

Rowanbrae Limited

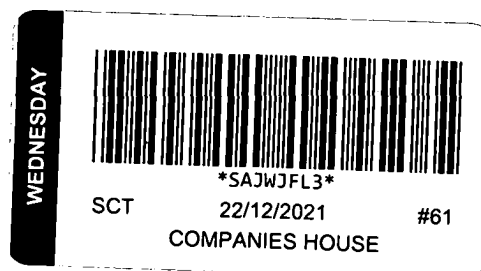
Unaudited Financial Statements

Year Ended

31 March 2021

Company Number SC137890

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Rowanbrae Limited

Chartered accountants' report to the director on the unaudited financial statements of Rowanbrae Limited

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Rowanbrae Limited for the year ended 31 March 2021 which comprise the statement of financial position and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance/>

It is your duty to ensure that Rowanbrae Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Rowanbrae Limited. You consider that Rowanbrae Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Rowanbrae Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

Use of our report

This report is made solely to the board of directors of Rowanbrae Limited, as a body, in accordance with the terms of our engagement letter dated 9 December 2019. Our work has been undertaken solely to prepare for your approval the accounts of Rowanbrae Limited and state those matters that we have agreed to state to the board of directors of Rowanbrae Limited, as a body, in this report in accordance with ICAEW Technical Release TECH07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Rowanbrae Limited and its board of directors as a body for our work or for this report.

BDO LLP

BDO LLP
Chartered Accountants
Glasgow
United Kingdom

22 December 2021

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Rowanbrae Limited
Registered number: SC137890

Statement of financial position
As at 31 March 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	4	1,336,052	1,336,876
Investments	5	-	1,750
		<u>1,336,052</u>	<u>1,338,626</u>
Current assets			
Debtors: amounts falling due within one year	6	233,000	233,000
Cash at bank and in hand	7	29,152	5,390
		<u>262,152</u>	<u>238,390</u>
Creditors: amounts falling due within one year	8	(18,723)	(7,928)
Net current assets		<u>243,429</u>	<u>230,462</u>
Total assets less current liabilities		<u>1,579,481</u>	<u>1,569,088</u>
Creditors: amounts falling due after more than one year	9	(656,698)	(656,674)
Provisions for liabilities			
Deferred tax	10	(1,209)	(1,367)
		<u>(1,209)</u>	<u>(1,367)</u>
Net assets		<u>921,574</u>	<u>911,047</u>
Capital and reserves			
Called up share capital	11	100	100
Profit and loss account		921,474	910,947
		<u>921,574</u>	<u>911,047</u>

Rowanbrae Limited
Registered number: SC137890

Statement of financial position (continued)
As at 31 March 2021

The director considers that the company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

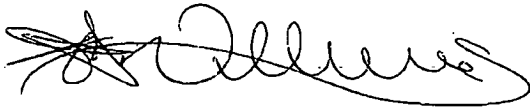
The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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 board and were signed on its behalf on

21 December 2021



A D Williams
Director

The notes on pages 4 to 10 form part of these financial statements.

Rowanbrae Limited

Notes to the financial statements For the year ended 31 March 2021

1. General information

Rowanbrae Limited is a company, limited by shares, incorporated in the United Kingdom under the Companies Act. The address of the registered office is given on the company information page and the nature of the company's principal activities is set out in the directors' report. The financial statements have been prepared on a going concern basis in accordance with FRS 102 - Small Entities, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland.

2. Accounting policies

2.1 Basis of preparation of financial statements

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 the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Going concern

The directors of the company are currently assessing the impact of COVID-19. The situation continues to evolve and it is not possible at this stage to determine with any certainty the ultimate impact on the company, its customers, employees and suppliers. The directors are continually reviewing their plans and forecasts and believe that the going concern basis is appropriate. Accordingly the financial statements are prepared on a going concern basis.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Revenue from property letting is recognised in the period in which the let is provided in accordance with the stage of completion of the property let when all of the following conditions are satisfied.

2.4 Government grants

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the statement of comprehensive income in the same period as the related expenditure.

2.5 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.6 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

Rowanbrae Limited

Notes to the financial statements For the year ended 31 March 2021

2. Accounting policies (continued)

2.7 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss 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.

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.

2.8 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Fixtures and fittings	-	15% reducing balance
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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 profit or loss.

2.9 Investment property

Investment property is carried at fair value determined annually by the director and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the statement of comprehensive income.

Rowanbrae Limited

Notes to the financial statements For the year ended 31 March 2021

2. Accounting policies (continued)

2.10 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.11 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.12 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.13 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.14 Provisions for liabilities

Provisions are made where an event has taken place that gives the company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the company becomes aware of the obligation, and are measured at the best estimate at the statement of financial position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the statement of financial position.

2.15 Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

3. Employees

The average monthly number of employees, including directors, during the year was 1 (2020 - 1).

Rowanbrae Limited

Notes to the financial statements For the year ended 31 March 2021

4. Tangible fixed assets

	Investment property £	Fixtures and fittings £	Total £
Cost or valuation			
At 1 April 2020	1,331,383	40,620	1,372,003
At 31 March 2021	1,331,383	40,620	1,372,003
Depreciation			
At 1 April 2020	-	35,127	35,127
Charge for the year on owned assets	-	824	824
At 31 March 2021	-	35,951	35,951
Net book value			
At 31 March 2021	1,331,383	4,669	1,336,052
At 31 March 2020	1,331,383	5,493	1,336,876

The historical cost of the investment properties is £823,797 (2020 - £823,797).

The director has reviewed the carrying value of the company's investment properties and considers that the amount of £1,331,383 fairly reflects the market value of the properties as at 31 March 2021.

Rowanbrae Limited

Notes to the financial statements For the year ended 31 March 2021

5. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
At 1 April 2020	5,250
At 31 March 2021	5,250
Impairment	
At 1 April 2020	3,500
Charge for the period	1,750
At 31 March 2021	5,250
Net book value	
At 31 March 2021	-
At 31 March 2020	1,750

Investments are unlisted shares which are measured at fair value.

6. Debtors

	2021 £	2020 £
Amounts owed by group undertakings	233,000	233,000
	233,000	233,000

7. Cash and cash equivalents

	2021 £	2020 £
Cash at bank and in hand	29,152	5,390
	29,152	5,390

Rowanbrae Limited

Notes to the financial statements For the year ended 31 March 2021

8. Creditors: Amounts falling due within one year

	2021 £	2020 £
Corporation tax	3,011	-
Other taxation and social security	4,305	3,075
Accruals and deferred income	11,407	4,853
	<u>18,723</u>	<u>7,928</u>

9. Creditors: Amounts falling due after more than one year

	2021 £	2020 £
Bank loans	656,698	656,674
	<u>656,698</u>	<u>656,674</u>

10. Deferred taxation

	2021 £
At beginning of year	(1,367)
Charged to profit or loss	158
At end of year	<u>(1,209)</u>

The provision for deferred taxation is made up as follows:

	2021 £	2020 £
Accelerated capital allowances	(1,209)	(1,367)
	<u>(1,209)</u>	<u>(1,367)</u>

Rowanbrae Limited

Notes to the financial statements For the year ended 31 March 2021

11. Share capital

	2021 £	2020 £
Allotted, called up and fully paid		
100 (2020 - 100) ordinary shares of £1.00 each	100	100

12. Related party transactions

	2021 £	2020 £
Amounts due from related parties		
Duncroft Limited	233,000	233,000
	-	-
	233,000	233,000

13. Controlling party & ultimate parent company

The company was controlled throughout the year by the director and ultimate controlling party, A.D. Williams.

The company is a subsidiary of Duncroft Limited which is the ultimate controlling party.