensive income for the year		(644,211)	(1,590)
Total comprehensive income for the year		1,552,526	1,655,069

The notes on pages 17 to 39 form part of these financial statements.

BURFORD GARDEN CENTRE LIMITED
REGISTERED NUMBER: 02773151

STATEMENT OF FINANCIAL POSITION
AS AT 31 JANUARY 2022


	Note	2022 £	2021 £
Fixed assets			
Tangible assets	15	20,492,539	20,003,597
Investments	16	294,602	294,602
		<u>20,787,141</u>	<u>20,298,199</u>
Current assets			
Stocks	17	3,599,443	2,207,684
Debtors: amounts falling due within one year	18	339,357	284,898
Cash at bank and in hand	19	1,330,037	1,417,792
		<u>5,268,837</u>	<u>3,910,374</u>
Creditors: amounts falling due within one year	20	(4,314,209)	(4,932,037)
Net current assets/(liabilities)		<u>954,628</u>	<u>(1,021,663)</u>
Total assets less current liabilities		<u>21,741,769</u>	<u>19,276,536</u>
Creditors: amounts falling due after more than one year	21	(3,490,761)	(2,425,886)
Provisions for liabilities			
Deferred tax	25	(2,755,399)	(2,071,567)
		<u>(2,755,399)</u>	<u>(2,071,567)</u>
Net assets		<u><u>15,495,609</u></u>	<u><u>14,779,083</u></u>
Capital and reserves			
Called up share capital	26	100,000	100,000
Revaluation reserve	27	10,713,168	11,357,379
Profit and loss account	27	4,682,441	3,321,704
		<u><u>15,495,609</u></u>	<u><u>14,779,083</u></u>

BURFORD GARDEN CENTRE LIMITED
REGISTERED NUMBER: 02773151

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 JANUARY 2022

The financial statements were approved and authorised for issue by the board and were signed on its behalf on

04/11/2022



.....
Mr P Gingell
Director



.....
Mr N Johnson
Director

The notes on pages 17 to 39 form part of these financial statements.

BURFORD GARDEN CENTRE LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 JANUARY 2022**

	Called up share capital £	Revaluation reserve £	Profit and loss account £	Total equity £
At 1 February 2021	100,000	11,357,379	3,321,704	14,779,083
Comprehensive income for the year				
Profit for the year	-	-	2,196,737	2,196,737
Depreciation of revalued assets	-	(4,528)	-	(4,528)
Deferred tax on revalued assets	-	(639,683)	-	(639,683)
Other comprehensive income for the year	-	(644,211)	-	(644,211)
Total comprehensive income for the year	-	(644,211)	2,196,737	1,552,526
Dividends: Equity capital	-	-	(836,000)	(836,000)
Total transactions with owners	-	-	(836,000)	(836,000)
At 31 January 2022	100,000	10,713,168	4,682,441	15,495,609

The notes on pages 17 to 39 form part of these financial statements.

BURFORD GARDEN CENTRE LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 JANUARY 2021**

	Called up share capital £	Revaluation reserve £	Profit and loss account £	Total equity £
At 1 February 2020	100,000	11,358,969	2,426,045	13,885,014
Comprehensive income for the year				
Profit for the year	-	-	1,656,659	1,656,659
Depreciation of revalued assets	-	(2,927)	-	(2,927)
Deferred tax on revalued assets	-	1,337	-	1,337
Other comprehensive income for the year	-	(1,590)	-	(1,590)
Total comprehensive income for the year	-	(1,590)	1,656,659	1,655,069
Dividends: Equity capital	-	-	(761,000)	(761,000)
Total transactions with owners	-	-	(761,000)	(761,000)
At 31 January 2021	100,000	11,357,379	3,321,704	14,779,083

The notes on pages 17 to 39 form part of these financial statements.

BURFORD GARDEN CENTRE LIMITED

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 JANUARY 2022**

	2022 £	2021 £
Cash flows from operating activities		
Profit for the financial year	2,196,737	1,656,659
Adjustments for:		
Depreciation of tangible assets	87,433	89,034
Interest paid	115,553	100,583
Interest received	(2,889)	(1,518)
Taxation charge	565,708	384,698
(Increase) in stocks	(1,391,758)	(268,474)
(Increase) in debtors	(54,459)	(100,973)
Increase in creditors	897,171	337,150
Corporation tax (paid)	(378,826)	(245,388)
Net cash generated from operating activities	2,034,670	1,951,771
Cash flows from investing activities		
Purchase of tangible fixed assets	(580,901)	(194,708)
Interest received	2,889	1,518
HP interest paid	(1,296)	(324)
Net cash from investing activities	(579,308)	(193,514)
Cash flows from financing activities		
New secured loans	-	1,447,001
Repayment of loans	(463,106)	-
Repayment of/new finance leases	(4,339)	30,144
Dividends paid	(836,000)	(761,000)
Interest paid	(114,257)	(100,259)
Net cash used in financing activities	(1,417,702)	615,886
Net increase in cash and cash equivalents	37,660	2,374,143
Cash and cash equivalents at beginning of year	1,292,377	(1,081,766)
Cash and cash equivalents at the end of year	1,330,037	1,292,377
Cash and cash equivalents at the end of year comprise:		
Cash at bank and in hand	1,330,037	1,417,792
Bank overdrafts	-	(125,415)
	1,330,037	1,292,377

BURFORD GARDEN CENTRE LIMITED

**ANALYSIS OF NET DEBT
FOR THE YEAR ENDED 31 JANUARY 2022**

	At 1 February 2021 £	Cash flows £	At 31 January 2022 £
Cash at bank and in hand	1,417,792	(87,755)	1,330,037
Bank overdrafts	(125,416)	125,416	-
Debt due after 1 year	(2,400,230)	(1,069,214)	(3,469,444)
Debt due within 1 year	(2,309,079)	1,773,286	(535,793)
Finance leases	(29,994)	4,338	(25,656)
	<u>(3,446,927)</u>	<u>746,071</u>	<u>(2,700,856)</u>

The notes on pages 17 to 39 form part of these financial statements.

BURFORD GARDEN CENTRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2022

1. General information

Burford Garden Centre Limited is a limited liability Company registered in England and Wales.

The registered address of the Company is 8 King Edward Street, Oxford, OX1 4HL and the principal place of business is Shilton Road, Burford, Oxfordshire, OX18 4PA.

The Company's registered number is 02773151.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

In preparing the financial statements, a rounding difference of £5 has been used, in accordance with Company policy and in line with the previous year.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Exemption from preparing consolidated financial statements

The Company is exempt from the requirement to prepare consolidated financial statements as all of its subsidiaries are required to be excluded from consolidation by section 402 of the Companies Act 2006.

2.3 Going concern

The Board of Directors of the Company is of the opinion that the accounts have been prepared on a going concern.

The Board of Directors has a reasonable expectation that the Company has adequate resources to continue its operations for a period of at least 12 months from the date that the financial statements are approved.

The key method for assessing going concern is through the business planning process which considers profitability, liquidity and solvency. The business planning process considers the Company's business activities, together with factors likely to affect its future development, successful performance and position, and key risks in the current economic climate. These plans have been updated to take into consideration the current information available in respect of the Covid-19 pandemic and Brexit.

BURFORD GARDEN CENTRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2022

2. Accounting policies (continued)

2.4 Foreign currency translation

Functional and presentation currency

The Company's functional and presentational currency is GBP.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the statement of comprehensive income within 'finance income or costs'. All other foreign exchange gains and losses are presented in profit or loss within 'other operating income'.

2.5 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Sale of goods

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the Company has transferred the significant risks and rewards of ownership to the buyer;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

BURFORD GARDEN CENTRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2022

2. Accounting policies (continued)

2.6 Operating leases: the Company as lessor

Rental income from operating leases is credited to profit or loss on a straight line basis over the lease term.

Amounts paid and payable as an incentive to sign an operating lease are recognised as a reduction to income over the lease term on a straight line basis, unless another systematic basis is representative of the time pattern over which the lessor's benefit from the leased asset is diminished.

2.7 Operating leases: the Company as lessee

Rentals paid under operating leases are charged to profit or loss on a straight-line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight-line basis over the lease term, unless another systematic basis is representative of the time pattern of the lessee's benefit from the use of the leased asset.

2.8 Leased assets: the Company as lessee

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to profit or loss so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

2.9 Government grants

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the statement of comprehensive income in the same period as the related expenditure.

2.10 Interest income

Interest income is recognised in profit or loss using the effective interest method.

2.11 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.12 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

BURFORD GARDEN CENTRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2022

2. Accounting policies (continued)

2.13 Pensions

The Company contributes to a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the statement of financial position. The assets of the plan are held separately from the Company in independently administered funds.

2.14 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.15 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

The Company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the Company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

BURFORD GARDEN CENTRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2022

2. Accounting policies (continued)

2.15 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Freehold buildings	- 0.05% reducing balance
Plant and machinery	- 15% reducing balance
Motor vehicles	- 25% reducing balance
Computer equipment and website	- 20% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

2.16 Revaluation of tangible fixed assets

During the year ended 31 January 2015 the company took advantage of the transitional arrangements under FRS 102 to use a revaluation of its freehold property as its deemed cost moving forwards.

2.17 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.18 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a weighted average basis. Work in progress and finished goods include labour and attributable overheads.

At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

2.19 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

BURFORD GARDEN CENTRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2022

2. Accounting policies (continued)

2.20 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

In the statement of cash flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the Company's cash management.

2.21 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.22 Holiday pay accrual

A liability is recognised to the extent of any unused holiday pay entitlement which is accrued at the reporting date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the reporting date.

2.23 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the reporting date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the statement of financial position.

BURFORD GARDEN CENTRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2022

2. Accounting policies (continued)

2.24 Financial instruments

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is an 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.

2.25 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

BURFORD GARDEN CENTRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2022

3. Judgements in applying accounting policies and key sources of estimation uncertainty

Property, plant and equipment and intangible assets:

Property, plant and equipment and intangible assets are depreciated over their useful life taking into account, where appropriate, residual values. Assessment of useful lives and residual values are performed annually. In assessing the residual values, the remaining life of the asset, its projected disposal value and future market conditions are taken into account.

Inventory provisions:

Inventory provisions include obsolescence and write-downs and represent the expected write-down between the estimated net realisable value and the original cost. Net realisable value represents the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution. The requirement for inventory provisions is assessed by reviewing the aged stock listing, together with the slow moving stock reports and post balance sheet date sales reports, to identify any particular stock items that would have been expected to sell through. As the Company specialises in one off antiques, art-work and vintage pieces, significant judgment is required on the turnover cycle of these particular stock lines.

4. Turnover

The amount included in turnover is wholly attributable to retail sales.

All turnover arose within the United Kingdom.

5. Other operating income

	2022 £	2021 £
Other operating income	60,250	41,160
Net rents receivable	66,569	53,406
CJRS grants	95,698	453,871
	<u>222,517</u>	<u>548,437</u>

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

6. Government grants and assistance

The company received government support through the reporting period as follows:

1. Coronavirus Job Retention Scheme Grants (CJRS Grants) - The Company received CJRS Grants throughout the reporting period totaling £95,968 (2021: £453,871). The grant income is recognised as other operating income through the profit or loss account.

2. Coronavirus Business Interruption Loan (CBIL) - The Company received a CBIL loan during the previous reporting period, totaling £1.5m. The Company has benefited from the business interruption payment period (interest free period) during the current reporting period, with an interest saving of approximately £9,561 (2021: £25,689).

7. Operating profit

The operating profit is stated after charging:

	2022	2021
	£	£
Exchange differences	15,496	16,741
Other operating lease rentals	73,799	77,771
	<u>73,799</u>	<u>77,771</u>

8. Auditors' remuneration

	2022	2021
	£	£
Fees payable to the Company's auditor and its associates for the audit of the Company's annual financial statements	10,000	10,000
	<u>10,000</u>	<u>10,000</u>

Fees payable to the Company's auditor and its associates in respect of:

All other services	39,036	43,136
	<u>39,036</u>	<u>43,136</u>

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

9. Employees

Staff costs, including directors' remuneration, were as follows:

	2022 £	2021 £
Wages and salaries	3,315,333	2,848,180
Social security costs	260,374	224,662
Cost of defined contribution scheme	90,489	72,145
	<u>3,666,196</u>	<u>3,144,987</u>

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

	2022 No.	2021 No.
Directors	6	6
Employees	171	175
	<u>177</u>	<u>181</u>

10. Directors' remuneration

	2022 £	2021 £
Directors' emoluments	769,555	621,600
Company contributions to defined contribution pension schemes	53,763	45,022
	<u>823,318</u>	<u>666,622</u>

During the year retirement benefits were accruing to 6 directors (2021 - 6) in respect of defined contribution pension schemes.

The highest paid director received remuneration of £254,234 (2021 - £248,283).

The value of the Company's contributions paid to a defined contribution pension scheme in respect of the highest paid director amounted to £12,120 (2021 - £3,687).

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

11. Interest receivable

	2022 £	2021 £
Other interest receivable	2,889	1,518
	2,889	1,518

12. Interest payable and similar expenses

	2022 £	2021 £
Bank interest payable	114,257	100,259
Finance leases and hire purchase contracts	1,296	324
	115,553	100,583

13. Taxation

	2022 £	2021 £
Corporation tax		
Current tax on profits for the year	521,496	378,826
Adjustments in respect of previous periods	63	-
	521,559	378,826
Total current tax	521,559	378,826
Deferred tax		
Origination and reversal of timing differences	44,149	5,872
Total deferred tax	44,149	5,872
Taxation on profit on ordinary activities	565,708	384,698

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

13. Taxation (continued)

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2021 - *lower than*) the standard rate of corporation tax in the UK of 19% (2021 - 19%). The differences are explained below:

	2022 £	2021 £
Profit on ordinary activities before tax	<u>2,762,445</u>	<u>2,041,357</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2021 - 19%)	524,865	387,858
Effects of:		
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	2,041	48
Capital allowances for year in excess of depreciation	(25,859)	(15,003)
Other timing differences leading to an increase (decrease) in taxation	20,512	5,923
Changes in provisions leading to an increase (decrease) in the tax charge	44,149	5,872
Total tax charge for the year	<u><u>565,708</u></u>	<u><u>384,698</u></u>

Factors that may affect future tax charges

On 1 April 2023 it is expected that the corporation tax rate is going to change from 19% to 25%.

14. Dividends

	2022 £	2021 £
Dividends	836,000	761,000
	<u><u>836,000</u></u>	<u><u>761,000</u></u>

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

15. Tangible fixed assets

	Freehold property £	Plant & machinery £	Motor vehicles £	Other fixed assets £	Total £
Cost or valuation					
At 1 February 2021	19,664,596	1,830,549	77,730	244,899	21,817,774
Additions	424,209	71,045	34,950	50,697	580,901
At 31 January 2022	20,088,805	1,901,594	112,680	295,596	22,398,675
Depreciation					
At 1 February 2021	48,092	1,492,016	42,417	231,650	1,814,175
Charge for the year on owned assets	7,035	72,428	1,444	11,054	91,961
At 31 January 2022	55,127	1,564,444	43,861	242,704	1,906,136
Net book value					
At 31 January 2022	20,033,678	337,150	68,819	52,892	20,492,539
At 31 January 2021	19,616,504	338,532	35,313	13,248	20,003,597

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

15. Tangible fixed assets (continued)

The net book value of land and buildings may be further analysed as follows:

	2022 £	2021 £
Freehold	20,033,678	19,616,503
	<u>20,033,678</u>	<u>19,616,503</u>

The net book value of assets held under finance leases or hire purchase contracts, included above, are as follows:

	2022 £	2021 £
Motor vehicles	24,093	33,112
	<u>24,093</u>	<u>33,112</u>

Cost or valuation at 31 January 2022 is as follows:

	Land and buildings £
At cost	6,692,748
At valuation:	
During the year ended 31 January 2015 the company took advantage of the transitional arrangements under FRS 102 to use a revaluation of its freehold property as its deemed cost moving forwards.	13,396,057
	<u>20,088,805</u>

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

	2022 £	2021 £
Cost	6,692,748	6,268,538
Accumulated depreciation	(55,128)	(48,093)
Net book value	<u>6,637,620</u>	<u>6,220,445</u>

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

16. Fixed asset investments

	Investments in subsidiary companies £	Unlisted investments £	Total £
Cost or valuation			
At 1 February 2021	274,602	20,000	294,602
At 31 January 2022	<u>274,602</u>	<u>20,000</u>	<u>294,602</u>

Subsidiary undertaking

The following was a subsidiary undertaking of the Company:

Name	Class of shares	Holding
Treasures of Tenbury Limited	Ordinary £1	95%
	-	-

The aggregate of the share capital and reserves as at 31 January 2022 and the profit or loss for the year ended on that date for the subsidiary undertaking were as follows:

Name	Aggregate of share capital and reserves	Profit/(Loss)
Treasures of Tenbury Limited	303,671	-

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

17. Stocks

	2022 £	2021 £
Prepaid stocks	29,754	93,363
Finished goods and goods for resale	3,569,689	2,114,321
	3,599,443	2,207,684

Stock recognised in cost of sales during the year as an expense was £9,653,652 (2021: £6,763,767).

18. Debtors

	2022 £	2021 £
Trade debtors	280,838	199,674
Other debtors	37,161	60,825
Prepayments and accrued income	21,358	24,399
	339,357	284,898

19. Cash and cash equivalents

	2022 £	2021 £
Cash at bank and in hand	1,330,037	1,417,792
Less: bank overdrafts	-	(125,416)
	1,330,037	1,292,376

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

20. Creditors: Amounts falling due within one year

	2022	2021
	£	£
Bank overdrafts	-	125,416
Bank loans	535,793	2,068,111
Trade creditors	1,976,987	1,008,660
Amounts owed to group undertakings	303,188	303,188
Corporation tax	521,496	378,763
Other taxation and social security	346,186	404,263
Obligations under finance lease and hire purchase contracts	4,339	4,339
Other creditors	58,943	294,171
Accruals and deferred income	567,277	345,126
	4,314,209	4,932,037

The following liabilities were secured:

	2022	2021
	£	£
Bank loans	535,793	2,068,111
Net obligations under finance lease and hire purchase contracts	4,339	4,339
	540,132	2,072,450

Details of security provided:

All bank loans and overdrafts are secured by a fixed charge over freehold land created on 1 November 1993 and by a fixed and floating charge over the assets of the company created on 18 November 1993, both in favour of Barclays Bank PLC.

A fixed and floating charge was created on 14 January 2019 in favour of Barclays Bank PLC covering all the property and undertakings of the company.

The finance lease and hire purchase liabilities shown above have been secured against the assets in question.

In October 2021, the Company consolidated two of its existing loans in to one facility. The loan facility amounted to £2.76m with an amortisation period of 10 years from draw-down, repayable in 5 years from draw-down.

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

21. Creditors: Amounts falling due after more than one year

	2022	2021
	£	£
Bank loans	3,469,444	2,400,230
Net obligations under finance leases and hire purchase contracts	21,317	25,656
	<u>3,490,761</u>	<u>2,425,886</u>

The following liabilities were secured:

	2022	2021
	£	£
Bank loans	3,469,444	2,400,230
Net obligations under finance leases and hire purchase contracts	21,317	25,656
	<u>3,490,761</u>	<u>2,425,886</u>

Details of security provided:

All bank loans and overdrafts are secured by a fixed charge over freehold land created on 1 November 1993 and by a fixed and floating charge over the assets of the company created on 18 November 1993, both in favour of Barclays Bank PLC.

A further fixed and floating charge was created on 14 January 2019 in favour of Barclays Bank PLC covering all the property and undertakings of the company.

The finance lease and hire purchase liabilities shown above have been secured against the assets in question.

In October 2021, the Company consolidated two of its existing loans in to one facility. The loan facility amounted to £2.76m with an amortisation period of 10 years from draw-down, repayable in 5 years from draw-down.

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

22. Loans

Analysis of the maturity of loans is given below:

	2022 £	2021 £
Amounts falling due within one year		
Bank loans	535,793	2,068,111
	535,793	2,068,111
Amounts falling due 1-2 years		
Bank loans	548,520	537,556
	548,520	537,556
Amounts falling due 2-5 years		
Bank loans	2,920,923	1,862,674
	2,920,923	1,862,674
	4,005,236	4,468,341

In October 2021, the Company consolidated two of its existing loans in to one facility. The loan facility amounted to £2.76m with an amortisation period of 10 years from draw-down, repayable in 5 years from draw-down.

23. Hire purchase and finance leases

	2022 £	2021 £
Within one year	4,339	4,339
Between 1-5 years	21,317	25,656
	25,656	29,995

The hire purchase finance is secured against the underlying asset.

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

24. Financial instruments

	2022 £	2021 £
Financial assets		
Financial assets measured at fair value through profit or loss	20,000	20,000
Financial assets that are debt instruments measured at amortised cost	1,668,036	1,628,260
	<u>1,688,036</u>	<u>1,648,260</u>
Financial liabilities		
Financial liabilities measured at amortised cost	<u>(6,041,822)</u>	<u>(5,922,755)</u>

Financial assets measured at fair value through profit or loss comprise unlisted investments and bank and cash.

Financial assets that are debt instruments measured at amortised cost comprise trade debtors and other debtors.

Financial liabilities measured at amortised cost comprise overdrafts, loans, trade creditors and hire purchase agreements.

25. Deferred taxation

	2022 £
At beginning of year	(2,071,567)
Charged to profit or loss	(44,149)
Charged to other comprehensive income	(639,683)
At end of year	<u><u>(2,755,399)</u></u>

The provision for deferred taxation is made up as follows:

	2022 £	2021 £
Accelerated capital allowances	(84,488)	(39,002)
Deferred tax on revalued assets	(2,670,911)	(2,032,565)
	<u><u>(2,755,399)</u></u>	<u><u>(2,071,567)</u></u>

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

26. Share capital

	2022 £	2021 £
Authorised, allotted, called up and fully paid		
90,000 (2021 - 90,000) "A" Ordinary shares of £1.00 each	90,000	90,000
10,000 (2021 - 10,000) "B" Ordinary shares of £1.00 each	10,000	10,000
	<u>100,000</u>	<u>100,000</u>

"A" Ordinary shares have full voting, dividend and capital distribution rights (including on winding up) attached.

"B" Ordinary shares have the same voting rights as apply to fractions of 'Ordinary' shares, such fractions to be determined by reference to the value of the Company.

27. Reserves

Revaluation reserve

The revaluation reserve relates to the revaluation of the company's freehold property, fixtures, fittings and machinery. Upon transition to FRS102 the valuation completed by Savills (UK) Limited Chartered Surveyors was used as the fair value of the property and became the deemed cost of the asset.

Deferred tax provisions on the revaluation gain are recognised within the revaluation reserve.

The revaluation reserve is not distributable.

Profit & loss account

The profit & loss account includes all current and prior period retained profits and losses and is distributable.

28. Pension commitments

The Company contributes to defined contribution pension schemes. The assets of the schemes are held separately from those of the company in independently administered funds. The pension cost charge represents contributions payable by the Company to the funds and amounted to £65,490 (2021: £72,145). Contributions totaling £47,479 were outstanding at the reporting date (2021: £42,691).

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

29. Commitments under operating leases

At 31 January 2022 the Company had future minimum lease payments due under non-cancellable operating leases for each of the following periods:

	2022 £	2021 £
Not later than 1 year	87,674	76,789
Later than 1 year and not later than 5 years	116,913	68,894
	<u>204,587</u>	<u>145,683</u>

30. Related party transactions

Within other debtors is an amount owed from Mr N Johnson and Mrs C L Johnson, both Directors of the Company. The amount outstanding as at 31 January 2022 was £1,324 (2021 - £240,968 owed to). The loan is repayable on demand. Interest is charged on an overdrawn loan balance at HMRC's official rate of interest.

During the year, the Company transacted with the following related parties:-

- Miss E Johnson, Daughter of N & C Johnson
- Mr D Johnson, Brother of N Johnson.
- M Gould, Brother of C Johnson.
- A Gould, Sister of C Johnson.
- S Johnson, Son of N & C Johnson

Details of transactions during the period and the balances outstanding at the balance sheet date are set out below:

	2022 £	2021 £
Creative services charged to the Company by Miss E Johnson	36,000	27,000
Construction services charged to the Company by M Gould	23,767	1,650
Commission payment to D Johnson	-	8,210
	-	-
Consultancy services provided by A Gould	14,700	2,100
Net movement on N & C Johnson loan account	239,498	(240,539)
Production services charged to the Company by S Johnson	20,800	-
Balance owed to Treasures of Tenbury Limited	303,188	303,188
Commission sales to Miss E Johnson	-	550
	<u>637,953</u>	<u>102,159</u>

BURFORD GARDEN CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2022**

31. Post balance sheet events

Although now considered a much lower business risk, the Company continues to monitor the effects of Covid-19. As in previous periods, the Board of Directors considers Covid-19 to be a non-adjusting post balance sheet event.

There are no other significant subsequent events that need to be disclosed or reflected in the annual accounts

32. Controlling party

The ultimate controlling party in the year as well as the prior year is Mr N Johnson, by virtue of his directorship and majority shareholding in Burford Garden Centre Limited.