

# Boutique Modern Limited

Annual Report and Unaudited Financial Statements  
for the Year Ended 30 June 2021

Chisnall Comer Ismail and Co  
Chartered Accountants  
Maria House  
35 Millers Road  
Brighton  
BN1 5NP

# **Boutique Modern Limited**

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# **Boutique Modern Limited**

## **Company Information**

<b>Directors</b>	G F Palmer R Shone L J P Shone N D Eckert
<b>Company secretary</b>	R Yon
<b>Registered office</b>	Unit 3-7 Newhaven Industrial Park Beach Road Newhaven East Sussex BN9 0BX
<b>Accountants</b>	Chisnall Comer Ismail and Co Chartered Accountants Maria House 35 Millers Road Brighton BN1 5NP

# **Boutique Modern Limited**

## **Directors' Report for the Year Ended 30 June 2021**

The directors present their report and the financial statements for the year ended 30 June 2021.

### **Directors of the company**

The directors who held office during the year were as follows:

G F Palmer

R Shone

L J P Shone

N D Eckert

### **Principal activity**

The principal activity of the company is the manufacture and distribution of modular homes

### **Going concern**

The directors have indicated that they will continue to provide support for the foreseeable future so these accounts have been prepared on the going concern basis.

#### **Statement from Dick Shone.**

Despite the ongoing challenges caused by Covid-19, material supply shortages and changing Building Regulations, BM have had another very positive year.

The year began with the completion and handover of 13 Social Housing apartments for Lewes District Council that incorporate our Fabric First design principals with energy reducing technologies to cut the running costs of each home for the tenant.

Work has begun both in the factory and on site on a large project in Eastbourne for the Borough Council and BM have established a Construction Team within the business incorporating Project Managers, Surveyors and Site Managers to manage our Main Contractor position on ongoing projects - This will afford BM more control over project programme as well as providing a considerable revenue stream and a new profit centre. We have also commenced with detailed design and enabling works of a project in Peacehaven, comprising of 31 houses and 9 apartments, our largest project to date.

We have seen significant growth in our contracted sales, with secured contracts totalling over £10m in the period, an increase of almost 250% from the previous year as well as showing many prospects for other local projects including submitting an extremely strong tender for the LDC Modular Housing Framework.

We continue to champion our local scale 'For Local, By Local' business model and continue to employ and train local people to build homes in our factory. Furthermore, in February we secured accreditation as the first Certified B Corporation in the UK construction industry. B Corp is a global accreditation to certify companies that meet the highest standard of verified social and environmental performance, public transparency and legal accountability to balance purpose with profit.

Changes in Building Regulations have led to an evolution in our build system. Our requirement for process repetition within a flexible module format is still at the core of our product. New projects being developed in our growing Design Department illustrate just how varied BM products can appear using our standard build system. I'm confident this flexibility in design options will be a considerable strength as we grow.

# **Boutique Modern Limited**

## **Directors' Report for the Year Ended 30 June 2021**

### **Small companies provision statement**

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved by the Board on 22 December 2021 and signed on its behalf by:

.....  
R Shone  
Director

.....  
N D Eckert  
Director

**Boutique Modern Limited**  
**(Registration number: 07362460)**  
**Balance Sheet as at 30 June 2021**

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Tangible assets	<u>4</u>	50,361	43,135
<b>Current assets</b>			
Stocks	<u>5</u>	108,788	44,063
Debtors	<u>6</u>	816,598	284,300
		925,386	328,363
<b>Creditors: Amounts falling due within one year</b>	<u>7</u>	(2,177,266)	(1,466,722)
<b>Net current liabilities</b>		(1,251,880)	(1,138,359)
<b>Total assets less current liabilities</b>		(1,201,519)	(1,095,224)
<b>Creditors: Amounts falling due after more than one year</b>	<u>7</u>	(2,723,821)	(2,060,321)
<b>Provisions for liabilities</b>		-	(25,000)
<b>Net liabilities</b>		(3,925,340)	(3,180,545)
<b>Capital and reserves</b>			
Called up share capital		1,316	1,316
Share premium reserve		300	300
Profit and loss account		(3,926,956)	(3,182,161)
Shareholders' deficit		(3,925,340)	(3,180,545)

For the financial year ending 30 June 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

**Boutique Modern Limited**  
**(Registration number: 07362460)**  
**Balance Sheet as at 30 June 2021**

Approved and authorised by the Board on 22 December 2021 and signed on its behalf by:

.....

R Shone

Director

.....

N D Eckert

Director

# **Boutique Modern Limited**

## **Notes to the Unaudited Financial Statements for the Year Ended 30 June 2021**

### **1 General information**

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

Unit 3-7

Newhaven Industrial Park

Beach Road

Newhaven

East Sussex

BN9 0BX

### **2 Accounting policies**

#### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### **Statement of compliance**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

#### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

#### **Going concern**

The directors make up a significant amount of the current and long term creditors, The directors have indicated that they will continue to provide support for the foreseeable future so these accounts have been prepared on the going concern basis.

#### **Revenue recognition**

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

The amount of revenue can be reliably measured;

it is probable that future economic benefits will flow to the entity;

and specific criteria have been met for each of the company's activities.

#### **Tax**

The tax expense for the period comprises current tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

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 taxable income.



# **Boutique Modern Limited**

## **Notes to the Unaudited Financial Statements for the Year Ended 30 June 2021**

### **Tangible assets**

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

### **Depreciation**

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Plant and machinery	5 years straight line
Fixtures and fittings	3 years straight line
Computer equipment	3 years straight line

### **Stocks**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost is determined using the first-in, first-out (FIFO) method.

The cost of finished goods and work in progress comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. At each reporting date, stocks are assessed for impairment. If stocks are 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.

### **Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

### **Provisions**

Provisions are recognised when the company has an obligation at the reporting date as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

### **Leases**

Leases in which substantially all the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to profit or loss on a straight-line basis over the period of the lease.

## **Boutique Modern Limited**

### **Notes to the Unaudited Financial Statements for the Year Ended 30 June 2021**

#### **Share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

#### **Defined contribution pension obligation**

A defined contribution plan is a pension plan under which fixed contributions are paid into a pension fund and the company has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised as employee benefit expense when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

#### **3 Staff numbers**

The average number of persons employed by the company (including directors) during the year, was 37 (2020 - 32).

# Boutique Modern Limited

## Notes to the Unaudited Financial Statements for the Year Ended 30 June 2021

### 4 Tangible assets

	Furniture, fittings and equipment £	Other tangible assets £	Total £
<b>Cost or valuation</b>			
At 1 July 2020	13,255	51,460	64,715
Additions	18,682	6,206	24,888
At 30 June 2021	31,937	57,666	89,603
<b>Depreciation</b>			
At 1 July 2020	7,065	14,515	21,580
Charge for the year	5,905	11,757	17,662
At 30 June 2021	12,970	26,272	39,242
<b>Carrying amount</b>			
At 30 June 2021	18,967	31,394	50,361
At 30 June 2020	6,190	36,945	43,135

### 5 Stocks

	2021 £	2020 £
Other inventories	108,788	44,063

### 6 Debtors

	2021 £	2020 £
Trade debtors	248,719	77,044
Prepayments	110,784	64,042
Other debtors	457,095	143,214
	816,598	284,300

### 7 Creditors

Creditors: amounts falling due within one year

# Boutique Modern Limited

## Notes to the Unaudited Financial Statements for the Year Ended 30 June 2021

	Note	2021 £	2020 £
<b>Due within one year</b>			
Loans and borrowings	<u>8</u>	191,651	142,058
Trade creditors		322,876	260,355
Taxation and social security		96,936	29,442
Accruals and deferred income		1,517,415	863,879
Other creditors		<u>48,388</u>	<u>170,988</u>
		<u>2,177,266</u>	<u>1,466,722</u>

# Boutique Modern Limited

## Notes to the Unaudited Financial Statements for the Year Ended 30 June 2021

Creditors: amounts falling due after more than one year

	Note	2021 £	2020 £
<b>Due after one year</b>			
Loans and borrowings	8	<u>2,723,821</u>	<u>2,060,321</u>

### 8 Loans and borrowings

	2021 £	2020 £
<b>Non-current loans and borrowings</b>		
Other borrowings	<u>2,723,821</u>	<u>2,060,321</u>

	2021 £	2020 £
<b>Current loans and borrowings</b>		
Bank overdrafts	158,208	98,447
Other borrowings	<u>33,443</u>	<u>43,611</u>
	<u>191,651</u>	<u>142,058</u>

### 9 Related party transactions

Transactions with directors

	At 1 July 2020 £	Other payments made to company by director £	At 30 June 2021 £
<b>2021</b>			
<b>N D Eckert</b>			
Loan	(1,989,766)	(647,000)	(2,636,766)
	<u></u>	<u></u>	<u></u>
<b>R Shone</b>			
Loan	(39,223)	(25,000)	(64,223)
	<u></u>	<u></u>	<u></u>

# Boutique Modern Limited

## Notes to the Unaudited Financial Statements for the Year Ended 30 June 2021

	At 1 July 2019 £	Other payments made to company by director £	At 30 June 2020 £
<b>2020</b>			
<b>N D Eckert</b>			
Loan	(1,588,082)	(401,684)	(1,989,766)
<b>R Shone</b>			
Loan	(47,223)	8,000	(39,223)

### Expenditure with and payables to related parties

	Key management £
<b>2021</b>	
Amounts payable to related party	147,496
<b>2020</b>	
Amounts payable to related party	109,680

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