

Company Registration No. 00430892 (England and Wales)

**EUSTON TRUST LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2023**  
**PAGES FOR FILING WITH REGISTRAR**

# **EUSTON TRUST LIMITED**

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# EUSTON TRUST LIMITED

## STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2023

|  |       | 2023             |                   | 2022             |                   |
|--|-------|------------------|-------------------|------------------|-------------------|
|  | Notes | £                | £                 | £                | £                 |
| <b>Non-current assets</b>                    |       |                  |                   |                  |                   |
| Property, plant and equipment                | 4     |                  | 122,572           |                  | 91,414            |
| Investment properties                        | 5     |                  | 27,650,000        |                  | 26,414,000        |
|  |       |                  | <u>27,772,572</u> |                  | <u>26,505,414</u> |
| <b>Current assets</b>                        |       |                  |                   |                  |                   |
| Trade and other receivables - deferred tax   | 8     | 9,976            |                   | 23,092           |                   |
| Trade and other receivables - other          | 6     | 1,702,720        |                   | 1,618,886        |                   |
| Cash and cash equivalents                    |       | 997,231          |                   | 1,123,760        |                   |
|  |       | <u>2,709,927</u> |                   | <u>2,765,738</u> |                   |
| <b>Current liabilities</b>                   | 7     | (407,368)        |                   | (411,292)        |                   |
| <b>Net current assets</b>                    |       |                  | <u>2,302,559</u>  |                  | <u>2,354,446</u>  |
| <b>Total assets less current liabilities</b> |       |                  | 30,075,131        |                  | 28,859,860        |
| <b>Provisions for liabilities</b>            |       |                  | (5,700,000)       |                  | (5,377,000)       |
| <b>Net assets</b>                            |       |                  | <u>24,375,131</u> |                  | <u>23,482,860</u> |
| <b>Equity</b>                                |       |                  |                   |                  |                   |
| Called up share capital                      |       |                  | 110,000           |                  | 110,000           |
| Retained earnings                            |       |                  | 24,265,131        |                  | 23,372,860        |
| <b>Total equity</b>                          |       |                  | <u>24,375,131</u> |                  | <u>23,482,860</u> |

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 30 June 2023 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 members have 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.

## **EUSTON TRUST LIMITED**

### **STATEMENT OF FINANCIAL POSITION (CONTINUED)**

***AS AT 30 JUNE 2023***

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The financial statements were approved by the board of directors and authorised for issue on 21 March 2024 and are signed on its behalf by:

Mrs G Harvey  
**Director**

**Company Registration No. 00430892**

# EUSTON TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2023

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### 1 Accounting policies

#### Company information

Euston Trust Limited is a private company limited by shares incorporated in England and Wales. The registered office is The Cedars, 35 Stoke Hill, Stoke Bishop, Bristol, BS9 1LQ.

#### 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 amounts 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 freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Revenue

Revenue is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that it is probable will be recovered.

#### 1.4 Property, plant and equipment

Property, plant and equipment 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:

|                                |                        |
|--------------------------------|------------------------|
| Fixtures, fittings & equipment | 10 years straight line |
| Computer equipment             | 10 years straight line |
| Motor vehicles                 | 10 years straight line |

# EUSTON TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2023

### 1 Accounting policies

(Continued)

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. Changes in fair value are recognised in profit or loss.

#### 1.6 Impairment of non-current assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### 1.7 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.

#### 1.8 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 statement of financial position 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.

# EUSTON TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2023

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### 1 Accounting policies

(Continued)

#### **Basic financial assets**

Basic financial assets, which include trade and other receivables 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.

#### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

#### **Basic financial liabilities**

Basic financial liabilities, including trade and other payables, 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 payables 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 payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

### 1.9 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.

### 1.10 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 income statement 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.

# EUSTON TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2023

### 1 Accounting policies

(Continued)

#### **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 income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

#### **1.11 Employee benefits**

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or non-current assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### **1.12 Retirement benefits**

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

### 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:

|       | 2023<br>Number | 2022<br>Number |
|-------|----------------|----------------|
| Total | 6              | 6              |



# EUSTON TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2023

### 4 Property, plant and equipment

|                                    | Fixtures, fittings<br>& equipment | Computer<br>equipment | Motor vehicles | Total     |
|------------------------------------|-----------------------------------|-----------------------|----------------|-----------|
|                                    | £                                 | £                     | £              | £         |
| <b>Cost</b>                        |                                   |                       |                |           |
| At 1 July 2022                     | 1,332,440                         | 11,806                | 122,575        | 1,466,821 |
| Additions                          | -                                 | 2,916                 | 45,713         | 48,629    |
| At 30 June 2023                    | 1,332,440                         | 14,722                | 168,288        | 1,515,450 |
| <b>Depreciation and impairment</b> |                                   |                       |                |           |
| At 1 July 2022                     | 1,314,813                         | 9,196                 | 51,398         | 1,375,407 |
| Depreciation charged in the year   | 1,959                             | 1,791                 | 13,721         | 17,471    |
| At 30 June 2023                    | 1,316,772                         | 10,987                | 65,119         | 1,392,878 |
| <b>Carrying amount</b>             |                                   |                       |                |           |
| At 30 June 2023                    | 15,668                            | 3,735                 | 103,169        | 122,572   |
| At 30 June 2022                    | 17,627                            | 2,610                 | 71,177         | 91,414    |

### 5 Investment property

|                   | 2023<br>£  |
|-------------------|------------|
| <b>Fair value</b> |            |
| At 1 July 2022    | 26,414,000 |
| Revaluations      | 1,236,000  |
| At 30 June 2023   | 27,650,000 |

Investment property comprises freehold property held for investment purposes. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 30 June 2023 by the director Mrs G Harvey. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

|                          | 2023<br>£ | 2022<br>£ |
|--------------------------|-----------|-----------|
| Cost                     | 1,973,265 | 1,973,265 |
| Accumulated depreciation | (138,598) | (118,865) |
| Carrying amount          | 1,834,667 | 1,854,400 |

# EUSTON TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2023

### 6 Trade and other receivables

|  | 2023             | 2022             |
|--|------------------|------------------|
|  | £                | £                |
| <b>Amounts falling due within one year:</b>          |                  |                  |
| Trade receivables                                    | 124,192          | 42,586           |
| Amounts owed by group undertakings                   | 1,265,332        | 1,265,087        |
| Other receivables                                    | 301,281          | 300,973          |
| Prepayments and accrued income                       | 11,915           | 10,240           |
|  | <u>1,702,720</u> | <u>1,618,886</u> |
|  |                  |                  |
| <b>Amounts falling due after more than one year:</b> |                  |                  |
| Deferred tax asset (note 8)                          | 9,976            | 23,092           |
|  | <u>9,976</u>     | <u>23,092</u>    |
| <b>Total debtors</b>                                 | <u>1,712,696</u> | <u>1,641,978</u> |

### 7 Current liabilities

|                                    | 2023           | 2022           |
|------------------------------------|----------------|----------------|
|                                    | £              | £              |
| Trade payables                     | 25,017         | 31,595         |
| Corporation tax                    | 74,181         | 77,508         |
| Other taxation and social security | 9,147          | 8,356          |
| Other payables                     | 112,686        | 136,607        |
| Accruals and deferred income       | 186,337        | 157,226        |
|                                    | <u>407,368</u> | <u>411,292</u> |

### 8 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the company and movements thereon:

|                                | Liabilities<br>2023 | Liabilities<br>2022 | Assets<br>2023 | Assets<br>2022 |
|--------------------------------|---------------------|---------------------|----------------|----------------|
|                                | £                   | £                   | £              | £              |
| <b>Balances:</b>               |                     |                     |                |                |
| Accelerated capital allowances | -                   | -                   | 9,976          | 23,092         |
| Revaluations                   | 5,700,000           | 5,377,000           | -              | -              |
|                                | <u>5,700,000</u>    | <u>5,377,000</u>    | <u>9,976</u>   | <u>23,092</u>  |

# EUSTON TRUST LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2023

### 8 Deferred taxation (Continued)

|                               |                  |
|-------------------------------|------------------|
|                               | <b>2023</b>      |
| <b>Movements in the year:</b> | <b>£</b>         |
| Liability at 1 July 2022      | 5,353,908        |
| Charge to profit or loss      | 336,116          |
| Liability at 30 June 2023     | <u>5,690,024</u> |

Of the deferred tax asset above. £246 is expected to reverse in the next 12 months.

### 9 Retirement benefit schemes

|   | <b>2023</b>   | <b>2022</b>   |
|---|---------------|---------------|
| <b>Defined contribution schemes</b>                                 | <b>£</b>      | <b>£</b>      |
| Charge to profit or loss in respect of defined contribution schemes | <u>12,227</u> | <u>12,093</u> |

The company operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the company in an independently administered fund.

At the year end there were contributions outstanding of £nil (2021: £1,601) included within creditors.

### 10 Related party transactions

#### Remuneration of key management personnel

|                        | <b>2023</b>    | <b>2022</b>    |
|------------------------|----------------|----------------|
|                        | <b>£</b>       | <b>£</b>       |
| Aggregate compensation | <u>390,780</u> | <u>379,924</u> |

### 11 Parent company

The company's parent company is Euston Simmonds Limited, incorporated in the United Kingdom, whose registered office is The Cedars, 35 Stoke Hill, Stoke Bishop, Bristol BS9 1LQ.

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.