

Company Number: 05162998

CLAN REAL ESTATE LIMITED
DIRECTORS' REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED

31 OCTOBER 2022

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CLAN REAL ESTATE LIMITED

DIRECTORS' REPORT AND ACCOUNTS 2022

CONTENTS	Page
Report of the directors	2-3
Statement of comprehensive income	4
Statement of financial position	5
Statement of changes in equity	6
Notes to the accounts	7-12

CLAN REAL ESTATE LIMITED

REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31 OCTOBER 2022

The directors present their report and the financial statements of the company for the year ended 31 October 2022.

Principal Activities

The company's principal activity is the investment in the development and sale of residential property.

Activities, results, dividends, and future prospects

The results of the company for the year are shown on page 6. The loss for the year after tax is £5,040 (2021: loss of £11,632).

On February 2022, a capital reduction took place and a dividend of £35,000 (2021 : £nil) was declared which was used to repay the debtor balance of an equivalent amount owed by the shareholders of the company.

The directors have assessed, based on current projections, that the company have adequate resources to meet the on-going costs of the business for a minimum of 12 months from the date of signing the financial statements. For this reason, the financial statements have been prepared on a going concern basis which presumes the realisation of assets and liabilities in the normal course of business.

Directors

The directors who served during the year were as follows:

Mr David H Peck
Mr Alasdair J Nicholls
Mr Jonathan J Mantovani
Mr Alexander Smith
Mr James Macleod
Mr Philip Blackman

Directors' responsibilities statement

The directors are responsible for preparing 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law, including FRS 101 FRS 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 and profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements 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 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.

CLAN REAL ESTATE LIMITED

**REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31 OCTOBER 2022
(CONTINUED)**

Small companies provision

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

Approved by the Board of Directors and signed by order of the Board.

Philip Blackman

Philip Blackman
Director

25 July 2023

CLAN REAL ESTATE LIMITED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 OCTOBER 2022

	Note	2022 £	2021 £
Turnover	1	-	19,615
Cost of sales		<u>-</u>	<u>(19,615)</u>
Gross profit		-	-
Administrative expenses		<u>(11,160)</u>	<u>(13,830)</u>
Operating loss	3	(11,160)	(13,830)
Income from fixed asset investments		<u>4,000</u>	<u>-</u>
Loss on ordinary activities before taxation		(7,160)	(13,830)
Tax credit on loss on ordinary activities	4	<u>2,120</u>	<u>2,198</u>
		<u>(5,040)</u>	<u>(11,632)</u>

There were no other recognised gains or losses for 2022 or 2021 other than those included in the statement of comprehensive income.

There was no other comprehensive income for 2022 (2021 - £nil).

The notes on pages 7 to 11 form part of these financial statements.

COMPANY NUMBER: 05162998

CLAN REAL ESTATE LIMITED**STATEMENT OF FINANCIAL POSITION
AT 31 OCTOBER 2022**

	Note	2022 £	2021 £
Fixed assets			
Investments	6	<u>204</u>	<u>204</u>
Current assets			
Debtors: amounts falling due within one year	7	5,287	101,074
Cash at bank		<u>4,171</u>	<u>13,772</u>
		9,458	114,846
Creditors: amounts falling due within one year	8	<u>(8,101)</u>	<u>(73,449)</u>
Net current assets		<u>1,357</u>	<u>41,397</u>
Net assets		<u>1,561</u>	<u>41,601</u>
Capital and reserves			
Called up share capital	9	50	50
Share premium account		-	49,950
Profit and loss account		<u>1,511</u>	<u>(8,399)</u>
Total shareholders' funds		<u>1,561</u>	<u>41,601</u>

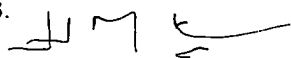
These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A- small entities.

For the year ending 31 October 2022, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its accounts for the year to 31 October 2022 in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The financial statements were approved by the Board of Directors and authorised for signing on **25 JULY** 2023.



Jonathan J Mantovani
Director

The notes on pages 7 to 11 form part of these financial statements.

CLAN REAL ESTATE LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 OCTOBER 2022

	Share capital £	Share premium £	Profit and loss account £	Total £
1 November 2020	50	49,950	3,233	53,233
Loss for the year	-	-	(11,632)	(11,632)
31 October 2021	50	49,950	(8,399)	41,601
Share premium reduction	-	(49,950)	49,950	-
Dividends paid	-	-	(35,000)	(35,000)
Loss for the year	-	-	(5,040)	(5,040)
31 October 2022	50	-	1,511	1,561

The notes on pages 7 to 11 form part of these financial statements.

CLAN REAL ESTATE LIMITED

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

1. ACCOUNTING DEFINITIONS AND POLICIES

General

Clan Real Estate Limited is a private company limited by shares and incorporated in England and Wales. The registered office is The Pavilion, 118 Southwark Street, London, SE1 0SW.

Basis of preparation

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and Companies Act 2006.

Going concern

The directors have assessed, based on current projections, that the company has adequate resources to meet the on-going costs of the business for a minimum of 12 months from the date of signing the financial statements. For this reason, the financial statements have been prepared on a going concern basis which presumes the realisation of assets and liabilities in the normal course of business.

Consolidation

In the opinion of the directors, the company and its subsidiary undertakings comprise a small group. The company has therefore taken advantage of the exemption provided by Section 398 of the Companies Act 2006 not to prepare group accounts.

Taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of comprehensive income, 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 Statement of financial position 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.

CLAN REAL ESTATE LIMITED

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

1. ACCOUNTING DEFINITIONS AND POLICIES (CONTINUED)

Taxation (continued)

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.

Investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Investments in unlisted Company shares, whose market value can be reliably determined, are remeasured to market value at each reporting date. Gains and losses on remeasurement are recognised in the Statement of comprehensive income for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

Debtors

Short term debtors are measured at transaction price, less any impairment.

Creditors

Short term creditors are measured at the transaction price.

2. JUDGEMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the company's accounting policies, which are described in note 1, the management are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

There were no critical judgements or accounting estimates applied to these financial statements.

3. OPERATING LOSS

	2022 £	2021 £
Operating loss after charging:		
- non-audit fees	3,750	4,000
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		Page 8

CLAN REAL ESTATE LIMITED

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

4. DIRECTORS' EMOLUMENTS

Directors' emoluments in the year £nil (2021: £nil).

5. a) TAX ON LOSS ON ORDINARY ACTIVITIES

	2022 £	2021 £
Current tax		
United Kingdom corporation tax charge at 19% (2021: 19%)		
Adjustments in respect of prior periods	(2,120)	(2,198)
Total current tax credit	(2,120)	(2,198)

b) FACTORS AFFECTING CURRENT TAX CHARGE

The tax charge for the period differs from the standard rate of corporation tax in the UK of 19% (2021: 19%).

The differences are explained below:

	2022 £	2021 £
(Loss)/profit on ordinary activities before tax	(7,160)	(13,830)
Tax on loss on ordinary activities at standard CT rate of 19% thereon (2021: 19%)	(1,360)	(2,628)
Effects of:		
Income not taxable for tax purposes	(760)	-
Losses carried back	-	2,198
Group relief surrendered	-	429
Adjustment to tax charge in respect of previous periods	-	(2,198)
Unexplained difference	-	1
Tax credit for the year	(2,120)	(2,198)

CLAN REAL ESTATE LIMITED

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

6. INVESTMENTS

	Subsidiary Undertakings £	Associate £	Investments £	Total £
1 November 2021 And 31 October 2022	2	-	202	204

The investment in subsidiary undertaking represents a 100% investment in Native Land (Campden) Limited and Clan Real Estate (Campden) Limited.

The investments represent interests in Clan Montrose LLP, Clan Bankside LLP, Clan Halkin Limited and Clan (Alpha Place) LLP.

All investments are incorporated in Great Britain and registered in England and Wales. All investments are engaged in residential property development activities, rental investment, and management.

As a Designated Member of all investments, the company holds 20% of the voting rights in Clan Montrose LLP, 16.7% in Clan Bankside LLP, 8.3% in Clan (Alpha Place) LLP, 100% Native Land (Campden) Limited and 100% Clan Real Estate (Campden) Limited. The company holds 18.10% of the voting rights in Clan Halkin Limited. These voting rights do not give entitlement to beneficial membership and as such are shown at cost.

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Amounts owed by related parties	-	59,271
Loan amounts owed by related parties	-	35,000
Other debtors	995	767
Taxation	4,292	6,036
	<u>5,287</u>	<u>101,074</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade creditors	2,503	2,802
Amounts owed to related parties	4,098	66,647
Accruals and deferred income	1,500	4,000
	<u>8,101</u>	<u>73,449</u>

CLAN REAL ESTATE LIMITED

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

9. CALLED UP SHARE CAPITAL:

	2022	2021
	£	£
Called up, allotted, and fully paid		
25 A ordinary shares of £1 each	25	25
25 B ordinary shares of £1 each	25	25
	<u>50</u>	<u>50</u>

The A ordinary shares and B ordinary shares rank pari passu in all respects.

10. RELATED PARTY TRANSACTIONS

During the year the loan amount of £nil (2021 -£17,500) provided by Montrose Land and Developments Limited was repaid. At 31 October 2022 the company was owed £nil (2021- £17,500) by Montrose Land and Developments Limited which is included in loan amounts owed by related parties.

The company provided development manager services to Clan Bankside LLP. Income from these services totalled £nil (2021: £19,615). At 31 October 2022 the company was owed £nil (2021: £58,371) by Clan Bankside LLP, which is included in amounts owed by related parties.

At 31 October 2022 the company was owed £nil (2021 - £900), by Clan Halkin Ltd which is included in amounts owed by related parties.

At 31 October 2022 the company was due £1 (2021: £1) from Clan (Alpha Place) LLP which is included within amounts owed to related parties.

During the year, the company incurred recharge costs of £728 (2021: £19,615) and administration fees of £1,087 (2021 - £6,000) to Native Land Limited. At 31 October 2022 the company owed £1,517 (2021: £59,353) to Native Land Ltd which is included in amounts owed to related parties.

During the year the loan amount of £nil (2021 - £17,500) provided by Buccleuch Estates Ltd was repaid. At 31 October 2022 the company was owed £nil (2021: £17,500) by The Buccleuch Estates Limited which is included in loan amounts owed by related parties.

At 31 October 2022 the company owed £3 (2021: £3) £1 to each of its wholly owned subsidiaries, and £1 to an investment which is included in amounts owed to related parties.

During the year, the company received distributions and made payments on behalf of CRE (Campden) Limited. At 31 October 2022 the company owed £2,577 (2021: £7,290) to CRE (Campden) Limited which is included in amounts due to related parties.

11. CONTROLLING PARTY

In the opinion of the directors, the company is owned equally by Montrose Land and Developments Limited and The Buccleuch Estates Limited, with neither party having overall control.