

HUMBLE HAVENS LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

HUMBLE HAVENS LIMITED

COMPANY INFORMATION

Directors	Mr T F J Drake Mrs C Drake Mr M Drake Mrs L Williams Miss K Drake Mr R Drake Miss H Drake
Registered number	12898521
Registered office	Westfield Church Street West Hanney Wantage Oxfordshire OX12 0LW
Accountants	EQ Accountants LLP Chartered Accountants 14 City Quay Dundee DD1 3JA

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2022

		2022 £	2021 £
Fixed assets			
Investment property	4	10,319,750	10,319,750
		<u>10,319,750</u>	<u>10,319,750</u>
Current assets			
Debtors: amounts falling due within one year	5	113,145	14,947
Bank and cash balances		2,107	4,460
		<u>115,252</u>	<u>19,407</u>
Creditors: amounts falling due within one year	6	(60,785)	(61,320)
Net current assets/(liabilities)		<u>54,467</u>	<u>(41,913)</u>
Total assets less current liabilities		<u>10,374,217</u>	<u>10,277,837</u>
Creditors: amounts falling due after more than one year	7	(7,182,710)	(7,160,144)
Net assets		<u><u>3,191,507</u></u>	<u><u>3,117,693</u></u>
Capital and reserves			
Called up share capital	8	107	107
Share premium account	9	3,117,292	3,117,292
Profit and loss account	9	74,108	294
		<u><u>3,191,507</u></u>	<u><u>3,117,693</u></u>

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 30 JUNE 2022

The directors consider 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 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 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 20 March 2023.

Mr T F J Drake
Director

The notes on pages 3 to 6 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022**

1. General information

Humble Havens Limited is a private company, limited by shares, domiciled in England with registration number 12898521. The registered office is Westfield, Church Street, West Hanney, Wantage, Oxfordshire, OX12 0LW.

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 Turnover

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover 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 turnover is recognised:

Rendering of services

Turnover from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of turnover can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.3 Taxation

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.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022**

2. Accounting policies (continued)

2.4 Investment property

Investment property is carried at fair value determined annually by the directors 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.

2.5 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 7 (2021 - 7).

4. Investment property

	Freehold investment property £
Valuation	
At 1 July 2021	10,319,750
At 30 June 2022	10,319,750

The 2022 valuations were made by the directors, on an open market value for existing use basis.

5. Debtors

	2022 £	2021 £
Amounts owed by joint ventures and associated undertakings	113,145	-
Other debtors	-	14,947
	113,145	14,947

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022**

6. Creditors: Amounts falling due within one year

	2022	<i>2021</i>
	£	<i>£</i>
Bank loans	1,807	<i>51,214</i>
Amounts owed to associates	20,000	<i>-</i>
Other taxation and social security	31,965	<i>7,106</i>
Other creditors	678	<i>-</i>
Accruals and deferred income	6,335	<i>3,000</i>
	<u>60,785</u>	<i><u>61,320</u></i>

Bank loans are secured over the investment property held by the company.

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

	2022	<i>2021</i>
	£	<i>£</i>
Bank loans	7,182,710	<i>7,160,144</i>
	<u>7,182,710</u>	<i><u>7,160,144</u></i>

Bank loans are secured over the investment property held by the company.

The aggregate amount of liabilities repayable wholly or in part more than five years after the reporting date is:

	2022	<i>2021</i>
	£	<i>£</i>
Repayable by instalments	12,217	<i>15,468</i>
Repayable other than by instalments	6,784,149	<i>6,808,691</i>
	<u>6,796,366</u>	<i><u>6,824,159</u></i>

Amounts repayable by instalments relate to repayment mortgages over investment property held by the company.

Amounts repayable other than by instalments relate to interest only mortgages over investment property held by the company, with a balancing payment due at redemption date.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

8. Share capital

	2022 £	2021 £
Allotted, called up and fully paid		
7 (2021 - 7) Ordinary shares of £1.00 each	7	7
10,000 (2021 - 10,000) A Ordinary shares of £0.01 each	100	100
	107	107

9. Reserves

Share premium account

The share premium account included amounts above the nominal value received for shares issued.

Profit and loss account

The profit and loss account includes all current retained profits and losses.

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.