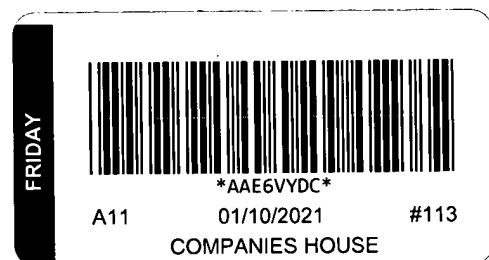


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**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST OCTOBER 2020**

**FOR**

**1ST CLASS STUDENT HOMES LTD**



**1ST CLASS STUDENT HOMES LTD**

**CONTENTS OF THE FINANCIAL STATEMENTS  
for the Year Ended 31st October 2020**

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**1ST CLASS STUDENT HOMES LTD**

**COMPANY INFORMATION**  
**for the Year Ended 31st October 2020**

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**DIRECTOR:**

Mr A Earp

**REGISTERED OFFICE:**

4 Clews Road  
Redditch  
Worcestershire  
B98 7ST

**REGISTERED NUMBER:**

07411110 (England and Wales)

**ACCOUNTANTS:**

Hayward Wright Ltd  
4 Clews Road  
Redditch  
Worcestershire  
B98 7ST

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
1ST CLASS STUDENT HOMES LTD**

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The following reproduces the text of the report prepared for the director in respect of the Company's annual unaudited financial statements. In accordance with the Companies Act 2006, the Company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of 1st Class Student Homes Ltd for the year ended 31st October 2020 which comprise the Income Statement, Balance Sheet and the related notes from the Company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the director of 1st Class Student Homes Ltd in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of 1st Class Student Homes Ltd and state those matters that we have agreed to state to the director of 1st Class Student Homes Ltd in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than 1st Class Student Homes Ltd and its director for our work or for this report.

It is your duty to ensure that 1st Class Student Homes Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of 1st Class Student Homes Ltd. You consider that 1st Class Student Homes Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of 1st Class Student Homes Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.



Hayward Wright Ltd  
4 Clews Road  
Redditch  
Worcestershire  
B98 7ST

Date: 30/6/2021

This page does not form part of the statutory financial statements

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**BALANCE SHEET**  
31st October 2020

	Notes	2020		2019	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	4		3,630,000		3,630,000
<b>CURRENT ASSETS</b>					
Debtors	5	426,005		400,227	
Cash at bank		29,696		10,816	
		<u>455,701</u>		<u>411,043</u>	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>282,523</u>		<u>269,227</u>	
<b>NET CURRENT ASSETS</b>			<u>173,178</u>		<u>141,816</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>3,803,178</u>		<u>3,771,816</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		(1,871,222)		(1,895,474)
<b>PROVISIONS FOR LIABILITIES</b>	9		<u>(288,084)</u>		<u>(288,084)</u>
<b>NET ASSETS</b>			<u><u>1,643,872</u></u>		<u><u>1,588,258</u></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>415,524</u>		<u>359,910</u>
<b>SHAREHOLDERS' FUNDS</b>			<u><u>1,643,872</u></u>		<u><u>1,588,258</u></u>

The Company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st October 2020.

The members have not required the Company to obtain an audit of its financial statements for the year ended 31st October 2020 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.

The notes form part of these financial statements

**BALANCE SHEET - continued**  
**31st October 2020**

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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 Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 30th June 2021 and were signed by:



Mr A Earp - Director

The notes form part of these financial statements

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**NOTES TO THE FINANCIAL STATEMENTS**  
for the Year Ended 31st October 2020

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 (2019 - NIL).

4. **TANGIBLE FIXED ASSETS**

	<b>Land and buildings £</b>
<b>COST OR VALUATION</b>	
At 1st November 2019 and 31st October 2020	3,630,000
<b>NET BOOK VALUE</b>	
At 31st October 2020	3,630,000
At 31st October 2019	3,630,000

Cost or valuation at 31st October 2020 is represented by:

	<b>Land and buildings £</b>
Valuation in 2019	1,516,232
Cost	2,113,768
	3,630,000

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the Year Ended 31st October 2020**

**5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Trade debtors	370,934	328,096
Amounts owed by associates	55,071	33,902
Other debtors	-	38,229
	<u>426,005</u>	<u>400,227</u>

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Trade creditors	9,513	-
Amounts owed to associates	199,119	204,588
Tax	41,717	22,398
Other creditors	30,596	39,203
Directors' loan accounts	198	1,718
Accrued expenses	1,380	1,320
	<u>282,523</u>	<u>269,227</u>

**7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Bank loans (see note 8)	<u>1,871,222</u>	<u>1,895,474</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>1,871,222</u>	<u>1,895,474</u>

**8. LOANS**

An analysis of the maturity of loans is given below:

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>1,871,222</u>	<u>1,895,474</u>

**9. PROVISIONS FOR LIABILITIES**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Deferred tax		
Other timing differences	<u>288,084</u>	<u>288,084</u>

**1ST CLASS STUDENT HOMES LTD**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
for the Year Ended 31st October 2020**

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**9. PROVISIONS FOR LIABILITIES - continued**

	<b>Deferred tax £</b>
Balance at 1st November 2019	288,084
Balance at 31st October 2020	<u>288,084</u>

**10. CALLED UP SHARE CAPITAL**

**Allotted, issued and fully paid:**

<b>Number:</b>	<b>Class:</b>	<b>Nominal value:</b>	<b>2020 £</b>	<b>2019 £</b>
100	Ordinary A	£1	100	100
100	Ordinary B	£1	100	100
			<u>200</u>	<u>200</u>

**11. RESERVES**

	<b>Fair value reserve £</b>
At 1st November 2019 and 31st October 2020	<u>1,228,148</u>