

**Tor Bryan (Residence) Limited**  
**Directors Report and Financial Statements**  
**For the year ended**  
**31 December 2020**

**TIFFIN GREEN LIMITED**

Chartered Accountants

Swan House

9 Queens Road

Brentwood

Essex

CM14 4HE

# **Tor Bryan (Residence) Limited**

## **Financial Statements**

**Year ended 31 December 2020**

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# **Tor Bryan (Residence) Limited**

## **Officers and Professional Advisers**

### **The board of directors**

Mr.R. Ball  
Mr.M. Taylor  
Mrs.E. Burroughs (Resigned 30 September 2020)  
Mr.K. Wheeler  
Mr.G. Bowlt (Appointed 30 September 2020)  
Mr.A. Stublely  
Mr.N. Jelley

### **Company secretary**

Mr. K. Wheeler

### **Registered office**

Swan House  
9 Queens Road  
Essex  
Brentwood  
CM14 4HE

### **Accountants**

Tiffin Green Limited  
Chartered Accountants  
Swan House  
9 Queens Road  
Brentwood  
Essex  
CM14 4HE

# Tor Bryan (Residence) Limited

## Directors' Report

Year ended 31 December 2020

The directors present their report and the unaudited financial statements of the company for the year ended 31 December 2020.

### Directors

The directors who served the company during the year were as follows:

Mr.R. Ball  
Mr.M. Taylor  
Mr.K. Wheeler  
Mr.A. Stubley  
Mr.N. Jelley  
Mr.G. Bowlt (Appointed 30 September 2020)  
Mrs.E. Burroughs (Resigned 30 September 2020)

### Directors' responsibilities statement

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 the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- 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.

### Small company provisions

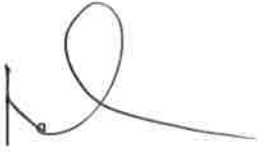
This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

# **Tor Bryan (Residence) Limited**

## **Directors' Report *(continued)***

**Year ended 31 December 2020**

This report was approved by the board of directors on 16 September 2021 and signed on behalf of the board by:

A handwritten signature in black ink, appearing to be 'K. Wheeler', with a large loop and a long horizontal tail.

Mr. K. Wheeler  
Company Secretary

# **Tor Bryan (Residence) Limited**

## **Independent Chartered Accountants Review Report to the Directors of Tor Bryan (Residence) Limited**

**Year ended 31 December 2020**

We have reviewed the financial statements of Tor Bryan (Residence) Limited for the year ended 31 December 2020 which comprise the income statement and statement of comprehensive income, statement of financial position, statement of changes in equity and the related notes 1 to 6. The financial reporting framework that has been applied in their preparation is applicable law and the United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's directors, as a body, in accordance with the terms of our engagement letter dated 31 March 2017. Our review has been undertaken so that we may state to the company's directors, as a body, those matters we have agreed with them in our engagement letter and for no other purpose. To the fullest extent permitted by law, we do not accept or assume any responsibility to anyone other than the company and the company's directors, as a body, for our work, for this report or the conclusions we have formed.

### **Directors responsibility for the financial statements**

As explained more fully in the directors responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

### **Accountants responsibility**

Our responsibility is to express a conclusion based on our review of the financial statements. We conducted our review in accordance with International Standard on Review Engagements (ISRE) 2400 (Revised), Engagements to Review Historical Financial Statements, and ICAEW Technical Release TECH 09/13AAF. ISRE 2400 also requires us to comply with the ICAEW Code of Ethics.

### **Scope of assurance review**

A review of financial statements in accordance with ISRE 2400 (Revised) is a limited assurance engagement. We have performed additional procedures to those required under a compilation engagement. These primarily consist of making enquiries of management and others within the entity, as appropriate, applying analytical procedures and evaluating the evidence obtained. The procedures performed in a review are substantially less than those performed in an audit conducted in accordance with International Standards on Auditing (UK and Ireland). Accordingly, we do not express an audit opinion on these financial statements.

## Tor Bryan (Residence) Limited

### Independent Chartered Accountants Review Report to the Directors of Tor Bryan (Residence) Limited *(continued)*

Year ended 31 December 2020

#### Conclusion

Based on our review, nothing has come to our attention that causes us to believe the financial statements have not been prepared:

- so as to give a true and fair view of the state of the company's affairs as at 31 December 2020, and of its loss for the year then ended;
- in accordance with the United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice); and
- in accordance with the Companies Act 2006.



TIFFIN GREEN LIMITED  
Chartered Accountants

Swan House  
9 Queens Road  
Brentwood  
Essex  
CM14 4HE

16 September 2021

# Tor Bryan (Residence) Limited

## Income Statement and Statement of Comprehensive Income

Year ended 31 December 2020

	Note	2020 £	2019 £
<b>Turnover</b>		<b>25,910</b>	25,220
Cost of sales		<b>(23,314)</b>	(12,164)
<b>Gross profit</b>		<b>2,596</b>	13,056
Administrative expenses		<b>(4,860)</b>	(3,549)
<b>Operating (loss)/profit</b>		<b>(2,264)</b>	9,507
Income from other fixed asset investments		<b>5,110</b>	7,072
Other interest receivable and similar income		<b>(9,811)</b>	13,699
<b>(Loss)/profit before taxation</b>		<b>(6,965)</b>	30,278
Tax on (loss)/profit		<b>989</b>	(2,669)
<b>(Loss)/profit for the financial year and total comprehensive income</b>		<b>(5,976)</b>	27,609

All the activities of the company are from continuing operations.

The notes on pages 10 to 12 form part of these financial statements.



# Tor Bryan (Residence) Limited

## Statement of Financial Position

31 December 2020

	Note	2020 £	£	2019 £
<b>Current assets</b>				
Investments	4	155,168		163,336
Cash at bank and in hand		<u>20,457</u>		<u>19,051</u>
		<b>175,625</b>		<b>182,387</b>
<b>Creditors: amounts falling due within one year</b>	5	<u>6,095</u>		<u>5,736</u>
<b>Net current assets</b>			<b>169,530</b>	<b>176,651</b>
<b>Total assets less current liabilities</b>			<b>169,530</b>	<b>176,651</b>
<b>Provisions</b>				
Taxation including deferred tax			<u>1,822</u>	<u>2,967</u>
<b>Net assets</b>			<b>167,708</b>	<b>173,684</b>
<b>Capital and reserves</b>				
Called up share capital			720	720
Contingency reserve			<u>157,401</u>	<u>156,885</u>
Fair value reserve			<u>9,587</u>	<u>16,079</u>
<b>Shareholders funds</b>			<b>167,708</b>	<b>173,684</b>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

For the year ending 31 December 2020 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 financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The statement of financial position  
continues on the following page.

The notes on pages 10 to 12 form part of these financial statements.

# Tor Bryan (Residence) Limited

## Statement of Financial Position *(continued)*

31 December 2020

These financial statements were approved by the board of directors and authorised for issue on 16 September 2021, and are signed on behalf of the board by:



Mr.M. Taylor  
Director



Mr.K. Wheeler  
Director

Company registration number: 00861166

The notes on pages 10 to 12 form part of these financial statements.

# Tor Bryan (Residence) Limited

## Statement of Changes in Equity

Year ended 31 December 2020

	Called up share capital	Contingency reserve	Fair value reserve	Profit and loss account	Total
	£	£	£	£	£
<b>At 1 January 2019</b>	720	138,374	6,981	–	146,075
Profit for the year				27,609	27,609
Other comprehensive income for the year:					
Reclassification from fair value reserve to profit and loss account	–	–	9,098	(9,098)	–
Reclassification from contingency reserve to profit and loss account	–	18,511	–	(18,511)	–
<b>Total comprehensive income for the year</b>	–	18,511	9,098	–	27,609
<b>At 31 December 2019</b>	720	156,885	16,079	–	<b>173,684</b>
Loss for the year				(5,976)	<b>(5,976)</b>
Other comprehensive income for the year:					
Reclassification from fair value reserve to profit and loss account	–	–	(6,492)	6,492	–
Reclassification from contingency reserve to profit and loss account	–	516	–	(516)	–
<b>Total comprehensive income for the year</b>	–	516	(6,492)	–	<b>(5,976)</b>
<b>At 31 December 2020</b>	<u>720</u>	<u>157,401</u>	<u>9,587</u>	<u>–</u>	<u><b>167,708</b></u>

The notes on pages 10 to 12 form part of these financial statements.

# Tor Bryan (Residence) Limited

## Notes to the Financial Statements

Year ended 31 December 2020

### 1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Swan House, 9 Queens Road, Essex, Brentwood, CM14 4HE.

### 2. Statement of compliance

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

### 3. Accounting policies

#### Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain assets and liabilities, measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

#### Current asset investments

Investments are held in various fixed interest, equities and unit trusts and are shown at market value.

#### Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

#### Revenue recognition

The turnover comprises the total number of members' contributions receivable (72 @ £360), (2019 72 @ £355) towards the yearly upkeep and running costs of the Tor Bryan Estate. The members contributions cover the period from the 1st March 2020 to 28th February 2021, and has therefore been adjusted accordingly in these financial statements.

#### Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

# Tor Bryan (Residence) Limited

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2020

### 3. Accounting policies *(continued)*

#### Income tax *(continued)*

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

#### Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

#### Financial instruments

Financial instruments are classified and accounted for, according to the substance of contractual arrangement, as either financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

### 4. Investments

	2020	2019
	£	£
Other investments	163,336	144,712
Investments - Additions	19,467	16,268
Investments - Disposals	(17,824)	(11,343)
Change in value of other investments	(9,811)	13,699
	<u>155,168</u>	<u>163,336</u>

Investments are held in various fixed interest, equities and unit trusts and are shown at market value.

# Tor Bryan (Residence) Limited

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2020

**5. Creditors: amounts falling due within one year**

	<b>2020</b>	2019
	<b>£</b>	£
Corporation tax	<b>155</b>	96
Other creditors	<b><u>5,940</u></b>	<u>5,640</u>
	<b><u>6,095</u></b>	<u>5,736</u>

Included in other creditors is £4,260 (2019 £4,020) of members contributions for 2020 which covers up to the period ending 29th February 2021. The balance of £1,680 (2019 £1,620) is for the assurance report, accountancy and taxation charges.

**6. Number of employees**

Number of employees: 0 (2019 - 0)

**Tor Bryan (Residence) Limited**

**Management Information**

**Year ended 31 December 2020**

**The following pages do not form part of the financial statements.**

# Tor Bryan (Residence) Limited

## Detailed Income Statement and Statement of Comprehensive Income

Year ended 31 December 2020

	2020	2019
	£	£
<b>Turnover</b>	<b>25,910</b>	25,220
<b>Cost of sales</b>		
Roads, footpaths and lighting	<b>8,064</b>	164
Grass cutting and garden maintenance	<b>15,250</b>	12,000
	<b>23,314</b>	12,164
<b>Gross profit</b>	<b>2,596</b>	13,056
<b>Overheads</b>		
Administrative expenses	<b>4,860</b>	3,549
<b>Operating (loss)/profit</b>	<b>(2,264)</b>	9,507
Income from other fixed asset investments	<b>5,110</b>	7,072
Other interest receivable and similar income	<b>(9,811)</b>	13,699
<b>(Loss)/profit before taxation</b>	<b>(6,965)</b>	30,278



# Tor Bryan (Residence) Limited

## Notes to the Detailed Income Statement and Statement of Comprehensive Income

Year ended 31 December 2020

	2020 £	2019 £
<b>Administrative expenses</b>		
Insurance	674	674
Website costs	792	62
Annual general meeting expenses	—	126
Taxation fee	360	360
Printing postage and stationery	6	6
Annual return fee	73	73
General expenses	11	13
Investec management fees	1,148	1,221
Planning application fees	302	—
Accountancy fees	996	516
Assurance report fees	498	498
	<u>4,860</u>	<u>3,549</u>
<b>Income from other fixed asset investments</b>		
Dividend from listed investment	5,597	6,715
Profit on disposal of current asset investments	(487)	357
	<u>5,110</u>	<u>7,072</u>
<b>Other interest receivable and similar income</b>		
Gain on fair value adjustment of financial assets at fair value through profit or loss	(9,811)	13,699