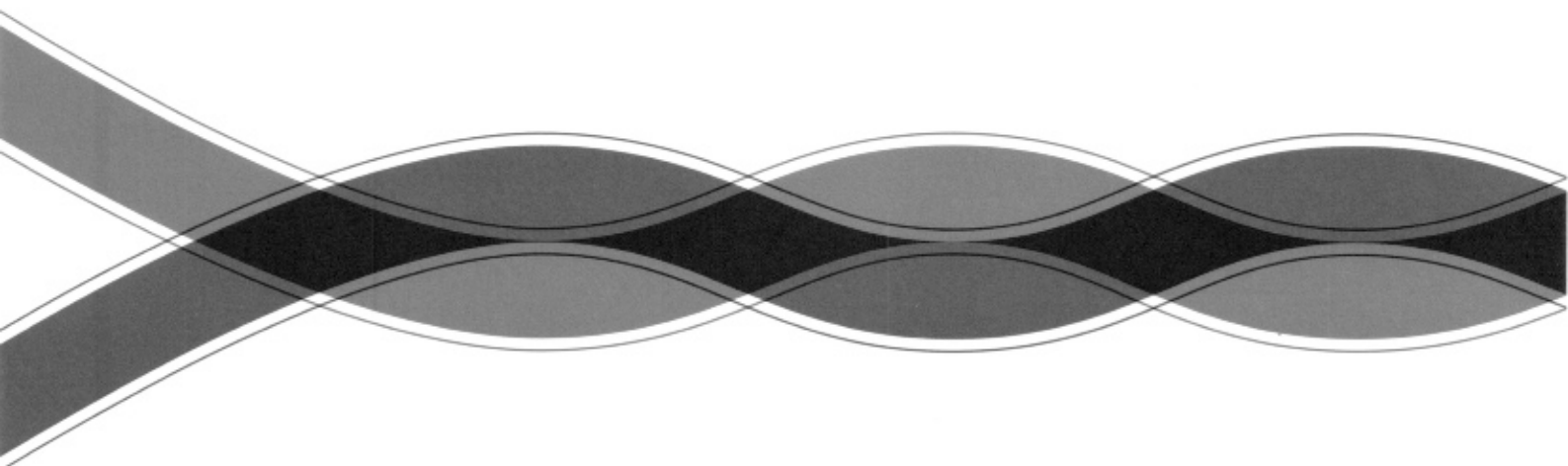


Mustard Seed Property Limited
Annual Report and Unaudited Financial Statements
Year Ended 30 September 2020
Registration number: IP30293R



Mustard Seed Property Limited

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Mustard Seed Property Limited

Company Information

Directors M Lowe

P Ashton

D J Brewer

E James

Company secretary N Smith

Registered office c/o Resonance Limited
The Great Barn
Scarne Court
Launceston
Cornwall
PL15 9LR

Accountants Francis Clark LLP
Lowin House
Tregolls Road
Truro
Cornwall
TR1 2NA

Mustard Seed Property Limited

Directors' Report

Year Ended 30 September 2020

The directors present their report and the financial statements for the year ended 30 September 2020. The society is registered under the Co-operative and Community Benefit Societies Act 2014.

Directors of the company

The directors who held office during the year were as follows:

M Lowe

P Ashton

D J Brewer

E James

Business Review

Early in 2020 we successfully completed on the purchase of our second property signing final completion documents in 'lockdown'. Whilst much of the world has been turned upside down by the Coronavirus pandemic, it was clear fairly early that there should be no change to our plans. In fact, the need for affordable property by our existing partners has intensified.

Our partners Mustard Seed, St Petrocs and Karrek Community have all mobilised themselves to support some of the most vulnerable in our community through the worst of the pandemic isolation, often going the extra mile facing increased costs due to some enhanced safety measures designed to protect both staff and the people they support. In the light of this, the board waived the inflationary rent increase to St Petrocs due in May. This cost us just under £1,000 but we noted that our support of this amazing charity in this way would make much more positive difference to them at this critical moment than damage to our financial performance. We have also attempted to amplify the campaigns of our partners as they have tried to respond. All of this we see as what makes Mustard Seed Property distinctive to other passive landlords.

We were successful in securing a grant of £15,000 from the Social Investment Business Reach fund to finance support from Resonance for our latest capital raising plans. Our planned share issue got underway in June to sure up the final £150,000 needed for the full refurbishment of our second property in Redruth and to secure sufficient equity for us to prepare for the acquisition of property number three in 2021. Additional work has been done to engage a number of new potential leasehold partners for this and future expansion.

We worked with Cooperatives UK to secure the valuable community share standard mark to boost confidence in the share offer amongst investors. As the year ended we had raised just over £300,000 of new equity adding nearly 200 shareholders, with notable from support of match funding from the Architectural Heritage fund.

Our refurbishment of our Helston property was hit by delays due to lockdown and the supply of goods and as at the year end remains not quite finished.

Mustard Seed Property Limited

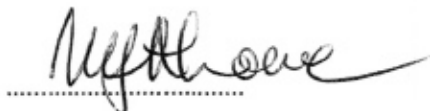
Directors' Report

Year Ended 30 September 2020

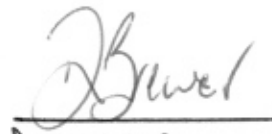
Small Companies Provision Statement

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

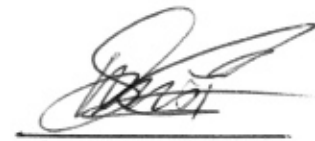
Approved by the Board on 17/2/21 and signed on its behalf by:



M Lowe
Director (CHAIR)



DIRECTOR
D BREWER



SECRETARY
N SMITH

Mustard Seed Property Limited

Profit and Loss Account

Year Ended 30 September 2020

	2020 £	2019 £
Turnover	45,206	27,457
Cost of sales	<u>(1,303)</u>	<u>(1,276)</u>
Gross profit	43,903	26,181
Administrative expenses	<u>(32,978)</u>	<u>(25,972)</u>
Operating profit	<u>10,925</u>	<u>209</u>
Other interest receivable and similar income	894	1,092
Interest payable and similar expenses	<u>(24,542)</u>	<u>(21,562)</u>
	<u>(23,648)</u>	<u>(20,470)</u>
Loss before tax	(12,723)	(20,261)
Taxation	<u>-</u>	<u>1,241</u>
Loss for the financial year	<u>(12,723)</u>	<u>(19,020)</u>

Mustard Seed Property Limited

Statement of Comprehensive Income

Year Ended 30 September 2020

	2020 £	2019 £
Loss for the year	<u>(12,723)</u>	<u>(19,020)</u>
Total comprehensive income for the year	<u>(12,723)</u>	<u>(19,020)</u>

Mustard Seed Property Limited

Balance Sheet

30 September 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	2	555,724	340,712
Current assets			
Debtors	3	2,309	7,608
Cash at bank and in hand		<u>137,557</u>	<u>257,602</u>
		139,866	265,210
Creditors: Amounts falling due within one year	4	<u>(34,393)</u>	<u>(24,990)</u>
Net current assets		<u>105,473</u>	<u>240,220</u>
Total assets less current liabilities		661,197	580,932
Creditors: Amounts falling due after more than one year	4	<u>(98,725)</u>	<u>(105,813)</u>
Net assets		<u>562,472</u>	<u>475,119</u>
Capital and reserves			
Called up share capital		587,975	487,901
Profit and loss account		<u>(25,503)</u>	<u>(12,782)</u>
Total equity		<u>562,472</u>	<u>475,119</u>

Mustard Seed Property Limited

Balance Sheet

30 September 2020

For the financial year ending 30 September 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared and delivered in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved and authorised by the Board on 18/2/21 and signed on its behalf by:


.....
Director, M. Lowe

Company Registration Number: IP30293R

Mustard Seed Property Limited

Statement of Changes in Equity

Year Ended 30 September 2020

	Share capital £	Profit and loss account £	Total £
At 1 October 2019	487,901	(12,780)	475,121
Loss for the year	-	(12,723)	(12,723)
Total comprehensive income	-	(12,723)	(12,723)
New share capital subscribed	106,140	-	106,140
Purchase of own share capital	(6,066)	-	(6,066)
At 30 September 2020	587,975	(25,503)	562,472

	Share capital £	Profit and loss account £	Total £
At 1 October 2018	487,901	6,238	494,139
Loss for the year	-	(19,020)	(19,020)
Total comprehensive income	-	(19,020)	(19,020)
At 30 September 2019	487,901	(12,782)	475,119

