

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2022

FOR

1ST CLASS STUDENT HOMES LTD

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for the Year Ended 31st October 2022

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**1ST CLASS STUDENT HOMES LTD**

**COMPANY INFORMATION**  
**for the Year Ended 31st October 2022**

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<b>DIRECTOR:</b>	Mr A Earp
<b>REGISTERED OFFICE:</b>	4 Clews Road Redditch Worcestershire B98 7ST
<b>REGISTERED NUMBER:</b>	07411110 (England and Wales)
<b>ACCOUNTANTS:</b>	Hayward Wright Ltd 4 Clews Road Redditch Worcestershire B98 7ST

**BALANCE SHEET**  
**31st October 2022**

	Notes	31/10/22		31/10/21	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	4		4,480,719		4,480,719
<b>CURRENT ASSETS</b>					
Debtors	5	502,943		434,408	
Cash at bank		<u>70,038</u>		<u>114,644</u>	
		572,981		549,052	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>83,061</u>		<u>120,573</u>	
<b>NET CURRENT ASSETS</b>			<u>489,920</u>		<u>428,479</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>4,970,639</u>		<u>4,909,198</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		(2,956,825)		(2,975,229)
<b>PROVISIONS FOR LIABILITIES</b>	9		<u>(288,084)</u>		<u>(288,084)</u>
<b>NET ASSETS</b>			<u>1,725,730</u>		<u>1,645,885</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	10		200		200
Fair value reserve	11		1,228,148		1,228,148
Retained earnings			<u>497,382</u>		<u>417,537</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>1,725,730</u>		<u>1,645,885</u>

The Company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st October 2022.

The members have not required the Company to obtain an audit of its financial statements for the year ended 31st October 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the Company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the Company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the Company.

**BALANCE SHEET - continued**  
**31st October 2022**

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

In accordance with Section 444 of the Companies Act 2006, the Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the director and authorised for issue on 31st May 2023 and were signed by:

Mr A Earp - Director

NOTES TO THE FINANCIAL STATEMENTS  
for the Year Ended 31st October 2022

1. STATUTORY INFORMATION

1st Class Student Homes Ltd 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 preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

**Turnover**

Turnover comprises the value of services supplied and rent received by the company, exclusive of trade discounts.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 (2021 - 1).

4. TANGIBLE FIXED ASSETS

	Freehold property £
<b>COST</b>	
At 1st November 2021	4,480,719
Additions	151,821
Disposals	<u>(151,821)</u>
At 31st October 2022	<u>4,480,719</u>
<b>NET BOOK VALUE</b>	
At 31st October 2022	<u>4,480,719</u>
At 31st October 2021	<u>4,480,719</u>

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31/10/22 £	31/10/21 £
Trade debtors	470,185	421,169
Amounts owed by associates	<u>32,758</u>	<u>13,239</u>
	<u>502,943</u>	<u>434,408</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31st October 2022**

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31/10/22	31/10/21
	£	£
Trade creditors	-	144
Amounts owed to associates	7,624	58,291
Tax	35,555	24,886
Other creditors	36,296	35,191
Directors' loan accounts	586	21
Accrued expenses	3,000	2,040
	<u>83,061</u>	<u>120,573</u>
7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	31/10/22	31/10/21
	£	£
Bank loans (see note 8)	<u>2,956,825</u>	<u>2,975,229</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>2,956,825</u>	<u>2,975,229</u>
8. LOANS		
An analysis of the maturity of loans is given below:		
	31/10/22	31/10/21
	£	£
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>2,956,825</u>	<u>2,975,229</u>
9. PROVISIONS FOR LIABILITIES	31/10/22	31/10/21
	£	£
Deferred tax		
Other timing differences	<u>288,084</u>	<u>288,084</u>
		<b>Deferred tax</b>
		<b>£</b>
Balance at 1st November 2021		<u>288,084</u>
Balance at 31st October 2022		<u>288,084</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
for the Year Ended 31st October 2022

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10. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31/10/22 £	31/10/21 £
100	Ordinary A	£1	100	100
100	Ordinary B	£1	<u>100</u>	<u>100</u>
			<u>200</u>	<u>200</u>

11. RESERVES

At 1st November 2021  
and 31st October 2022

Fair  
value  
reserve  
£

1,228,148

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.