Company Registration No. 05654842 (England and Wales)

BROTHER DEVELOPMENTS (YORKSHIRE) LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 NOVEMBER 2021

PAGES FOR FILING WITH REGISTRAR

BROTHER DEVELOPMENTS (YORKSHIRE) LIMITED

COMPANY INFORMATION

Directors	Mr B J Boys Mr M A Boys Mr P H Boys
Company number	05654842
Registered office and business address	Todd Carr Road Waterfoot Rossendale Lancashire BB4 9SJ
Accountants	Pierce C A Limited Mentor House Ainsworth Street Blackburn Lancashire BB1 6AY
Bankers	Handelsbanken Greenbank Court Challenge Way Greenbank Business Park Blackburn Lancashire BB1 5QB
Solicitors	Farleys Solicitors LLP Unit C1 - Hurstwood Court Duttons Way Shadsworth Blackburn Lancashire BB1 2PT

BROTHER DEVELOPMENTS (YORKSHIRE) LIMITED

CONTENTS

	Page
Balance sheet	1
Notes to the financial statements	2 - 8

BROTHER DEVELOPMENTS (YORKSHIRE) LIMITED

BALANCE SHEET

AS AT 30 NOVEMBER 2021

	Notes	2021 £	2021 £	2020 £	2020 £
Fixed assets					
Investment properties	**5**		690,000		690,000
Current assets					
Debtors	**6**	53,418		8,719	
Cash at bank and in hand		26,178		11,903	
		79,596		20,622	
Creditors: amounts falling due within one year	**7**	(1,983,106)		(1,981,942)	
Net current liabilities			(1,903,510)		(1,961,320)
Net liabilities			(1,213,510)		(1,271,320)
Capital and reserves					
Called up share capital	**8**		100		100
Revaluation reserve	**9**		(1,155,410)		(1,155,410)
Profit and loss reserves			(58,200)		(116,010)
Total equity			(1,213,510)		(1,271,320)

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

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

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The member has not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

The financial statements were approved by the board of directors and authorised for issue on 13 May 2022 and are signed on its behalf by:

Mr P H Boys
Director

Company Registration No. 05654842

1 Accounting policies

Company information

Brother Developments (Yorkshire) Limited is a private company limited by shares incorporated in England and Wales. The registered office is Todd Carr Road, Waterfoot, Rossendale, Lancashire, BB4 9SJ.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary a mounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investment properties at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The company is dependant upon the ongoing financial support of its parent company, Brother Developments Limited, and connected company, Brother Investments Limited.

The directors of this company are also the directors of Brother Developments Limited and Brother Investments Limited.

The directors have indicated that Brother Developments Limited and Brother Investments Limited will continue to provide financial support to this company for the foreseeable future.

The directors consider that in preparing the financial statements they have taken into account all information that could reasonably be expected to be available.

On this basis, they consider that it is appropriate to prepare the financial statements on the going concern basis.

Whilst the directors have adopted the going concern basis set out above, the impact of the worldwide Coronavirus pandemic, Covid-19, on all businesses represents an uncertainty and the true impact of this pandemic will only become apparent over time. The directors have given due consideration to the impact of the pandemic on the company and consider that it will have adequate resources to manage that impact.

1.3 Turnover

Turnover represents amounts receivable for services net of VAT and trade discounts, together with rent receivable.

1 **Accounting policies** **(Continued)**

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and machinery	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.5 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.6 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

1 **Accounting policies** **(Continued)**

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.9 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2021 Number	2020 Number
Total	3	4

4 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 December 2020 and 30 November 2021	10,858
Depreciation and impairment	
At 1 December 2020 and 30 November 2021	10,858
Carrying amount	
At 30 November 2021	-
At 30 November 2020	-

5 Investment property

	2021 £
Fair value	
At 1 December 2020 and 30 November 2021	690,000

5 **Investment property** **(Continued)**

The company's investment property at Walk Mills, Keighley was revalued at market value of £690,000 at 28 February 2020 by Knight Frank LLP. The valuation was representative of the estimated market value at 30 November 2019 and was incorporated into the balance sheet at that date. The directors consider that this valuation represents a reasonable estimate of the market value of the property at 30 November 2021.

The directors believe that this represents a temporary diminution in value.

On an historical cost basis the property would have been included in the accounts at an original cost of £1,845,410 (2020: £1,845,410).

6 **Debtors**

Amounts falling due within one year:	**2021** **£**	**2020** **£**
Trade debtors	2,232	784
Other debtors	51,186	7,935
	53,418	8,719

7 **Creditors: amounts falling due within one year**

	2021 **£**	**2020** **£**
Trade creditors	2,265	2,412
Amounts owed to group undertakings	143,581	143,581
Corporation tax	13,560	12,740
Other taxation and social security	3,815	3,505
Other creditors	1,819,885	1,819,704
	1,983,106	1,981,942

8 **Called up share capital**

Ordinary share capital **Issued and fully paid**	**2021** **Number**	**2020** **Number**	**2021** **£**	**2020** **£**
Ordinary shares of £1 each	100	100	100	100

9 Revaluation reserve

	2021	2020
	£	£
At the beginning and end of the year	(1,155,410)	(1,155,410)

10 Financial commitments, guarantees and contingent liabilities

During the financial year the company has given an unlimited inter company cross guarantee, supported by a first legal charge over the company's investment property and a debenture over the company's assets, in respect of a bank overdraft facility of £1,500,000 provided by the company's bankers to B & E Boys Limited and bank loans provided to Brother Investments Limited, Brother Developments Limited and Kingfisher Business Centres Limited.

At 30 November 2021 the overdraft facility in B & E Boys Limited amounted to £468,253 (2020: £942,644) and the bank loan balances were as follows:-

Brother Investments Limited - £12,680,185 (facility: £13,639,385);

Brother Developments Limited - £1,132,400 (facility: £1,221,800); and

Kingfisher Business Centres Limited - £562,400 (facility: £606,800).

11 Related party transactions

Transactions with related parties

During the year the company entered into the following transactions with related parties:

	Purchases	
	2021	2020
	£	£
Entities under the common control of the directors of the company.	30,112	25,974

	Interest paid		Interest received	
	2021	2020	2021	2020
	£	£	£	£
Entities under the common control of the directors of the company.	266	670	910	4,700

The following amounts were outstanding at the reporting end date:

	2021	2020
Amounts due to related parties	£	£
Entities under the common control of the directors of the company.	1,809,657	1,809,391

Amounts due from related parties	£	£
Entities under the common control of the directors of the company.	49,116	5,537

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.