

Company Registration No. 2869019 (England and Wales)

ASHFLAME PROPERTIES LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

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ASHFLAME PROPERTIES LIMITED

COMPANY INFORMATION

Directors	Sir A C Gallagher Mr G H Gosling
Company number	2869019
Registered office	Gallagher House Gallagher Way Gallagher Business Park Warwick Warwickshire CV34 6AF
Auditor	PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors Birmingham United Kingdom

ASHFLAME PROPERTIES LIMITED

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ASHFLAME PROPERTIES LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2022

The directors present their annual report and audited financial statements for the year ended 30 September 2022.

Principal activities

The principal activity of the company in the year under review was that of property development. The company is also the holding company of a property development group.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Sir A C Gallagher
Mr G H Gosling

Going concern

The financial statements have been prepared on a going concern basis with the directors considering the cash flows for the company and group arising from the rental inflows, operating costs, property development projects and financing activities in the current market conditions. Ashflame Properties Limited has provided confirmation of support to certain of its subsidiary undertakings and the directors have reviewed the basis on which this parent company support can be provided.

Ashflame Properties Limited has also received confirmation from its director and ultimate controlling party, Sir A C Gallagher that he will not seek repayment of his loan balance for a period of at least 12 months from the date of signing these financial statements.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Auditor

The auditor, PricewaterhouseCoopers LLP, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Approved on behalf of the board



Mr G H Gosling

Director

3 February 2023

ASHFLAME PROPERTIES LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 30 SEPTEMBER 2022

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, and applicable law). 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 the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102 Section 1A, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- 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 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.

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 enable them to ensure that the financial statements comply with the Companies Act 2006.

ASHFLAME PROPERTIES LIMITED

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF ASHFLAME PROPERTIES LIMITED

Report on the audit of the financial statements

Opinion

In our opinion, Ashflame Properties Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2022 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report, which comprise: Balance sheet as at 30 September 2022; Statement of comprehensive income for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

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.

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.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

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

ASHFLAME PROPERTIES LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE MEMBERS OF ASHFLAME PROPERTIES LIMITED

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, 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 audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. 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 based on these responsibilities.

With respect to the Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' Report for the year ended 30 September 2022 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they 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.

ASHFLAME PROPERTIES LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE MEMBERS OF ASHFLAME PROPERTIES LIMITED

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.

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to UK tax legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting of unusual journals and the manipulation of significant accounting estimates. Audit procedures performed by the engagement team included:

- Obtaining an understanding of the control environment in monitoring compliance with laws and regulations
- Testing of journals posted that have unusual account combinations
- Challenging management on the supporting evidence and rationale provided for significant accounting estimates
- Incorporating elements of unpredictability

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

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

We have no exceptions to report arising from this responsibility.

ASHFLAME PROPERTIES LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE MEMBERS OF ASHFLAME PROPERTIES LIMITED

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to: prepare financial statements in accordance with the small companies regime; take advantage of the small companies exemption in preparing the Directors' Report; and take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.



Neil Philpott (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Birmingham, United Kingdom

3 February 2023

ASHFLAME PROPERTIES LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 SEPTEMBER 2022

	Notes	2022 £	2021 £
Turnover	3	36,603	96,464
Cost of sales		(722,857)	(593,980)
Gross loss		(686,254)	(497,516)
Administrative expenses		(3,007,311)	(1,698,141)
Operating loss	4	(3,693,565)	(2,195,657)
Income from fixed asset investments	6	28,698	3,028,748
Interest receivable and similar income	6	407	1,257
Interest payable and similar expenses	7	(586,416)	(510,514)
Investment writedown	8	(53)	-
(Loss)/profit before taxation		(4,250,929)	323,834
Tax on (loss)/profit	9	857,367	-
(Loss)/profit for the financial year		(3,393,562)	323,834

All results are from continuing operations.

ASHFLAME PROPERTIES LIMITED

BALANCE SHEET

AS AT 30 SEPTEMBER 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Investment properties	10	685,000		685,000	
Investments	11	1,360,092		1,360,143	
			2,045,092		2,045,143
Current assets					
Stocks	14	1,001,255		702,559	
Debtors	15	56,640,144		30,311,400	
Cash at bank and in hand		235,061		1,220,173	
		57,876,460		32,234,132	
Creditors: amounts falling due within one year	16	(63,278,263)		(34,242,424)	
Net current liabilities			(5,401,803)		(2,008,292)
Total assets less current liabilities			(3,356,711)		36,851
Capital and reserves					
Called up share capital		16,250		16,250	
Profit and loss reserves		(3,372,961)		20,601	
Total (deficit)/equity			(3,356,711)		36,851

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

The financial statements were approved by the board of directors and authorised for issue on 3 February 2023 and are signed on its behalf by:



Mr G H Gosling
Director

Company Registration No. 2869019

ASHFLAME PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2022

1 Accounting policies

Company information

Ashflame Properties Limited ("the company") acts primarily as a property development company. It is also the holding company of a property development group.

The company is a private company limited by shares incorporated in England and Wales. The registered office is Gallagher House, Gallagher Way, Gallagher Business Park, Warwick, Warwickshire, CV34 6AF.

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"), section 1A 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 land and buildings. The principal accounting policies adopted are set out below.

The financial statements contain information about Ashflame Properties Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company has taken the option under Section 399 of the Companies Act 2006 not to prepare consolidated financial statements.

1.2 Going concern

The financial statements have been prepared on a going concern basis with the directors considering the cash flows for the company and group arising from the rental inflows, operating costs, property development projects and financing activities in the current market conditions. Ashflame Properties Limited has provided confirmation of support to certain of its subsidiary undertakings and the directors have reviewed the basis on which this parent company support can be provided.

Ashflame Properties Limited has also received confirmation from its director and ultimate controlling party, Sir A C Gallagher that he will not seek repayment of his loan balance for a period of at least 12 months from the date of signing these financial statements.

1.3 Turnover

Turnover represents the rental income receivable, commissions, service charges and other recoveries from investment properties in the United Kingdom and the invoiced value of work done resulting from property development activities.

1.4 Cost of sales

Cost of sales includes expenses relating to the servicing of property and collection of rental income, expenses relating to the identification and review of potential new property development opportunities, and the cost of expired option agreements.

In addition to the costs originally stocked in work in progress attributable to each sales transaction, also included in cost of sales and written off to the statement of comprehensive income, are expenses necessarily incurred on projects of the business prior to the viability of the project being reasonably secure, after which such costs are capitalised in accordance with the stocks accounting policy.

ASHFLAME PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

1 Accounting policies

(Continued)

1.5 Investment properties

Investment properties are properties owned by the company which are held for long term rental income and capital appreciation. Investment property includes property that is being constructed, developed or re-developed for future use as an investment property. Investment property is initially recognised at cost, including related transaction costs. It is subsequently carried at each published balance sheet date at fair value on an open market basis as determined by the directors. Changes in fair value are included in the statement of comprehensive income.

Investment property is recognised as an asset when:

- it is probable that the future economic benefits that are associated with the investment property will flow to the company;
- there are no material conditions precedent which could prevent completion;
- the cost of the investment property can be measured reliably.

1.6 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. Unlisted investments are also 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 the statement of comprehensive income.

1.7 Stocks

Work in progress is valued at the lower of cost and estimated selling price less costs to complete and selling expenses. Cost initially includes the purchase of options over development land, development property and acquisition expenses. Directly attributable development costs are capitalised. Provision is made against stock where circumstances indicate that recovery is unlikely.

1.8 Cash at bank and in hand

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.

1.9 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.

ASHFLAME PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

1 Accounting policies

(Continued)

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.

1.10 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.11 Taxation

Taxation expense for the period comprises current and deferred tax recognised in the reporting period. Current or deferred tax assets and liabilities are not discounted.

Current tax

Current tax, including UK corporation tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantially enacted by the balance sheet date.

Deferred tax

Deferred tax assets and liabilities arising due to timing differences between the recognition of gains and losses in the financial statements and their recognition in the tax computation at the current rate of tax are recognised in the financial statements. Deferred tax assets are only recognised when it is considered more likely than not that they will be realised.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leases asset are consumed.

ASHFLAME PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2022

2 Judgements and key sources of estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical judgements

The following judgement (apart from those involving estimates) has had the most significant effect on amounts recognised in the financial statements.

Recognition of work in progress (judgement)

Costs associated with the development activities are contained within work in progress from the date that planning permission is obtained. Costs incurred before planning permission is obtained are accounted for within the companies' statement of comprehensive income.

Key sources of estimation uncertainty

Key accounting estimates and assumptions:

(i) Carrying value of land and work in progress (estimate)

Work in progress, which includes land held for development, is valued at the lower of cost and estimated selling price less costs to complete and selling expenses. In order to assess the appropriateness of the carrying value of work in progress in the financial statements, the company is required to determine expected sales prices and estimated costs to complete.

(ii) Valuation of investment properties (estimate)

The company carries the property at fair value in the balance sheet and carries out internal valuations on an annual basis.

The determination of the fair value of the property requires, to the extent applicable, the use of estimates and assumptions in relation to factors such as future lease income, lease incentives, current market rental yields, future development costs and the appropriate discount rate.

3 Turnover and other revenue

The turnover and (loss)/profit before taxation are attributable to the principal activities of the company.

	2022	2021
	£	£
Turnover analysed by class of business		
Rental income	36,603	96,464

4 Operating loss

	2022	2021
	£	£
Operating loss for the year is stated after charging:		
Management fees	1,215,000	955,000

There were no direct staff costs for the year ended 30 September 2022 (2021: £Nil). However, management fees, as shown above, were charged by a related company, Countywide Developments Limited, which included a significant proportion for the service of individuals who had performed work on behalf of the Ashflame Properties Limited group.

ASHFLAME PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2022

5 Auditor's remuneration

	2022	2021
	£	£
Fees payable to the company's auditor and associates:		
For audit services		
Audit of the financial statements of the company	9,000	7,500

The Auditors' remuneration relates to fees payable to the Company's auditors for the audit of the Company's financial statements.

6 Interest receivable and similar income

	2022	2021
	£	£
Interest income		
Interest on bank deposits	407	260
Other interest income	-	997
Total interest receivable and similar income	407	1,257
Income from fixed asset investments		
Dividends received	28,698	3,028,748
	29,105	3,030,005

7 Interest payable and similar expenses

	2022	2021
	£	£
Interest on financial liabilities measured at amortised cost:		
Interest on bank overdrafts and loans	-	12
Interest payable on loans from related undertakings	586,416	510,502
	586,416	510,514

8 Investment writedown

	2022	2021
	£	£
Other gains and (losses)	(53)	-

9 Taxation

	2022	2021
	£	£
Current tax		
Group tax relief	(857,367)	-

ASHFLAME PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

9 Taxation

(Continued)

No liability to UK corporation tax arose for the year ended 30 September 2022 nor for the year ended 30 September 2021.

The actual (credit)/charge for the year can be reconciled to the expected (credit)/charge for the year based on the profit or loss and the standard rate of tax as follows:

	2022 £	2021 £
(Loss)/profit before taxation	(4,250,929)	323,834
Expected tax (credit)/charge based on the standard rate of corporation tax in the UK of 19.00% (2021: 19.00%)	(807,677)	61,528
Tax effect of expenses that are not deductible in determining taxable profit	24,119	15,261
Unutilised tax losses carried forward	789,010	498,673
Dividend income	(5,452)	(575,462)
Group relief surrendered in prior years	(857,367)	-
Taxation credit for the year	(857,367)	-

No tax is expected to become payable in the event of the sale of the investment property for the amount at which it is stated in Note 10. At 30 September 2022, the company has capital and trading losses of £6.6 million at 22% (2021: £5.8 million at 19%) which are available to carry forward. No deferred tax asset has been recognised as the directors are, as yet, uncertain when these will be utilised.

10 Investment property

	2022 £
Fair value	
At 1 October 2021 and 30 September 2022	685,000

The investment property is held at fair value as at 30 September 2022 based on internal valuations performed by the directors, who have significant knowledge and experience of the property investment market.

The historic cost of the freehold investment property at 30 September 2022 was £1,027,060 (2021 - £1,027,060).

ASHFLAME PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2022

11 Fixed asset investments

	Notes	2022 £	2021 £
Investments in subsidiaries	12	7,582	7,580
Investments in joint ventures	13	252,459	252,512
Unlisted investments		1,100,051	1,100,051
		<u>1,360,092</u>	<u>1,360,143</u>

Movements in fixed asset investments

	Shares in group undertakings and participating interests £	Other investments other than loans £	Total £
Cost or valuation			
At 1 October 2021	260,092	1,100,051	1,360,143
Additions	2	-	2
Disposals	(53)	-	(53)
At 30 September 2022	<u>260,041</u>	<u>1,100,051</u>	<u>1,360,092</u>
Carrying amount			
At 30 September 2022	<u>260,041</u>	<u>1,100,051</u>	<u>1,360,092</u>
At 30 September 2021	<u>260,092</u>	<u>1,100,051</u>	<u>1,360,143</u>

12 Subsidiaries

Details of the company's subsidiaries at 30 September 2022 are as follows:

Name of undertaking	Nature of business	Class of shares held	% Held Direct Indirect
Ashflame Chantry Limited	Property development	Ordinary	100.00 -
Ashflame Cardington Limited	Property development	Ordinary	100.00 -
Ashflame Harrogate Limited	Dormant	Ordinary	100.00 -
Bull Ring Trading Estate Limited	Property development	Ordinary	100.00 -
Gallagher Ventures Limited	Property development	Ordinary	100.00 -
Spurstowe Terrace Limited	Property development	Ordinary	75.00 -
TLPD Limited	Dormant	Ordinary	100.00 -
Ashflame Macclesfield Limited	Property developments	Ordinary	100.00 -
Hitchin Land Limited	Property development	Ordinary	100.00 -

The registered address for all of the above subsidiaries is Gallagher House, Gallagher Way, Gallagher Business Park, Warwick CV34 6AF.

ASHFLAME PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2022

13 Joint ventures

Details of the company's joint ventures and balance receivable/(payable) with them as at 30 September 2022 are as follows:

Name of undertaking	2022 £	2021 £
Clacton Property Investments	2,969,000	2,969,000
G C Bescot Limited	451,966	451,966
G C Cannock Limited	512	512
G C Oldbury Limited	108,131	108,118
Richminster Properties Limited	2,241,669	2,240,669
Wick Property Investments Limited	2,395,041	2,394,041
Less provisions against above loan debtors	(8,166,319)	(8,164,306)
	-	-

The above balances are receivable/(payable) on demand. There is no interest accruing on these balances.

All of the above jointly controlled entities are engaged in property development activities and are incorporated in England and Wales. The registered address for all of the above jointly controlled entities is Gallagher House, Gallagher Way, Gallagher Business Park, Warwick CV34 6AF.

The company also owns the B ordinary shares in Gallagher Bathgate Limited. This investment is a jointly controlled asset giving rights to the commercial development land activity in Gallagher Bathgate Limited. The registered address for Gallagher Bathgate Limited is Gallagher House, Gallagher Way, Gallagher Business Park, Warwick CV34 6AF.

The company holds a 20% interest in an associated company, Solihull Property Investments Limited. An application to strike off Solihull Property Investments Limited has been submitted to Companies House.

14 Stocks

	2022 £	2021 £
Work in progress	1,001,255	702,559

15 Debtors

Amounts falling due within one year:	2022 £	2021 £
Trade debtors	3,549	9,228
Amounts owed by group undertakings	56,095,080	30,145,559
Other debtors	541,515	156,613
	56,640,144	30,311,400

ASHFLAME PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2022

15 Debtors

(Continued)

Amounts owed by group undertakings are non-interest bearing and repayable on demand.

Ashflame Properties Limited advanced a loan to Spurstowe Terrace Limited, a company 75% owned by Ashflame Properties Limited. At 30 September 2022, the balance owed was £3,515,197 (2021 - £6,895,197) for which a provision of £400,000 (2021 - £nil) has been provided for during the year. This loan is non-interest bearing and repayable on demand.

16 Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	41,944	167,056
Amounts due to group undertakings	1	1
Other creditors	61,809,877	32,860,294
Accruals and deferred income	1,426,441	1,215,073
	<u>63,278,263</u>	<u>34,242,424</u>

Other creditors included £42,380,314 (2021 - £24,848,240) due to Sir A C Gallagher. No interest was payable on the loan.

Other creditors also included £19,425,973 (2021 - £8,010,766) due to Countywide Developments Limited, a related company, controlled by Sir A C Gallagher. Interest was payable at 3.5% above the Bank of England base rate on the loan for the current and prior year. Interest for the year ended 30 September 2022 was £586,416 (2021 - £510,502).

17 Related party transactions

In accordance with section 33.1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', disclosure is not given in these financial statements of transactions entered into between two or more members of the group, provided that any subsidiary which is party to the transaction is wholly owned by such a member.

There are no related party disclosures to be made other than those disclosed in these financial statements concerning the year ended 30 September 2022 (2021: none).

18 Ultimate controlling party

The controlling party of the company is Sir A C Gallagher by virtue of his ownership of all of the issued share capital of the company.