

INVEST EAST LINDSEY LIMITED
REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

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FOR THE YEAR ENDED 31 MARCH 2022**

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INVEST EAST LINDSEY LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2022**

DIRECTORS:
A S Fisher
A P Sweeney
S R Kirk
T JC Sampson

REGISTERED OFFICE:
Tedder Hall
Manby Park
Louth
Lincolnshire
LN11 8UP

REGISTERED NUMBER: 12344896 (England and Wales)

SENIOR STATUTORY AUDITOR: Timothy Godson FCA

AUDITORS:
Duncan & Toplis Limited, Statutory Auditor
15 Chequergate
Louth
Lincolnshire
LN11 0LJ

**REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31 MARCH 2022**

The directors present their report with the financial statements of the company for the period 1 April 2021 to 31 March 2022.

INCORPORATION

The company was incorporated on 2 December 2019.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of selling caravans onto Recreational vehicle parks, trailer parks and camping grounds; other holiday and other collective accommodation and the Construction of domestic buildings.

DIRECTORS

The Company's Board of Executive Directors are senior officers of the Shareholder; they, together with any Non-Executive Directors are appointed to the Board by the Council via the Shareholder Supervisory Board. One Non-Executive Director was appointed to the Board during the accounting period; one Executive Director resigned from the Board during the period and two Executive Directors were appointed to the Board during the period.

The Directors that held office during the accounting period were as follows:

Andrew Fisher, Executive Director (appointed 28 April 2021)

Stephen Kirk, Non-Executive Director (appointed 15 June 2021)

Timothy Leader, Executive Director (appointed 10 February 2021, resigned 17 June 2021)

John Medler, Executive Director (appointed 4 May 2020)

Michael Reeson, Executive Director (appointed 4 May 2020)

Andrew Sweeney, Executive Director (appointed 20 May 2020)

Tim Sampson was appointed as an Executive Director of the Company after 31 March 2022 but prior to the date of this report and Michael Reeson and John Medler resigned from the Board in that intervening period.

The three Directors who are eligible who served on the Board during the accounting period offer themselves for election at the forthcoming Annual General Meeting.

During the accounting period the impacts of Covid-19 continued to seriously affect the company's business; lockdown rules did not end until July 2021 and affected customer confidence, the Pandemic seriously affected supply chains with the availability of caravan stock being driven to near zero and the health impacts of the virus posing significant challenges for labour supply to service the company's house building activity meaning its first homes were not completed within the accounting period as planned, negatively affecting cashflow and profit and loss. The company's expansion into eco-lodges did not progress as a consequence.

It is noted that a greenhouse gas emissions, energy consumption and energy efficiency disclosure is not required due to the thresholds not being met during the period.

PROPOSED DIVIDEND

The Directors do not recommend the payment of a dividend for the period (£nil).

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Report of the Directors 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 International Financial Reporting Standards as adopted by the European Union. 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 of 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 judgements 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.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

INVEST EAST LINDSEY LIMITED (REGISTERED NUMBER: 12344896)

**REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31 MARCH 2022**

AUDITORS

The auditors, Duncan & Toplis Limited, Statutory Auditor, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:



A S Fisher - Director

20 December 2022

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF INVEST EAST LINDSEY LIMITED

Qualified Opinion

We have audited the financial statements of Invest East Lindsey Limited (the 'company') for the year ended 31 March 2022 which comprise the Statement of Profit or Loss, the Statement of Profit or Loss and Other Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flows and Notes to the Statement of Cash Flows, Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the UK.

In our opinion the financial statements:

- except for the specific matter reported on by exception, give a true and fair view of the state of the company's affairs as at 31 March 2022 and of its loss for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the UK; but
- have not been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The directors are responsible for the other information. The other information comprises the information in the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Directors has been prepared in accordance with applicable legal requirements.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
INVEST EAST LINDSEY LIMITED**

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Directors.

In our opinion the company has failed to comply with the Companies Act 2006, section 386, within their duty to keep adequate accounting records. The breach of compliance with the requirements is the basis for our Qualified Opinion of the Financial Statements. Based on the audit evidence obtained we have assessed that except for the effects of this specific matter, the financial statements give a true and fair view.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Directors.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page two, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
INVEST EAST LINDSEY LIMITED**

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

We have identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial experience, knowledge of the sector, a review of regulatory and legal correspondence and through discussions with Directors and other management obtained as part of the work required by auditing standards. We have also discussed with the Directors and other management the policies and procedures relating to compliance with laws and regulations. We communicated laws and regulations throughout the team and remained alert to any indications of non-compliance throughout the audit. The potential impact of different laws and regulations varies considerably. Firstly, the company is subject to laws and regulations that directly impact the financial statements (for example financial reporting legislation) and we have assessed the extent of compliance with such laws as part of our financial statements audit. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including risk of override of controls) and determined that the principal risks were related to management bias in accounting estimates and judgemental areas of the financial statements such as depreciation of tangible fixed assets, as well as the risk of inappropriate journal entries to increase reported profitability. Audit procedures performed by the engagement team included the identification and testing of material and unusual journal entries and challenging management on key accounting estimates, assumptions and judgements made in the preparation of the financial statements. We carried out detailed substantive tests on accounting estimates, including reviewing the methods used by management to make those estimates, re-performing the calculation, and reviewing the outcome of prior year estimates. These key areas of uncertainty are disclosed in the accounting policies.

Secondly, the company is subject to other laws and regulations where the consequence for non-compliance could have a material effect on the amounts or disclosures in the financial statements. We identified the following areas as those most likely to have such an effect: Health and Safety regulations and Employment laws.

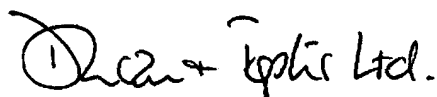
Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Directors and other management. Through these procedures, if we became aware of any non-compliance, we considered the impact on the procedures performed on the related financial statement items.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. The further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. As with any audit, there is a greater risk of non-detection of irregularities as these may involve collusion, intentional omissions of the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Timothy Godson FCA (Senior Statutory Auditor)
for and on behalf of Duncan & Toplis Limited, Statutory Auditor
15 Chequergate
Louth
Lincolnshire
LN11 0LJ

20 December 2022

STATEMENT OF PROFIT OR LOSS
FOR THE YEAR ENDED 31 MARCH 2022

	Notes	Year Ended 31.3.22 £	Period 2.12.19 to 31.3.21 £
CONTINUING OPERATIONS			
Revenue		572,660	255,329
Cost of sales		(308,246)	(283,359)
GROSS PROFIT/(LOSS)		<u>264,414</u>	<u>(28,030)</u>
Administrative expenses		(353,139)	(166,225)
OPERATING LOSS		<u>(88,725)</u>	<u>(194,255)</u>
Finance costs	4	(99,080)	(8,731)
LOSS BEFORE INCOME TAX	5	<u>(187,805)</u>	<u>(202,986)</u>
Income tax	6	119,311	-
LOSS FOR THE YEAR		<u><u>(68,494)</u></u>	<u><u>(202,986)</u></u>

The notes form part of these financial statements

INVEST EAST LINDSEY LIMITED (REGISTERED NUMBER: 12344896)

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2022

	Year Ended 31.3.22 £	Period 2.12.19 to 31.3.21 £
LOSS FOR THE YEAR	(68,494)	(202,986)
OTHER COMPREHENSIVE INCOME	-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	<u>(68,494)</u>	<u>(202,986)</u>

The notes form part of these financial statements

STATEMENT OF FINANCIAL POSITION
31 MARCH 2022

	Notes	2022 £	2021 £
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	7	969,381	279,782
Deferred tax	15	119,311	-
		<u>1,088,692</u>	<u>279,782</u>
CURRENT ASSETS			
Inventories	8	2,237,999	183,888
Trade and other receivables	9	46,580	43,809
Cash and cash equivalents	10	650,277	1,287,325
		<u>2,934,856</u>	<u>1,515,022</u>
TOTAL ASSETS		<u><u>4,023,548</u></u>	<u><u>1,794,804</u></u>
EQUITY			
SHAREHOLDERS' EQUITY			
Called up share capital	11	100	100
Retained earnings	12	(271,480)	(202,986)
TOTAL EQUITY		<u>(271,380)</u>	<u>(202,886)</u>
LIABILITIES			
NON-CURRENT LIABILITIES			
Financial liabilities - borrowings			
Interest bearing loans and borrowings	14	2,101,957	1,427,384
CURRENT LIABILITIES			
Trade and other payables	13	562,482	236,139
Financial liabilities - borrowings			
Interest bearing loans and borrowings	14	1,630,489	334,167
		<u>2,192,971</u>	<u>570,306</u>
TOTAL LIABILITIES		<u>4,294,928</u>	<u>1,997,690</u>
TOTAL EQUITY AND LIABILITIES		<u><u>4,023,548</u></u>	<u><u>1,794,804</u></u>

The financial statements were approved by the Board of Directors and authorised for issue on 20 December 2022 and were signed on its behalf by:



A S Fisher - Director

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2022

	Called up share capital £	Retained earnings £	Total equity £
Changes in equity			
Issue of share capital	100	-	100
Total comprehensive income	-	(202,986)	(202,986)
Balance at 31 March 2021	<u>100</u>	<u>(202,986)</u>	<u>(202,886)</u>
Changes in equity			
Total comprehensive income	-	(68,494)	(68,494)
Balance at 31 March 2022	<u>100</u>	<u>(271,480)</u>	<u>(271,380)</u>

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2022

		Year Ended 31.3.22 £	Period 2.12.19 to 31.3.21 £
Cash flows from operating activities			
Cash generated from operations	1	(1,718,575)	(167,805)
Interest paid		(99,080)	(8,731)
Net cash from operating activities		<u>(1,817,655)</u>	<u>(176,536)</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		(790,288)	(297,790)
Net cash from investing activities		<u>(790,288)</u>	<u>(297,790)</u>
Cash flows from financing activities			
New loans in year		1,880,000	1,783,379
Loan repayments in year		(8,185)	(30,559)
Loan interest in year		99,080	8,731
Share issue		-	100
Net cash from financing activities		<u>1,970,895</u>	<u>1,761,651</u>
(Decrease)/increase in cash and cash equivalents		<u>(637,048)</u>	<u>1,287,325</u>
Cash and cash equivalents at beginning of year	2	1,287,325	-
Cash and cash equivalents at end of year	2	<u><u>650,277</u></u>	<u><u>1,287,325</u></u>

NOTES TO THE STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2022

1. RECONCILIATION OF LOSS BEFORE INCOME TAX TO CASH GENERATED FROM OPERATIONS

	Year Ended 31.3.22 £	Period 2.12.19 to 31.3.21 £
Loss before income tax	(187,805)	(202,986)
Depreciation charges	100,689	18,008
Finance costs	99,080	8,731
	<u>11,964</u>	<u>(176,247)</u>
Increase in inventories	(2,054,111)	(183,888)
Increase in trade and other receivables	(2,771)	(43,809)
Increase in trade and other payables	326,343	236,139
	<u>(1,718,575)</u>	<u>(167,805)</u>

2. CASH AND CASH EQUIVALENTS

The amounts disclosed on the Statement of Cash Flows in respect of cash and cash equivalents are in respect of these Statement of Financial Position amounts:

Year ended 31 March 2022

	31.3.22 £	1.4.21 £
Cash and cash equivalents	<u>650,277</u>	<u>1,287,325</u>

Period ended 31 March 2021

	31.3.21 £	2.12.19 £
Cash and cash equivalents	<u>1,287,325</u>	<u>-</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

1. STATUTORY INFORMATION

Invest East Lindsey Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparation

These financial statements have been prepared in accordance with UK-adopted international accounting standards and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS. The financial statements have been prepared under the historical cost convention.

Revenue

The Company's revenue generating activities in 2021/22 were primarily relating to that of caravan sales, holiday letting and other collective accommodation management. Housing development projects have begun in the year of review for which performance obligations have not been met. As such the revenue shall be recognised when the Company satisfies its obligation to its customers.

The following accounting standard has been considered when drawing up the accounts:

- IFRS 15 (Revenue Recognition) no issues were present in 2021/22

Revenue Recognition

Revenue is recognised at fair value of the consideration received or receivables net of VAT and trade discounts.

Cash and cash equivalents

Cash represents cash in hand and deposits held on demand with financial institutions. Cash equivalents are short-term, highly-liquid investments with original maturities of three months or less (as at their date of acquisition). Cash equivalents are readily convertible to known amounts of cash and subject to an insignificant risk of change in that cash value.

In the presentation of the Statement of Cash Flows, cash and cash equivalents also include bank overdrafts. Any such overdrafts are shown within borrowings under 'current liabilities' on the Statement of Financial Position.

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the Company's cash management are included as a component of cash and cash equivalents for the purpose only of the cash flow statement.

Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses.

Where parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items of property, plant and equipment.

Depreciation is charged to the income statement on a straight-line basis over the estimated useful lives of each part of an item of property, plant and equipment based on the purchase cost. The estimated useful lives are as follows:

Freehold property	- 2% on cost
Plant and machinery	- 25% on reducing balance
Fixtures and fittings	- 15% on cost
Computer equipment	- 25% on reducing balance

Inventories

Inventories and work in progress are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Cost includes all direct expenditure and an appropriate proportion of fixed and variable overheads.

Taxation

Current taxes are based on the results shown in the financial statements and are calculated according to local tax rules, using tax rates enacted or substantially enacted by the statement of financial position date.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

2. ACCOUNTING POLICIES - continued

Employee benefit costs

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to the income statement in the period to which they relate.

Non-derivative financial instruments

Non-derivative financial instruments comprise investments in equity and debt securities, trade and other receivables, cash and cash equivalents, loans and borrowings, and trade and other payables.

Trade and other receivables

Trade and other receivables are recognised initially at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses. Trade Receivables are generally due for settlement within 30 days.

Trade and other payables

Trade and other payables are recognised initially at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method. Trade payables are generally due for settlement within 30 days.

Going concern

The company is reliant on the continued support of East Lindsey District Council. The company continues to meet its liabilities as they fall due, or is in the process of agreeing arrangements. The director considers that the going concern basis of accounting continues to be appropriate and they consider that there would be no significant changes to the carrying values on a break up basis.

3. EMPLOYEES AND DIRECTORS

	Year Ended 31.3.22	Period 2.12.19 to 31.3.21
	£	£
Wages and salaries	270,526	165,394
Social security costs	6,681	7,605
	<u>277,207</u>	<u>172,999</u>

The average number of employees during the year was NIL (2021 - NIL).

Payroll costs for the year are recharges with East Lindsey District Council for certain personnel at pre-approved percentages.

	Year Ended 31.3.22	Period 2.12.19 to 31.3.21
	£	£
Directors' remuneration	79,622	58,370
	<u>79,622</u>	<u>58,370</u>

4. NET FINANCE COSTS

	Year Ended 31.3.22	Period 2.12.19 to 31.3.21
	£	£
Finance costs:		
Loan interest	99,080	8,731
	<u>99,080</u>	<u>8,731</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

5. LOSS BEFORE INCOME TAX

The loss before income tax is stated after charging:

	Year Ended 31.3.22 £	Period 2.12.19 to 31.3.21 £
Cost of inventories recognised as expense	308,246	283,359
Depreciation - owned assets	100,689	18,008
Auditors' remuneration	22,250	10,000
	<u>331,185</u>	<u>311,367</u>

6. INCOME TAX

Analysis of tax income

	Year Ended 31.3.22 £	Period 2.12.19 to 31.3.21 £
Deferred tax	(119,311)	-
Total tax income in statement of profit or loss	<u>(119,311)</u>	<u>-</u>

7. PROPERTY, PLANT AND EQUIPMENT

	Freehold property £	Plant and machinery £	Fixtures and fittings £	Computer equipment £	Totals £
COST					
At 1 April 2021	35,690	30,003	230,974	1,123	297,790
Additions	-	-	790,288	-	790,288
At 31 March 2022	<u>35,690</u>	<u>30,003</u>	<u>1,021,262</u>	<u>1,123</u>	<u>1,088,078</u>
DEPRECIATION					
At 1 April 2021	357	4,975	12,503	173	18,008
Charge for year	714	6,258	93,479	238	100,689
At 31 March 2022	<u>1,071</u>	<u>11,233</u>	<u>105,982</u>	<u>411</u>	<u>118,697</u>
NET BOOK VALUE					
At 31 March 2022	<u>34,619</u>	<u>18,770</u>	<u>915,280</u>	<u>712</u>	<u>969,381</u>
At 31 March 2021	<u>35,333</u>	<u>25,028</u>	<u>218,471</u>	<u>950</u>	<u>279,782</u>

8. INVENTORIES

	2022 £	2021 £
Stocks	297,742	183,888
Work-in-progress	1,940,257	-
	<u>2,237,999</u>	<u>183,888</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

9. TRADE AND OTHER RECEIVABLES

	2022 £	2021 £
Current:		
Trade debtors	8,500	-
Other debtors	100	100
VAT	24,553	12,123
Prepayments and accrued income	13,427	31,586
	<u>46,580</u>	<u>43,809</u>

10. CASH AND CASH EQUIVALENTS

	2022 £	2021 £
Cash in hand	-	121
Bank accounts	650,277	1,287,204
	<u>650,277</u>	<u>1,287,325</u>

11. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			2022	2021
Number:	Class:	Nominal value:	£	£
100	Ordinary	£1	<u>100</u>	<u>100</u>

The holders of the ordinary shares are entitled to receive dividends as declared from time to time and each shareholder is entitled to one vote at meetings of the company.

Share Capital consist of all funds raised by the Company in exchange for ordinary shares as identified above.

12. RESERVES

	Retained earnings £
At 1 April 2021	(202,986)
Deficit for the year	<u>(68,494)</u>
At 31 March 2022	<u>(271,480)</u>

The Retained Earnings reserve is made up of the company's net income annually and is kept by the Company for reinvestment.

13. TRADE AND OTHER PAYABLES

	2022 £	2021 £
Current:		
Trade creditors	241,843	132,813
Other creditors	34,897	6,141
Accrued expenses	285,742	97,185
	<u>562,482</u>	<u>236,139</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2022

14. FINANCIAL LIABILITIES - BORROWINGS

	2022 £	2021 £
Current:		
Other loans	<u>1,630,489</u>	<u>334,167</u>
Non-current:		
Other loans	<u>2,101,957</u>	<u>1,427,384</u>

Terms and debt repayment schedule

	1 year or less £	1-2 years £	2-5 years £	More than 5 years £	Totals £
Other loans	<u>1,630,489</u>	<u>84,078</u>	<u>252,234</u>	<u>1,765,645</u>	<u>3,732,446</u>

15. DEFERRED TAX

	2022 £	2021 £
Deferred tax asset	<u>(119,311)</u>	-
Balance at 31 March	<u>(119,311)</u>	-

16. FINANCIAL COMMITMENTS

	2022 £	2021 £
Contracted but not provided for in the financial statements	<u>1,626,090</u>	<u>360,635</u>

The capital commitment note has been reclassified to financial commitment in the period 31 March 2022. This is in relation to a reclassification of the housing developments from capital investment properties to stock as it is the company's intention to build for the purposes of resale.

17. RELATED PARTY DISCLOSURES

It appears the non disclosure of transactions with East Lindsey District Council - owner of Invest East Lindsey are in line with the partial exemption status of IAS 24, as the council is significantly influenced by the same UK government the disclosure is not considered necessary.

Additionally due to the nature of Invest East Lindsey Limited these transactions are not considered individually or collectively significant as they are all within the normal course of business.

18. ACCOUNTING ESTIMATES AND JUDGEMENTS

The Company has considered accounting estimates for the following elements of the accounts:

- Accruals: the Company has adopted the matching concept and has used experience based judgements as the basis for its accruals.
- Depreciation: see note 2 for the accounting policy.
- Wages: the Company has wages recharges from East Lindsey District Council that are consistent with the previous period in relation to the percentages of each person salary.
- Prepayments: the Company has adopted the matching concept and has used experience based judgements as the basis for its prepayments.