

GROUP STRATEGIC REPORT,
REPORT OF THE DIRECTORS AND
CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

FOR

TWENTY 1 GROUP HOLDINGS LTD

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FOR THE YEAR ENDED 31 DECEMBER 2020

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TWENTY 1 GROUP HOLDINGS LTD

COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2020

DIRECTORS: K Asheroft
P Gaughan

REGISTERED OFFICE: Wellington House
273-275 High Street
London Colney
Hertfordshire
AL2 1HA

REGISTERED NUMBER: 10045901 (England and Wales)

AUDITORS: Newman Morris Ltd
Chartered Accountants
& Statutory Auditors
Wellington House
273-275 High Street
London Colney
Hertfordshire
AL2 1HA

GROUP STRATEGIC REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

The directors present their strategic report of the company and the group for the year ended 31 December 2020.

We are the experts at transforming spaces. Across London and the South East, we are delivering difference - from the way we work, to the solutions we deliver. We are committed to doing things differently because we care about our industry and improving the way it works. We do not settle for the status quo when it comes to delivering outcomes for our clients and the same is true of the way we run our business.

The business has two distinct workstreams:

Refurbishment - We have over the past five years developed an enviable reputation in delivering complex and high quality refurbishment projects. Refurbishment represents 30% of our order book, and there continues to be an increasing appetite from our clients to carry out more works of this nature.

Fit Out - We have experience in working within many types of building. Over the years, we have developed specialised expertise in occupied premises and time-led projects. We have built close relationships with skilled trade contractors to ensure the best-in-class supply chain. Commercial fit out represents 70% of our order book.

Twenty 1 was founded on the principles of profitability and sustainable growth through the development of strong, lasting client relationships and the ability to attract and retain talented staff.

We pride ourselves on the high calibre and expertise of our team, and actively encourage creative engineering solutions that meet the complex needs of our customers.

Our success has been achieved through our relationships with our customers, consultants and supply-chain, managed by our excellent project management teams. We channel all our efforts into building strong relationships with 87% client or consultant repeat business.

With the global pandemic in consideration, higher than expected costs were incurred to complete projects due to the introduction of social distancing guidelines. Materials were also in short supply, therefore increasing prices, which affected the industry nationally, however, it has still proven to be an extremely encouraging year for Twenty. Site work levels were maintained with government guidelines in mind and Twenty 1 continued to deliver projects during difficult conditions and achieving healthy turnover from continued operations, and achieving pre-tax profit, whilst investing in our own in-house design team and strengthening our support functions.

We have remained fully focused on the quality of service we provide our customers whilst enhancing our profile and reputation the commercial office market. We continue to work successfully with our existing customers and take great pride in the level of repeat business, whilst securing workload with new blue-chip customers.

**GROUP STRATEGIC REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020**

REVIEW OF BUSINESS

Twenty 1 Group Holdings Ltd demonstrated a challenging performance in 2020 whilst restructuring a more strengthened management team and investing heavily in staff development. Turnover in the year from continued operations totalled £68,560,576, generating pre-tax profits of £692,590.

With COVID-19 Market conditions, the results in 2020 highlight our sustainability, profitability, and cash position.

Financial Highlights;

Turnover £68,560,576

Pre-tax profits £692,590

Gross margin 3.82%

Net Cash £2,645,146

We continue to invest in improving our financial systems and processes, driving efficiency and improvement in our financial reporting, and quicker payments and support to our supply chain.

Our forward order book continues to be robust with £58.7 million of our turnover secured for the 2021 year-end, including £8m continuing into 2022. This year's turnover forecast is still on course to achieve our £72 million budget, however, this is based upon the bounce back of the Cat-B market.

We continue to invest in our teams along with improving our financial systems and processes, driving efficiency and improvement in our financial reporting, and quicker payments and support to our supply chain.

PRINCIPAL RISKS AND UNCERTAINTIES

Decline in economy

The construction industry may be affected by a decline in the economy. The group's strategy of diversification into new market sectors and customers has protected the group's financial position.

Financing

The group has strong liquidity throughout the year with cash reserves at the end of the financial year of £2,645,146. The level of liquidity has further enhanced the operating capacity of the group. Furthermore, during times of uncertainty caused by the global pandemic, Twenty 1 felt it was prudent to react early and accept the government support available. This included a bank loan received for £2m, which is repaid monthly in equal instalments.

Loss of customers

The group's diversification into new sectors, proactive new business development in establishing new customer opportunities and continued focus on maintaining existing customer relationships have strengthened the group's market position against its competitors in a challenging business environment.

KEY PERFORMANCE INDICATORS

The Directors, who are the key management, use financial measures such as profitability, turnover and level of secured workload to monitor performance, as these are considered to be the main drivers of the Company's continued success. Turnover and profitability are measured on the same basis as that seen in the profit and loss account.

In addition, the Directors consider non-financial measures. These include ongoing monitoring of safety scores, which continue to improve, review of client satisfaction levels and staff satisfaction.

Focus on these measures ensures Twenty 1 Group Holdings Ltd delivers successful projects through the quality of its staff, its control processes and the support of its clients.

GROUP STRATEGIC REPORT
FOR THE YEAR ENDED 31 DECEMBER 2020

CORPORATE SOCIAL RESPONSIBILITY

Twenty 1 has committed to our staff a 100% increase in time given to staff for charitable pursuits and in order to assist us in achieving goal of being a 'Responsible Business' we have enrolled onto the Heart of the City programme, which will support us in developing a responsible business programme that will help us have a positive impact on people, places and the planet.

During 2021 we will be developing activities around connecting with and supporting our local community, making sure our business practices are environmentally friendly and improving our workplace for employees.

Safety, health, environment & quality

At Twenty 1 Group Holdings Ltd, the protection of our colleagues, sub-contractors and the public are carefully considered throughout the project lifecycle. Our aim is to provide a working environment that is free from harm by promoting a clear and positive safety culture, ensuring the well-being of all parties involved with our work.

Equality & diversity

We provide an inclusive working environment based on the principle of equal opportunities, ensuring all applicants and colleagues are treated the same.

Training and development

This is fundamental to the continued growth of our colleagues within the business. This year we launched 21Academy to ensure that our people can develop the knowledge and skills they need to realise their own potential and thus help us to accomplish our business goals. To that end, there are a significant number of training programmes to develop industry recognised professional standards with our ultimate goal that this will become a 'Centre of Excellence' for the sector.

Sustainability

At the heart of Twenty 1 Group Holdings Ltd, we recognise the impact that we have on the environment and the long-term benefits of sustainable construction and always try to minimise our impact on our environment in which we live, to help reduce our net carbon footprint.

FUTURE OUTLOOK

There are signs that margins are mixed across the whole construction industry however this we are seeing them static within our sectors. We see signs of this within our business and we forecast a profitable outcome for the current year.

Despite predictions of an economic downturn, we have not detected any discernible slowdown in business or enquiries relating to leaving the European Union, however the advent of the Covid 19 pandemic, has impacted. We revert to 100% productivity on site after revising our standard operating procedures and maintaining social distancing which is a credit to our staff and their professionalism. The impact of future pipeline is still mixed in the short term, however the future of office occupancy is changing which in turn can generate future opportunities. We forecast very modest growth in turnover whilst remaining very selective on contract and client selection. We remain focused on our core operating sectors whilst selectively reviewing opportunities in new markets.

Through our continued dedication to the development of our people coupled with the implementation of our business plan, objectives and innovative 'can do' culture, we remain fully committed to providing our valued customers with an exceptional level of service and delivery.

We have continued with our colleague retention and recruitment processes to ensure that Twenty 1 Group Holdings Ltd is an employer of choice for the most talented colleagues and candidates in the marketplace.

ON BEHALF OF THE BOARD:

P Gaughan - Director

29 September 2021

REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31 DECEMBER 2020

The directors present their report with the financial statements of the company and the group for the year ended 31 December 2020.

PRINCIPAL ACTIVITY

The principal activity of the group in the year under review was that of office interior refurbishment and refitting.

DIVIDENDS

The total distribution of dividends for the year ended 31 December 2020 will be £788,000.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2020 to the date of this report.

K Ashcroft
P Gaughan

FINANCIAL INSTRUMENTS

The company does not use derivative financial instruments as part of its financial risk management. It is exposed to the usual credit risk and cash flow risk associated with selling on credit and manages this through robust credit control procedures. The nature of its financial instruments means that the price risk to which they are subjected is minimal. The Company carries out daily cash flow and working capital monitoring which together with regular cash flow forecasting ensure that it has adequate cash in order to make bank loan repayments and therefore to manage the liquidity risk to which it is exposed.

POLITICAL DONATIONS AND EXPENDITURE

No political donations were made in the year.

PAYMENT TO SUPPLIERS

It is the Company's policy to agree the terms of payment as part of the commercial arrangements negotiated with suppliers and to then pay according to those terms.

TAXATION POLICY

The company believes that it has a duty to shareholders to seek to minimise its tax burden, but to do so in a manner which is consistent with its commercial objectives and meets its legal obligations and ethical standards. Every effort is made to maximize the tax efficiency of business transactions and this includes taking advantage of available tax incentives and exemptions. However, the Company has regard for the intention of the legislation concerned rather than just the wording itself.

EMPLOYEES

It is the policy of the company to employ the most suitably qualified persons regardless of age, religion, gender, sexual orientation or ethnic origin or any other grounds not related to a person's ability to work safely and effectively for the company. The company encourages the employment and career development of disabled persons and the continued employment of employees who may be injured or disabled, in the course of their employment.

The Company recognises the importance of ensuring that relevant business information is provided to employees. This is achieved through the regular operation of a communication programme. The Company operates a number of performance related pay schemes for staff.

REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31 DECEMBER 2020

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Group Strategic Report, 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 the group and of the profit or loss of the group 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 and the group's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group 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 the group 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 group'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 group's auditors are aware of that information.

AUDITORS

The auditors, Newman Morris Ltd, will be proposed for re-appointment at the forthcoming Annual General Meeting.

ON BEHALF OF THE BOARD:

P Gaughan - Director

29 September 2021

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF TWENTY 1 GROUP HOLDINGS LTD

Opinion

We have audited the financial statements of Twenty 1 Group Holdings Ltd (the 'parent company') and its subsidiaries (the 'group') for the year ended 31 December 2020 which comprise the Consolidated Income Statement, Consolidated Other Comprehensive Income, Consolidated Balance Sheet, Company Balance Sheet, Consolidated Statement of Changes in Equity, Company Statement of Changes in Equity, Consolidated Cash Flow Statement and Notes to the Consolidated Cash Flow Statement, 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 United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the parent company affairs as at 31 December 2020 and of the group's profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have 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 group 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 group's and the parent 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 Group Strategic Report and 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 Group Strategic Report and the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Group Strategic Report and the Report of the Directors have been prepared in accordance with applicable legal requirements.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
TWENTY 1 GROUP HOLDINGS LTD**

Matters on which we are required to report by exception

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

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:

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page six, 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 group's and the parent 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 group or the parent company or to cease operations, or have no realistic alternative but to do so.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
TWENTY 1 GROUP HOLDINGS LTD**

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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- we identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our sector experience through discussion with the directors and other management (as required by auditing standards)
- we had regard to laws and regulations in areas that directly affect the financial statements including financial reporting (including related company legislation) and taxation legislation. We considered that extent of compliance with those laws and regulations as part of our procedures on the related financial statements lines.
- with the exception of any known or possible non-compliance, and as required by auditing standards, our work included agreeing financial statement disclosures to underlying supporting documentation, review of board minutes, enquires with management, enquires of external advisors and review of correspondence with external legal advisors.
- we communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance through the audit
- we addressed the risk of fraud through management override of controls, by testing the appropriateness of journal entries in particular unusual account combinations or posted by senior management. We evaluated whether there was evidence of bias by the Directors in accounting estimates that represented a risk of material misstatement due to fraud in particular in relation to contract accounting and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentation, or through collusion. There are inherent limitations in the audit procedures performed and the further removed noncompliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

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.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
TWENTY 1 GROUP HOLDINGS LTD**

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.

Christopher Morris (Senior Statutory Auditor)
for and on behalf of Newman Morris Ltd
Chartered Accountants
& Statutory Auditors
Wellington House
273-275 High Street
London Colney
Hertfordshire
AL2 1HA

30 September 2021

TWENTY 1 GROUP HOLDINGS LTD (REGISTERED NUMBER: 10045901)**CONSOLIDATED INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2020**

		2020	2019
	Notes	£	£
TURNOVER		68,560,576	72,620,602
Cost of sales		<u>(65,939,755)</u>	<u>(68,597,851)</u>
GROSS PROFIT		2,620,821	4,022,751
Administrative expenses		<u>(2,153,839)</u>	<u>(2,329,230)</u>
		466,982	1,693,521
Other operating income		<u>221,598</u>	<u>-</u>
OPERATING PROFIT	4	688,580	1,693,521
Interest receivable and similar income		<u>5,088</u>	<u>10,527</u>
		693,668	1,704,048
Interest payable and similar expenses	6	<u>(1,078)</u>	<u>-</u>
PROFIT BEFORE TAXATION		692,590	1,704,048
Tax on profit	7	<u>147,775</u>	<u>129,378</u>
PROFIT FOR THE FINANCIAL YEAR		<u>840,365</u>	<u>1,833,426</u>
Profit attributable to:			
Owners of the parent		<u>840,365</u>	<u>1,833,426</u>

The notes form part of these financial statements

CONSOLIDATED OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	2020 £	2019 £
PROFIT FOR THE YEAR		840,365	1,833,426
OTHER COMPREHENSIVE INCOME		-	-
TOTAL COMPREHENSIVE INCOME		-	-
FOR THE YEAR		<u>840,365</u>	<u>1,833,426</u>
Total comprehensive income attributable to:			
Owners of the parent		<u>840,365</u>	<u>1,833,426</u>

TWENTY 1 GROUP HOLDINGS LTD (REGISTERED NUMBER: 10045901)**CONSOLIDATED BALANCE SHEET
31 DECEMBER 2020**

	Notes	2020 £	2019 £
FIXED ASSETS			
Tangible assets	10	234,197	284,088
Investments	11	-	-
		<u>234,197</u>	<u>284,088</u>
CURRENT ASSETS			
Debtors	12	21,718,945	19,123,478
Cash at bank and in hand		<u>2,645,146</u>	<u>4,888,890</u>
		24,364,091	24,012,368
CREDITORS			
Amounts falling due within one year	13	<u>(17,938,985)</u>	<u>(18,925,022)</u>
NET CURRENT ASSETS		<u>6,425,106</u>	<u>5,087,346</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		6,659,303	5,371,434
CREDITORS			
Amounts falling due after more than one year	14	(1,277,778)	-
PROVISIONS FOR LIABILITIES	17	-	(42,274)
NET ASSETS		<u>5,381,525</u>	<u>5,329,160</u>
CAPITAL AND RESERVES			
Called up share capital	18	200	200
Retained earnings	19	<u>5,381,325</u>	<u>5,328,960</u>
SHAREHOLDERS' FUNDS		<u>5,381,525</u>	<u>5,329,160</u>

The financial statements were approved by the Board of Directors and authorised for issue on 29 September 2021 and were signed on its behalf by:

P Gaughan - Director

K Ashcroft - Director

The notes form part of these financial statements

TWENTY 1 GROUP HOLDINGS LTD (REGISTERED NUMBER: 10045901)

COMPANY BALANCE SHEET
31 DECEMBER 2020

		2020	2019
	Notes	£	£
FIXED ASSETS			
Tangible assets	10	-	-
Investments	11	<u>502</u>	<u>502</u>
		<u>502</u>	<u>502</u>
CURRENT ASSETS			
Debtors	12	20,000	-
Cash at bank		<u>1,143,188</u>	<u>2,258,353</u>
		1,163,188	2,258,353
CREDITORS			
Amounts falling due within one year	13	<u>(233,648)</u>	<u>(932,655)</u>
NET CURRENT ASSETS		<u>929,540</u>	<u>1,325,698</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>930,042</u>	<u>1,326,200</u>
CAPITAL AND RESERVES			
Called up share capital	18	200	200
Retained earnings		<u>929,842</u>	<u>1,326,000</u>
SHAREHOLDERS' FUNDS		<u>930,042</u>	<u>1,326,200</u>
Company's profit for the financial year		<u>391,842</u>	<u>1,295,872</u>

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

The financial statements were approved by the Board of Directors and authorised for issue on 29 September 2021 and were signed on its behalf by:

P Gaughan - Director

K Ashcroft - Director

The notes form part of these financial statements

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2020

	Called up share capital £	Retained earnings £	Total equity £
Balance at 1 January 2019	200	4,783,534	4,783,734
Changes in equity			
Dividends	-	(1,288,000)	(1,288,000)
Total comprehensive income	-	1,833,426	1,833,426
Balance at 31 December 2019	<u>200</u>	<u>5,328,960</u>	<u>5,329,160</u>
Changes in equity			
Dividends	-	(788,000)	(788,000)
Total comprehensive income	-	840,365	840,365
Balance at 31 December 2020	<u>200</u>	<u>5,381,325</u>	<u>5,381,525</u>

**COMPANY STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Called up share capital £	Retained earnings £	Total equity £
Balance at 1 January 2019	200	1,318,128	1,318,328
Changes in equity			
Dividends	-	(1,288,000)	(1,288,000)
Total comprehensive income	-	1,295,872	1,295,872
Balance at 31 December 2019	<u>200</u>	<u>1,326,000</u>	<u>1,326,200</u>
Changes in equity			
Dividends	-	(788,000)	(788,000)
Total comprehensive income	-	391,842	391,842
Balance at 31 December 2020	<u>200</u>	<u>929,842</u>	<u>930,042</u>

**CONSOLIDATED CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2020**

		2020	2019
	Notes	£	£
Cash flows from operating activities			
Cash generated from operations	1	(3,146,462)	(341,703)
Interest paid		(1,078)	-
Tax paid		(220,449)	105,235
Net cash from operating activities		<u>(3,367,989)</u>	<u>(236,468)</u>
Cash flows from investing activities			
Purchase of tangible fixed assets		(37,263)	(260,884)
Interest received		5,088	10,527
Net cash from investing activities		<u>(32,175)</u>	<u>(250,357)</u>
Cash flows from financing activities			
New loans in year		2,000,000	-
Loan repayments in year		(55,555)	-
Amount introduced by directors		-	940
Amount withdrawn by directors		(25)	-
Equity dividends paid		(788,000)	(1,288,000)
Net cash from financing activities		<u>1,156,420</u>	<u>(1,287,060)</u>
Decrease in cash and cash equivalents		<u>(2,243,744)</u>	<u>(1,773,885)</u>
Cash and cash equivalents at beginning of year	2	4,888,890	6,662,775
Cash and cash equivalents at end of year	2	<u>2,645,146</u>	<u>4,888,890</u>

The notes form part of these financial statements

**NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2020**

1. RECONCILIATION OF PROFIT BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS

	2020	2019
	£	£
Profit before taxation	692,590	1,704,048
Depreciation charges	87,154	56,215
Loss on disposal of fixed assets	-	38,957
Finance costs	1,078	-
Finance income	(5,088)	(10,527)
	<u>775,734</u>	<u>1,788,693</u>
Increase in trade and other debtors	(2,533,768)	(8,892,908)
(Decrease)/increase in trade and other creditors	<u>(1,388,428)</u>	<u>6,762,512</u>
Cash generated from operations	<u><u>(3,146,462)</u></u>	<u><u>(341,703)</u></u>

2. CASH AND CASH EQUIVALENTS

The amounts disclosed on the Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

Year ended 31 December 2020

	31/12/20	1/1/20
	£	£
Cash and cash equivalents	<u>2,645,146</u>	<u>4,888,890</u>

Year ended 31 December 2019

	31/12/19	1/1/19
	£	£
Cash and cash equivalents	<u>4,888,890</u>	<u>6,662,775</u>

3. ANALYSIS OF CHANGES IN NET FUNDS

	At 1/1/20	Cash flow	At 31/12/20
	£	£	£
Net cash			
Cash at bank and in hand	<u>4,888,890</u>	<u>(2,243,744)</u>	<u>2,645,146</u>
	<u>4,888,890</u>	<u>(2,243,744)</u>	<u>2,645,146</u>
Debt			
Debts falling due within 1 year	-	(666,667)	(666,667)
Debts falling due after 1 year	-	(1,277,778)	(1,277,778)
	<u>-</u>	<u>(1,944,445)</u>	<u>(1,944,445)</u>
Total	<u>4,888,890</u>	<u>(4,188,189)</u>	<u>700,701</u>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

1. STATUTORY INFORMATION

Twenty 1 Group Holdings 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 General 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" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

TURNOVER

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

TANGIBLE FIXED ASSETS

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

Fixtures and fittings	- 25% on reducing balance
Computer equipment	- 25% on cost

TAXATION

Taxation for the year comprises current and deferred tax. Tax is recognised in the Consolidated Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

DEFERRED TAX

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

PENSION COSTS AND OTHER POST-RETIREMENT BENEFITS

The group operates a defined contribution pension scheme. Contributions payable to the group's pension scheme are charged to profit or loss in the period to which they relate.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020****3. EMPLOYEES AND DIRECTORS**

	2020	2019
	£	£
Wages and salaries	4,859,987	5,440,809
Social security costs	112,539	102,477
Other pension costs	35,088	42,823
	<u>5,007,614</u>	<u>5,586,109</u>

The average number of employees during the year was as follows:

	2020	2019
Average number of employees	<u>72</u>	<u>70</u>

The average number of employees by undertakings that were proportionately consolidated during the year was 72 (2019 - 70).

	2020	2019
	£	£
Directors' remuneration	19,945	75,812
Directors' pension contributions to money purchase schemes	<u>-</u>	<u>5,875</u>

4. OPERATING PROFIT

The operating profit is stated after charging:

	2020	2019
	£	£
Depreciation - owned assets	87,154	56,215
Loss on disposal of fixed assets	<u>-</u>	<u>38,957</u>

5. AUDITORS' REMUNERATION

	2020	2019
	£	£
Fees payable to the company's auditors for the audit of the company's financial statements	16,410	12,000
Auditors' remuneration for non audit work	<u>37,280</u>	<u>20,000</u>

6. INTEREST PAYABLE AND SIMILAR EXPENSES

	2020	2019
	£	£
Bank loan interest	3,616	-
Other Similar Charges	<u>(2,538)</u>	<u>-</u>
	<u>1,078</u>	<u>-</u>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

7. TAXATION

Analysis of the tax credit

The tax credit on the profit for the year was as follows:

	2020	2019
	£	£
Current tax:		
UK corporation tax	47,259	90,550
Over provision in prior year	<u>(91,061)</u>	<u>(242,343)</u>
Total current tax	(43,802)	(151,793)
Deferred tax	<u>(103,973)</u>	<u>22,415</u>
Tax on profit	<u>(147,775)</u>	<u>(129,378)</u>

8. INDIVIDUAL INCOME STATEMENT

As permitted by Section 408 of the Companies Act 2006, the Income Statement of the parent company is not presented as part of these financial statements.

9. DIVIDENDS

	2020	2019
	£	£
Ordinary shares of £1.00 each		
Interim	<u>788,000</u>	<u>1,288,000</u>

10. TANGIBLE FIXED ASSETS

Group

	Short leasehold £	Fixtures and fittings £	Computer equipment £	Totals £
COST				
At 1 January 2020	63,717	182,418	177,052	423,187
Additions	<u>-</u>	<u>-</u>	<u>37,263</u>	<u>37,263</u>
At 31 December 2020	<u>63,717</u>	<u>182,418</u>	<u>214,315</u>	<u>460,450</u>
DEPRECIATION				
At 1 January 2020	2,125	19,311	117,663	139,099
Charge for year	<u>12,742</u>	<u>40,777</u>	<u>33,635</u>	<u>87,154</u>
At 31 December 2020	<u>14,867</u>	<u>60,088</u>	<u>151,298</u>	<u>226,253</u>
NET BOOK VALUE				
At 31 December 2020	<u>48,850</u>	<u>122,330</u>	<u>63,017</u>	<u>234,197</u>
At 31 December 2019	<u>61,592</u>	<u>163,107</u>	<u>59,389</u>	<u>284,088</u>

11. FIXED ASSET INVESTMENTS**Company****Shares in
group
undertakings
£****COST**At 1 January 2020
and 31 December 2020502**NET BOOK VALUE**At 31 December 2020
At 31 December 2019502502

The group or the company's investments at the Balance Sheet date in the share capital of companies include the following:

SUBSIDIARIES**21 Construction Ltd**

Registered office: Wellington House 273-275 High Street, London Colney, St Albans, Hertfordshire, AL2 1HA

Nature of business: Dormant

	%		
Class of shares:	holding		
Ordinary	100.00		
		2020	2019
		£	£
Aggregate capital and reserves		<u>100</u>	<u>100</u>

Twenty 1 Interiors Ltd

Registered office: Wellington House 273-275 High Street, London Colney, St Albans, Hertfordshire, AL2 1HA

Nature of business: Office re-fit and refurbishment

	%		
Class of shares:	holding		
Ordinary	100.00		
		2020	2019
		£	£
Aggregate capital and reserves		97,829	2
Profit for the year		<u>197,629</u>	<u>-</u>

Twenty 1 Construction Ltd

Registered office: Wellington House 273-275 High Street, London Colney, St Albans, Hertfordshire, AL2 1HA

Nature of business: Office re-fit and refurbishment

	%		
Class of shares:	holding		
Ordinary	100.00		
		2020	2019
		£	£
Aggregate capital and reserves		4,079,055	4,003,160
Profit for the year		<u>363,895</u>	<u>1,825,554</u>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

11. FIXED ASSET INVESTMENTS - continued

Twenty 1 Refurbishment Ltd

Registered office: Wellington House 273-275 High Street, London Colney, St Albans, Hertfordshire, AL2 1HA

Nature of business: Dormant

Class of shares:	% holding	2020	2019
		£	£
Ordinary	100.00		
Aggregate capital and reserves		<u>200</u>	<u>200</u>

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Company	
	2020	2019	2020	2019
	£	£	£	£
Trade debtors	4,120,960	7,152,728	-	-
Amounts owed by group undertakings	-	-	20,000	-
Amounts recoverable on contract	17,406,473	11,687,677	-	-
Other debtors	-	203,791	-	-
Deferred tax asset	61,699	-	-	-
Prepayments and accrued income	129,813	79,282	-	-
	<u>21,718,945</u>	<u>19,123,478</u>	<u>20,000</u>	<u>-</u>

Deferred tax asset

	Group		Company	
	2020	2019	2020	2019
	£	£	£	£
Deferred tax	<u>61,699</u>	<u>-</u>	<u>-</u>	<u>-</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Company	
	2020	2019	2020	2019
	£	£	£	£
Bank loans and overdrafts (see note 15)	666,667	-	-	-
Trade creditors	10,634,714	11,175,743	-	-
Amounts owed to group undertakings	-	-	232,445	929,590
Tax	(261,488)	2,763	901	2,763
Social security and other taxes	1,447,240	345,533	-	-
VAT	191,343	908,366	-	-
Other creditors	-	-	302	302
Directors' current accounts	915	940	-	-
Accrued expenses	230,073	101,641	-	-
Amounts payable on contracts	5,029,521	6,390,036	-	-
	<u>17,938,985</u>	<u>18,925,022</u>	<u>233,648</u>	<u>932,655</u>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020**

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Group	
	2020	2019
	£	£
Bank loans (see note 15)	<u>1,277,778</u>	<u>-</u>

15. LOANS

An analysis of the maturity of loans is given below:

	Group	
	2020	2019
	£	£
Amounts falling due within one year or on demand:		
Bank loans	<u>666,667</u>	<u>-</u>
Amounts falling due between one and two years:		
Bank loans - 1-2 years	<u>1,277,778</u>	<u>-</u>

16. LEASING AGREEMENTS

Minimum lease payments fall due as follows:

Group	Non-cancellable operating leases	
	2020	2019
	£	£
Within one year	265,406	132,703
Between one and five years	<u>707,749</u>	<u>973,155</u>
	<u>973,155</u>	<u>1,105,858</u>

17. PROVISIONS FOR LIABILITIES

	Group	
	2020	2019
	£	£
Deferred tax	<u>-</u>	<u>42,274</u>

Group

	Deferred tax
	£
Balance at 1 January 2020	42,274
Provided during year	<u>(103,973)</u>
Balance at 31 December 2020	<u>(61,699)</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

18. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2020	2019
			£	£
200	Ordinary	£1.00	<u>200</u>	<u>200</u>

19. **RESERVES**

Group

	Retained earnings
	£
At 1 January 2020	5,328,960
Profit for the year	840,365
Dividends	<u>(788,000)</u>
At 31 December 2020	<u>5,381,325</u>

20. **ULTIMATE CONTROLLING PARTY**

The ultimate controlling parties of the company are the directors K Ashcroft and P Gaughan by virtue of 100% of the issued ordinary share capital.

21. **GOVERNMENT SUPPORT**

During the year Twenty 1 Group Holdings Ltd received £206,135 in government grants coronavirus job retention scheme. This income has been recognized in the financial statement under other operating income.

During the year Twenty 1 Group Holdings Ltd guaranteed a coronavirus large business interruption loan facility with HSBC totalling £2m for its subsidiary holding, Twenty 1 Construction Ltd.

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.