

Unaudited Financial Statements
for the Year Ended 31 March 2020
for
Matthews Properties Limited

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for the Year Ended 31 March 2020**

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Matthews Properties Limited

Company Information
for the Year Ended 31 March 2020

DIRECTORS:

G C Matthews BSc MRICS
K J Matthews

REGISTERED OFFICE:

Oak Apple House
North Street
Milborne Port
Sherborne
DT9 5EW

BUSINESS ADDRESS:

Higher Sandford Farm
Sandford Orcas
Sherborne
Dorset
DT9 4RP

REGISTERED NUMBER:

04648262 (England and Wales)

ACCOUNTANTS:

Silbury Accountants Limited
Chartered Accountants
Oak Apple House
North Street
Milborne Port
Sherborne
DT9 5EW

Statement of Financial Position
31 March 2020

	Notes	31.3.20 £	£	31.3.19 £	£
FIXED ASSETS					
Property, plant and equipment	4		25,166		28,875
Investment property	5		<u>8,115,000</u>		<u>6,660,000</u>
			8,140,166		6,688,875
CURRENT ASSETS					
Debtors	6	56,240		29,577	
Cash at bank		<u>-</u>		<u>102,730</u>	
		56,240		132,307	
CREDITORS					
Amounts falling due within one year	7	<u>798,241</u>		<u>647,784</u>	
NET CURRENT LIABILITIES			<u>(742,001)</u>		<u>(515,477)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			7,398,165		6,173,398
CREDITORS					
Amounts falling due after more than one year	8		(4,383,469)		(3,527,263)
PROVISIONS FOR LIABILITIES	10		<u>(2,607)</u>		<u>(2,834)</u>
NET ASSETS			<u>3,012,089</u>		<u>2,643,301</u>
CAPITAL AND RESERVES					
Called up share capital	11		100		100
Non-distributable reserves	12		416,540		17,301
Retained earnings			<u>2,595,449</u>		<u>2,625,900</u>
SHAREHOLDERS' FUNDS			<u>3,012,089</u>		<u>2,643,301</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2020 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

Statement of Financial Position - continued
31 March 2020

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 1 December 2020 and were signed on its behalf by:

G C Matthews BSc MRICS - Director

**Notes to the Financial Statements
for the Year Ended 31 March 2020**

1. STATUTORY INFORMATION

Matthews Properties Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Revenue is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets

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

Plant and machinery	- 15% on reducing balance
Motor vehicles	- 25% on reducing balance

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2019 - 2) .

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2020**

4. PROPERTY, PLANT AND EQUIPMENT

	Plant and machinery £	Motor vehicles £	Totals £
COST			
At 1 April 2019	46,624	26,560	73,184
Additions	2,745	-	2,745
At 31 March 2020	<u>49,369</u>	<u>26,560</u>	<u>75,929</u>
DEPRECIATION			
At 1 April 2019	34,764	9,545	44,309
Charge for year	2,200	4,254	6,454
At 31 March 2020	<u>36,964</u>	<u>13,799</u>	<u>50,763</u>
NET BOOK VALUE			
At 31 March 2020	<u>12,405</u>	<u>12,761</u>	<u>25,166</u>
At 31 March 2019	<u>11,860</u>	<u>17,015</u>	<u>28,875</u>

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 April 2019	6,660,000
Additions	1,055,761
Revaluations	399,239
At 31 March 2020	<u>8,115,000</u>
NET BOOK VALUE	
At 31 March 2020	<u>8,115,000</u>
At 31 March 2019	<u>6,660,000</u>

At 31 March 2020 the properties have been valued at open market value by the director, G C Matthews, who is a Chartered Surveyor.

The valuation at 31 March 2020 comprised cost of £7,698,459 (2019 : £6,642,698) and net change in open market value of £416,541 (2019: £17,302).

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.20 £	31.3.19 £
Trade debtors	16,292	15,595
Other debtors	<u>39,948</u>	<u>13,982</u>
	<u>56,240</u>	<u>29,577</u>

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2020**

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.20	31.3.19
	£	£
Bank loans and overdrafts	181,225	94,221
Trade creditors	57,127	1,649
Taxation and social security	1,160	44,322
Other creditors	558,729	507,592
	<u>798,241</u>	<u>647,784</u>

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.20	31.3.19
	£	£
Bank loans	<u>4,383,469</u>	<u>3,527,263</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans due after 5 years		
by instalments	<u>4,154,607</u>	<u>3,150,383</u>
	<u>4,154,607</u>	<u>3,150,383</u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	31.3.20	31.3.19
	£	£
Bank loans	<u>4,479,915</u>	<u>3,621,484</u>

Borrowing is secured by charges on the investment property.

10. PROVISIONS FOR LIABILITIES

There is no liability to deferred tax on the investment property due to the availability of indexation allowance.

11. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.3.20	31.3.19
			£	£
100	Ordinary	£1	<u>100</u>	<u>100</u>

On 29 March 2019 45 ordinary shares were re-designated as B ordinary shares. Voting and other rights remain the same on all the ordinary shares.

Notes to the Financial Statements - continued
for the Year Ended 31 March 2020

12. RESERVES

	Non-distributable reserves £
At 1 April 2019	17,301
Transfer of non-distributable gain/loss	<u>399,239</u>
At 31 March 2020	<u><u>416,540</u></u>

13. RELATED PARTY DISCLOSURES

During the year, total dividends of £55,000 (2019 - £53,035) were paid to the directors .

14. GOING CONCERN

The arrival of Covid19 in March 2020 has impacted on trade for the year ending 31 March 2021. The announcement of government trading restrictions resulted in a temporary cessation of trading for some businesses which in turn will affect rental income. Although restrictions have eased, it is believed they will be imposed again before the year end. It is however believed that once Covid19 has run its course, the company will return to full trading and will continue to be profitable. The directors will continue to support the company through this period and believe that the business is a going concern. In making this assessment, the directors have considered the likely trading conditions for a period of 12 months from the date of approval of these accounts.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.