

Company Registration No. 9789286

Beaulieu Estate Management Limited

**REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS**

for the year ended

31 March 2023

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COMPANIES HOUSE

Beaulieu Estate Management Limited

Company Registration No. 9789286

DIRECTORS

The following were Directors through the financial Year:

Alan Carter
Jamie Obank (appointed 10th May 2022)
Ian Betteley (appointed 13th September 2022)
Euan Hall (retired 30th June 2022)

REGISTERED OFFICE

7 Birchwood One
Dewhurst Road
Birchwood
Warrington
WA3 7GB

AUDITORS

Saffery LLP
71 Queen Victoria Street
London
EC4V 4BE

BANKERS

Barclays Plc.
1st Floor
3 Hardman Street
Spinningfields
Manchester, M3 3HF

DIRECTORS' REPORT

The Directors submit their report and the financial statements of Beaulieu Estate Management Limited for the year ended 31 March 2023.

PRINCIPAL ACTIVITY

The principal activity of the company is the management of open space through the collection of service charges.

During 2022/23 Beaulieu Estate Management Ltd continued to manage the land at one site; Beaulieu in Chelmsford Essex.

The income and costs within the accounts do not reflect the service charge accounts as these are held and accounted for separately "on trust".

GIFT AID DISTRIBUTIONS

A Gift Aid distribution of £77,515 was made in 2022/23 to The Land Restoration Trust (2021/22: £53,049).

GOING CONCERN

The Directors of Beaulieu Estate Management Company have produced the accounts on a going concern basis.

DIRECTORS

The directors who held office during the year were:

Alan Carter
Jamie Obank (appointed 10th May 2022)
Ian Betteley (appointed 13th September 2022)
Euan Hall (retired 30th June 2022)

STATEMENT OF DIRECTORS' RESPONSIBILITIES

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).

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 those financial statements, the directors are required to:

- a. select suitable accounting policies and then apply them consistently;
- b. make judgements and accounting estimates that are reasonable and prudent;
- c. prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

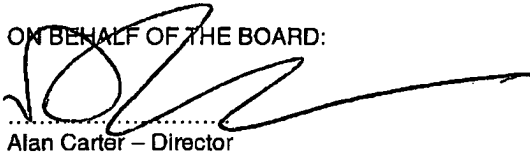
The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies 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.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

The directors who were in office on the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant audit information of which the auditors are unaware. Each of the directors have confirmed that they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditor.

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

ON BEHALF OF THE BOARD:

A handwritten signature in black ink, appearing to be 'Alan Carter', written over a dotted line.

Alan Carter – Director

Date: 27th October 2023

INDEPENDENT AUDITORS REPORT

Opinion

We have audited the financial statements of Beaulieu Estate Management Limited for the year ended 31 March 2023 which comprise the profit and loss account, balance sheet, statement of changes in equity and notes to the financial statements, including 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 March 2023 and 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 Auditor's 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 UK, including the FRC'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.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

Opinions 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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has 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 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report and in preparing the Directors' Report.

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.

Auditor's 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 auditor's 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 specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud are detailed below.

Identifying and assessing risks related to irregularities:

We assessed the susceptibility of the company's financial statements to material misstatement and how fraud might occur, including through discussions with the directors and management, discussions within our audit team planning meeting, updating our record of internal controls and ensuring these controls operated as intended. We evaluated possible incentives and opportunities for fraudulent manipulation of the financial statements. We identified laws and regulations that are of significance in the context of the company by discussions with directors and management and updating our understanding of the sector in which the company operates.

Laws and regulations of direct significance in the context of the company include The Companies Act 2006, and UK Tax legislation.

Audit response to risks identified:

~~We considered the extent of compliance with these laws and regulations as part of our audit procedures on the related~~
financial statement items including a review of financial statement disclosures. We reviewed the company's records of breaches of laws and regulations, minutes of meetings and correspondence with relevant authorities to identify potential material misstatements arising. We discussed the company's policies and procedures for compliance with laws and regulations with members of management responsible for compliance.

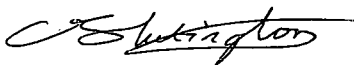
During the planning meeting with the audit team, the engagement partner drew attention to the key areas which might involve non-compliance with laws and regulations or fraud. We enquired of management whether they were aware of any instances of non-compliance with laws and regulations or knowledge of any actual, suspected or alleged fraud. We addressed the risk of fraud through management override of controls by testing the appropriateness of journal entries and identifying any significant transactions that were unusual or outside the normal course of business. We assessed whether judgements made in making accounting estimates gave rise to a possible indication of management bias. At the completion stage of the audit, the engagement partner's review included ensuring that the team had approached their work with appropriate professional scepticism and thus the capacity to identify non-compliance with laws and regulations and fraud.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. 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 is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

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 auditor's 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.



Cara Turlington (Senior Statutory Auditor)
for and on behalf of Saffery LLP

**Chartered Accountants
Statutory Auditors**

**71 Queen Victoria Street
London
EC4V 4BE**

Date: 13 November 2023

Beaulieu Estate Management Limited
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 March 2023

Company Registration No. 9789286

	Notes	Year Ended 31 March 2023	Year Ended 31 March 2022
		£	£
TURNOVER		140,427	349,182
Cost of Sales		(51,188)	(286,949)
GROSS PROFIT		89,239	62,233
Administrative Expenses		(12,658)	(9,219)
OPERATING PROFIT/(LOSS)	2	76,581	53,014
Other interest receivable and similar income	3	934	35
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		77,515	53,049
Tax on profit on ordinary activities	4	-	-
PROFIT FOR THE FINANCIAL YEAR	8	77,515	53,049

The operating profit for the year arises from the company's continuing operations.

No separate Statement of Comprehensive income has been presented as all such gains and losses have been dealt with in the Profit and Loss Account.

Beaulieu Estate Management Limited
YEAR ENDED 31 March 2023

Company Registration No. 9789286

BALANCE SHEET

	Notes	Year Ended 31 March 2023 £	Year Ended 31 March 2022 £
CURRENT ASSETS			
Debtors	5	5,868	31,073
Cash at bank and in hand		96,612	51,572
		<u>102,480</u>	<u>82,645</u>
CREDITORS: Amounts falling due within one year	6	(102,479)	(82,644)
		<u>1</u>	<u>1</u>
NET CURRENT ASSETS		<u>1</u>	<u>1</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1</u>	<u>1</u>
NET ASSETS		<u>1</u>	<u>1</u>
CAPITAL AND RESERVES			
Called up share capital	7	1	1
Profit and loss account	8	-	-
		<u>1</u>	<u>1</u>
SHAREHOLDERS FUNDS		<u>1</u>	<u>1</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime of the Companies Act 2006 and with FRS 102 section 1A.

The financial statements on pages 8 to 14 were approved by the Board of Directors and authorised for issue on 27th October 2023 and are signed on its behalf by:



Alan Carter
Director

Beaulieu Estate Management Limited – Company Number: 9789286

The notes form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY

		Share Capital	Profit & Loss Reserves
	Notes	£	£
Balance at 1 April 2021	7 & 8	1	-
Year ended 31 March 2022			
Loss and total comprehensive income for the year	8	-	53,049
Gift Aid to Parent Charity	8	-	(53,049)
		-	-
Balance at 31 March 2022		1	-

		Share Capital	Profit & Loss Reserves
	Notes	£	£
Balance at 1 April 2022	7 & 8	1	-
Year ended 31 March 2023			
Loss and total comprehensive income for the year	8	-	77,515
Gift Aid to Parent Charity	8	-	(77,515)
		-	-
Balance at 31 March 2023		1	-

Beaulieu Estate Management Limited
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 March 2023

Company Registration No. 9789286

1 ACCOUNTING POLICIES

Beaulieu Estate Management Limited is a limited company and is registered with Companies House (No. 9789286), its registered address is 7 Birchwood One, Dewhurst Road, Birchwood, Warrington, WA3 7GB.

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The accounts have been prepared on a going concern basis as the directors are confident that the company will continue to trade profitably in the future as the Beaulieu site continues to be built out.

ACCOUNTING CONVENTION

The financial statements have been prepared under the historical cost convention and in accordance with FRS 102 Section 1A, the financial reporting standard applicable to the UK and the Republic of Ireland.

TURNOVER

Turnover represents income for the management of service charge sites.

GIFT AID DISTRIBUTIONS

Donations made by the company under gift aid are accounted for as distributions from the profit and loss account reserve.

CASH FLOW STATEMENT

The company has taken advantage of the small company exemption from preparing a cash flow statement under the terms of FRS 102 Section 1A.

RELATED PARTY TRANSACTIONS

In accordance with FRS 102 particulars need not be given of transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly-owned by such a member.

TAX

Beaulieu Estate Management Limited does not have charitable status and is therefore subject to corporation tax on its taxable profits.

An estimate of the corporation tax liability due in respect of the taxable profits is charged to the Profit and Loss Account and that amount is carried as a creditor until the liability is agreed with HMRC.

Once the liability is agreed, any under or over provisioning is charged in or written back through the Profit and Loss Account.

Beaulieu Estate Management Limited**DETAILED PROFIT & LOSS****FOR THE YEAR ENDED 31 March 2023**

Company Registration No. 9789286

2 OPERATING PROFIT / (LOSS)

The operating profit is stated after charging:

	Year Ended 31 March 2023 £	Year Ended 31 March 2022 £
Auditor's remuneration	2,200	1,900
Independent Examination	850	875

In 2022/23 Beaulieu Estate Management Limited met the costs of an Independent Examination for the Beaulieu site of £850 (2021/22: £875). These fees were paid to MC Topco Limited t/a Michell Charlesworth.

No staff were directly employed by Beaulieu Estate Management Limited in 2022/23 (2021/22: nil).

3 OTHER INTEREST RECEIVABLE AND SIMILAR INCOME

	Year Ended 31 March 2023 £	Year Ended 31 March 2022 £
Interest Receivable	934	35
	<u>934</u>	<u>35</u>

4 CORPORATION TAX

	Year Ended 31 March 2023 £	Year Ended 31 March 2022 £
Current Tax		
Current Year	-	-
Prior Year	-	-
Total Current Year	<u>-</u>	<u>-</u>
Deferred Tax		
Current Year	-	-
Prior Year	-	-
Total Deferred Tax	<u>-</u>	<u>-</u>
Tax on profit on ordinary activities	<u>-</u>	<u>-</u>

Beaulieu Estate Management Limited
DETAILED PROFIT & LOSS
FOR THE YEAR ENDED 31 March 2023

Company Registration No. 9789286

4 CORPORATION TAX CONT.

	Year Ended 31 March 2023 £	Year Ended 31 March 2022 £
Factors affecting the tax charge for the year		
Company profit/(loss) on ordinary activities before tax	<u>77,515</u>	<u>53,049</u>
Company profit/(loss) on ordinary activities multiplied by the standard rate of corporation tax in the UK of 19%	14,728	10,079
Effects of:		
Tax Relief on gift aid payment treated as a distribution of profits	(14,728)	(10,079)
Total current tax	<u><u>-</u></u>	<u><u>-</u></u>

5 DEBTORS

	Year Ended 31 March 2023 £	Year Ended 31 March 2022 £
Trade Debtors	60	31,072
Amounts owed by group undertakings	1	1
Prepayments & Accrued Income	<u>5,807</u>	<u>-</u>
	<u><u>5,868</u></u>	<u><u>31,073</u></u>

6 CREDITORS: Amounts falling due within one year

	Year Ended 31 March 2023 £	Year Ended 31 March 2022 £
Trade Creditors	-	10,565
Amounts due to group undertakings	2,648	7,220
Gift Aid Donation to The Land Trust	77,515	53,049
VAT Payable	3,605	4,222
Accruals and deferred income	4,989	4,475
Other Creditors	<u>13,722</u>	<u>3,113</u>
	<u><u>102,479</u></u>	<u><u>82,644</u></u>

Beaulieu Estate Management Limited
DETAILED PROFIT & LOSS
FOR THE YEAR ENDED 31 March 2023

Company Registration No. 9789286

7 SHARE CAPITAL

	Year Ended 31 March 2023	Year Ended 31 March 2022
	£	£
Allotted, called up, unpaid		
1 Ordinary share of £1 each	<u>1</u>	<u>1</u>
	<u>1</u>	<u>1</u>

8 PROFIT AND LOSS ACCOUNT

	Year Ended 31 March 2023	Year Ended 31 March 2022
	£	£
At 1 April 2022	-	-
Profit/(Loss) for the year	77,515	53,049
Gift Aid	(77,515)	(53,049)
	<u>-</u>	<u>-</u>
At 31 March 2023	-	-

9 RELATED PARTY TRANSACTIONS

The company has taken advantage of the exemption under FRS 102 from disclosing transactions entered into between two or more members of a group, where any subsidiary which is a party to the transaction is wholly owned by a member of that group.

10 ULTIMATE PARENT COMPANY

The ultimate parent company is The Land Restoration Trust, also incorporated in England and Wales. The Land Restoration Trust is the smallest and largest group for which consolidated accounts are prepared. The consolidated accounts for The Land Restoration Trust are available to the public and can be obtained from Companies House or Charity Commission.