

Company Number: NI 035254  
Charity Number: NIC 101231

**FARSET DEVELOPMENT LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

**FINANCIAL STATEMENTS**

**YEAR ENDED 31 MARCH 2021**



**FARSET DEVELOPMENT LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

**FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

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**FARSET DEVELOPMENT LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

**BALANCE SHEET AS AT 31 MARCH 2021**


	Note	2021	2020
		£	£
<b>Fixed assets</b>			
Tangible assets	2	1,726,386	1,781,495
Investments	5	250	250
		<u>1,726,636</u>	<u>1,781,745</u>
<b>Current assets</b>			
Stocks	3	-	1,557
Debtors	4	10,899	20,605
Cash at bank and in hand		<u>36,090</u>	<u>319</u>
		46,989	22,481
<b>Creditors: amounts falling due within one year</b>	6	<u>(130,085)</u>	<u>(216,406)</u>
<b>Net current liabilities</b>		<u>(83,096)</u>	<u>(193,925)</u>
Total assets less current liabilities		1,643,540	1,587,820
<b>Creditors: amounts falling due after more than one year</b>	7	<u>(41,667)</u>	-
<b>Net assets</b>		<u><u>1,601,873</u></u>	<u><u>1,587,820</u></u>
<b>Charity Funds</b>			
Restricted funds		-	-
Unrestricted funds		<u>1,601,873</u>	<u>1,587,820</u>
		<u>1,601,873</u>	<u>1,587,820</u>
<b>Total funds</b>		<u><u>1,601,873</u></u>	<u><u>1,587,820</u></u>

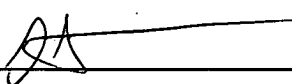
The Company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

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

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the Trustees on 12 August 2021 and signed on their behalf, by

  
 Robert Jones  
 Trustee

  
 Gerald Solinas  
 Trustee

Company Number NI 035254

**FARSET DEVELOPMENT LIMITED**  
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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

**1- GENERAL INFORMATION**

Farset Development Limited is a charitable company limited by guarantee. The company is incorporated in Northern Ireland and has the company number NI035254. The registered principal place of business is 466 Springfield Road, Belfast BT12 7DW. The principal activity of the company continued to be promoting the benefit of the inhabitants of primarily North and West Belfast and elsewhere, and in particular to provide relief for those in need by reason of youth, age, ill-health, disability, financial hardship or other disadvantage by the provision and managements of residential accommodation, information, advise and other facilities, services and support in the area of benefit

**2 - ACCOUNTING POLICIES**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Farset Development Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The financial statements are presented in Sterling (£). The level of rounding is £1.

**2.2 Going Concern**

After reviewing the Charity's forecasts and projections, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements. The Trustees have acknowledged the global pandemic from COVID-19 outbreak, and have been reviewing the impact on the Charity. The company have secured a 7 months contract for accommodation in 25 rooms until 31 March 2021 and intend to rent kitchen space to Belfast Soup Kitchen in the forthcoming financial year. The company has also updated budgets, cashflows forecasting and scenario planning, and they do not feel that it will have a material impact on the going concern of the Charity.

**2.3 Income**

All income is recognised once the company has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Grants are included in the statement of financial activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

**2 - ACCOUNTING POLICIES**

**2.4 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the company's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

**2.5 Government grants**

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of financial activities over the expected useful lives of the assets concerned. Other grants are credited to the Statement of financial activities as the related expenditure is incurred.

**2.6 Tangible fixed assets and depreciation**

Tangible fixed assets costing £50 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the assets can be measured reliably

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All cost incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

At each reporting date the company assesses whether there is a indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Freehold property	Straight line over 50 years
Plant and machinery	Straight line over 4 years
Computer equipment	Straight line over 3 years

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of financial activities.

## **2 - ACCOUNTING POLICIES**

### **2.7 Investments**

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the balance sheet date, unless fair value cannot be measured reliably in which case it is measured at cost less impairment.

Investment gains and losses, whether realised or unrealised, are combined and shown in the heading 'Gain/(losses) on investment' in the Statement of financial activities incorporating income and expenditure account.

### **2.8 Stocks**

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

### **2.9 Debtors**

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayment are value at the amount prepaid net of any trade discounts due.

### **2.10 Cash at Bank and in Hand**

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

### **2.11 Liabilities and provisions**

Liabilities are recognised when there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

### **2.12 Financial instruments**

The company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of banks loans which are subsequently measured at amortised cost using the effective interest method.

### **2.13 Pensions**

The company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the company to the fund in respect of the year.

### **2.14 Fund accounting**

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the company and which have not been designated for other purposes.

**FARSET DEVELOPMENT LIMITED**  
**(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

**2 - TANGIBLE FIXED ASSETS**

	<b>Plant &amp; Machinery £</b>	<b>Fixtures &amp; Fittings £</b>	<b>Computer equipment £</b>	<b>Total £</b>
<b>Cost</b>				
At 1 April 2020	2,566,341	709,031	7,277	3,282,649
Additions	-	2,283	2,523	4,806
At 31 March 2021	<u>2,566,341</u>	<u>711,314</u>	<u>9,800</u>	<u>3,287,455</u>
<b>Depreciation</b>				
At 1 April 2020	796,720	697,356	7,078	1,501,154
Charge for year	53,323	5,651	941	59,915
At 31 March 2021	<u>850,043</u>	<u>703,007</u>	<u>8,019</u>	<u>1,561,069</u>
<b>Net Book Values</b>				
At 31 March 2021	<u>1,716,298</u>	<u>8,307</u>	<u>1,781</u>	<u>1,726,386</u>
At 31 March 2020	<u>1,769,621</u>	<u>11,675</u>	<u>199</u>	<u>1,781,495</u>

**3 - STOCKS**

	<b>2021 £</b>	<b>2020 £</b>
Finished goods and goods for resale	<u>-</u>	<u>1,557</u>

**4 - DEBTORS**

	<b>2021 £</b>	<b>2020 £</b>
Trade debtors	-	19,414
Other debtors	9,822	-
Prepayments and accrued income	<u>1,077</u>	<u>1,191</u>
	<u>10,899</u>	<u>20,605</u>

**5 - CURRENT ASSET INVESTMENTS**

	<b>2021 £</b>	<b>2020 £</b>
Ulster Community Trust Limited - shares	<u>250</u>	<u>250</u>

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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

**6 - CREDITORS: Amounts falling due within one year**

	2021	2020
	£	£
Bank overdrafts	-	45,480
Bank loans	8,333	-
UCIT loan	-	15,142
Trade creditors	2,466	10,225
Other taxation and social security	2,194	10,743
Other creditors	113,543	124,931
Accruals and deferred income	3,549	9,885
	<u>130,085</u>	<u>216,406</u>

**7 - CREDITORS: Amounts falling due after more than one year**

	2021	2020
	£	£
Bank loans	<u>41,667</u>	<u>-</u>

**8 - Statement of funds - current year**

	Balance at 1 April 2020	Income	Expenditure	Transfers in/out	Balance at 31 March 2021
	£	£	£	£	£
<b>Unrestricted funds</b>					
General Fund	968,892	347,741	(333,688)	17,684	1,000,629
Reserves	618,928	-	-	(17,684)	601,244
	<u>1,587,820</u>	<u>347,741</u>	<u>(333,688)</u>	<u>-</u>	<u>1,601,873</u>

**Statement of funds - prior year**

	Balance at 1 April 2019	Income	Expenditure	Transfers in/out	Balance at 31 March 2020
	£	£	£	£	£
<b>Unrestricted funds</b>					
General Fund	1,039,980	333,559	(422,331)	17,684	968,892
Reserves	636,612	-	-	(17,684)	618,928
	<u>1,676,592</u>	<u>333,559</u>	<u>(422,331)</u>	<u>-</u>	<u>1,587,820</u>



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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021**

**9 - STAFF**

The average number of persons employed by the company during the year was as follows:

	2021	2020
Including Trustees	27	27

No employee received remuneration amounting to more than £60,000 in either year.

**10 - AUDITORS' INFORMATION**

The auditors' report on the financial statements for the year ended 31 March 2021 was unqualified.

The audit report was signed on 12 August 2021 by Mr Patrick Miscampbell (Senior Statutory Auditor) on behalf of Miscampbell & Co.