

Company Registration No. 05630650 (England and Wales)

GLADMAN COMMERCIAL PROPERTIES
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020
PAGES FOR FILING WITH REGISTRAR

GLADMAN COMMERCIAL PROPERTIES

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GLADMAN COMMERCIAL PROPERTIES

BALANCE SHEET

AS AT 31 MARCH 2020

	Notes	2020 £	2019 £
Fixed assets			
Investment properties	3	9,644,999	12,491,642
Investments	4	42	46
		<u>9,645,041</u>	<u>12,491,688</u>
Current assets			
Debtors falling due after more than one year	5	37,482,621	43,836,724
Debtors falling due within one year	5	12,338	49,739
Cash at bank and in hand		378,978	5,044,857
		<u>37,873,937</u>	<u>48,931,320</u>
Creditors: amounts falling due within one year	6	(760,332)	(622,089)
Net current assets		<u>37,113,605</u>	<u>48,309,231</u>
Total assets less current liabilities		<u>46,758,646</u>	<u>60,800,919</u>
Creditors: amounts falling due after more than one year	7	(32,064,155)	(44,864,155)
Net assets		<u><u>14,694,491</u></u>	<u><u>15,936,764</u></u>
Capital and reserves			
Called up share capital		1,000	1,000
Revaluation reserve		(1,154,371)	305,921
Profit and loss reserves		15,847,862	15,629,843
Total equity		<u><u>14,694,491</u></u>	<u><u>15,936,764</u></u>

GLADMAN COMMERCIAL PROPERTIES

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2020

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 March 2020 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 member has 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.

The financial statements were approved by the board of directors and authorised for issue on 21 October 2020 and are signed on its behalf by:

Mr J M Shepherd
Director

Company Registration No. 05630650

GLADMAN COMMERCIAL PROPERTIES

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 MARCH 2020

	Share capital	Revaluation reserve	Profit and loss reserves	Total
	£	£	£	£
Balance at 1 April 2018	1,000	270,921	14,669,031	14,940,952
Year ended 31 March 2019:				
Profit for the year	-	-	995,812	995,812
Other comprehensive income:				
Adjustments to fair value of financial assets	-	35,000	-	35,000
Total comprehensive income for the year	-	35,000	995,812	1,030,812
Other movements	-	-	(35,000)	(35,000)
Balance at 31 March 2019	1,000	305,921	15,629,843	15,936,764
Year ended 31 March 2020:				
Loss for the year	-	-	(1,895,607)	(1,895,607)
Other comprehensive income:				
Adjustments to fair value of financial assets	-	(2,113,626)	-	(2,113,626)
Total comprehensive income for the year	-	(2,113,626)	(1,895,607)	(4,009,233)
Other movements	-	653,334	2,113,626	2,766,960
Balance at 31 March 2020	1,000	(1,154,371)	15,847,862	14,694,491

GLADMAN COMMERCIAL PROPERTIES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

Company information

Gladman Commercial Properties is a private unlimited company, incorporated in England and Wales. The registered office is Gladman House, Alexandria Way, Congleton Business Park, Congleton, Cheshire, United Kingdom, CW12 1LB.

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 Turnover

Turnover is recognised at the fair value of the consideration received in respect of rents receivable in the period and is shown net of VAT.

Rents receivable are recognised on an accruals basis. Incentives given to tenants, such as rent free periods, are spread on a straight line basis up to the end of the non-cancellable lease period.

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.

1.3 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.

1.4 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

GLADMAN COMMERCIAL PROPERTIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

(Continued)

1.5 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.

1.6 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 balance sheet 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.

Basic financial assets

Basic financial assets, which include debtors 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 creditors, 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 creditors 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 creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.7 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.

1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

GLADMAN COMMERCIAL PROPERTIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

(Continued)

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account 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.

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 profit and loss account, 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.

1.9 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2020 Number	2019 Number
Total	-	-

3 Investment property

	2020 £
Fair value	
At 1 April 2019	12,491,642
Additions	31,983
Disposals	(765,000)
Revaluations	(2,113,626)
At 31 March 2020	9,644,999

GLADMAN COMMERCIAL PROPERTIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

3 Investment property

(Continued)

Investment property comprises land and commercial and residential property. Investment properties are included in the financial statements at valuation in accordance with the company's accounting policies. In February 2017 a professional valuation was undertaken on all investment properties. Land and commercial properties were valued in accordance with the RICS Valuation Standards published by the Royal Institution of Chartered Surveyors on the basis of market value. The residential property was valued by a RICS qualified estate agent. During the year these valuations have been adjusted by the directors to reflect the market downturn due to Covid-19 and also certain properties which were sold after the year end.

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

	2020 £	2019 £
Cost	10,799,361	12,185,712
Accumulated depreciation	-	-
Carrying amount	10,799,361	12,185,712

4 Fixed asset investments

	2020 £	2019 £
Shares in group undertakings and participating interests	42	46

Movements in fixed asset investments

	Shares in group undertakings £
Cost or valuation	
At 1 April 2019	46
Disposals	{4}
At 31 March 2020	42
Carrying amount	
At 31 March 2020	42
At 31 March 2019	46

GLADMAN COMMERCIAL PROPERTIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

5 Debtors		
	2020	2019
	£	£
Amounts falling due within one year:		
Trade debtors	6,036	17,174
Other debtors	6,302	32,565
	<u>12,338</u>	<u>49,739</u>
	2020	2019
	£	£
Amounts falling due after more than one year:		
Other debtors	37,482,621	43,836,724
	<u>37,482,621</u>	<u>43,836,724</u>
Total debtors	<u>37,494,959</u>	<u>43,886,463</u>
6 Creditors: amounts falling due within one year		
	2020	2019
	£	£
Trade creditors	389,427	273,733
Corporation tax	197,753	216,835
Other taxation and social security	94,712	-
Other creditors	78,440	131,521
	<u>760,332</u>	<u>622,089</u>
7 Creditors: amounts falling due after more than one year		
	2020	2019
	£	£
Other creditors	32,064,155	44,864,155
	<u>32,064,155</u>	<u>44,864,155</u>
8 Related party transactions		
	2020	2019
	£	£
Amounts due to related parties		
Entities with control, joint control or significant influence over the company	32,064,155	44,864,155
Other related parties	204,058	190,189
	<u>32,268,213</u>	<u>45,054,344</u>

GLADMAN COMMERCIAL PROPERTIES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

8 Related party transactions

(Continued)

The amounts outstanding are unsecured and will be settled in cash.

The following amounts were outstanding at the reporting end date:

Amounts due from related parties

2019

£

Other related parties

43,750,385

The amounts outstanding are unsecured and will be settled in cash.

Other related parties includes entities which are under the same control as the company.

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.