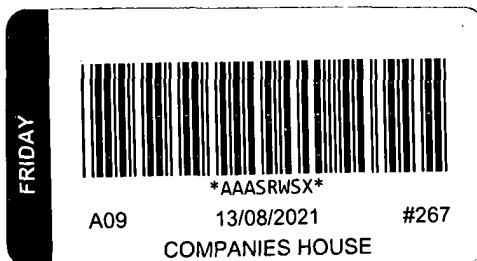


Registration number: 07123857

# SDG (Newport) Limited

Annual Report and Financial Statements

for the Year Ended 31 December 2020



# **SDG (Newport) Limited**

## **Contents**

Company Information	1
Directors' Report	2
Statement of Directors' Responsibilities	3
Independent Auditor's Report	4 to 7
Profit and Loss Account	8
Statement of Comprehensive Income	9
Balance Sheet	10
Statement of Changes in Equity	11
Notes to the Financial Statements	12 to 19

## **SDG (Newport) Limited**

### **Company Information**

<b>Directors</b>	S C McCabe Esplanade Director Limited J J Tutton
<b>Company secretary</b>	Esplanade Secretarial Services Limited
<b>Registered office</b>	Europa House 20 Esplanade Scarborough North Yorkshire YO11 2AQ
<b>Auditors</b>	Mazars LLP 5th Floor 3 Wellington Place Leeds West Yorkshire LS1 4AP

## **SDG (Newport) Limited**

### **Directors' Report for the Year Ended 31 December 2020**

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

#### **Directors of the company**

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

S C McCabe

Esplanade Director Limited

J J Tutton

#### **Impact of COVID-19 coronavirus upon the Company**

The Directors have considered the impact of COVID-19 coronavirus upon the company. It is expected that there may be some impact, although this is not expected to be significant.

#### **Going concern**

The Directors consider the company to be a going concern. The Directors' assessment of the going concern status of the company is detailed in note 2 of these financial statements.

#### **Disclosure of information to the auditors**

Each director has taken steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information. The directors confirm that there is no relevant information that they know of and of which they know the auditors are unaware.

#### **Reappointment of auditors**

Mazars LLP continue in office in accordance with section 487(2) Companies Act 2006.

This report has been prepared in accordance with the small companies regime of the Companies Act 2006.

Approved by the Board on 6 August 2021 and signed on its behalf by:



.....  
J J Tutton

For and on behalf of Esplanade Director Limited  
Director

## **SDG (Newport) Limited**

### **Statement of Directors' Responsibilities**

The directors are responsible for preparing the Directors' Report 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 of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent; and
- 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 transactions and disclose with reasonable accuracy at any time the financial position of the company 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 hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## **SDG (Newport) Limited**

### **Independent Auditor's Report to the Members of SDG (Newport) Limited**

#### **Opinion**

We have audited the financial statements of SDG (Newport) Limited (the 'company') for the year ended 31 December 2020, which comprise the Profit and Loss Account, the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and 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, FRS 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 company's affairs as at 31 December 2020 and of its 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 Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company 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 director's 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 company's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

## **SDG (Newport) Limited**

### **Independent Auditor's Report to the Members of SDG (Newport) Limited**

#### **Opinion on other matter 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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

#### **Matters on which we are required to report by exception**

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

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, or returns adequate for our audit have not been received from branches not visited by us; or
- the 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

#### **Responsibilities of directors**

As explained more fully in the Statement of Directors' Responsibilities set out on page 3, 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 is 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 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 company or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's 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 an auditor's report 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.

## **SDG (Newport) Limited**

### **Independent Auditor's Report to the Members of SDG (Newport) Limited**

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. Based on our understanding of the company and its industry, we identified that the principal risks of non-compliance with laws and regulations related to the UK tax legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements, such as the Companies Act 2006.

We evaluated the directors' and management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting manual journal entries to manipulate financial performance, the completeness of revenue, management bias through judgements and assumptions in significant accounting estimates, in particular in relation to impairment of stocks and debtors, and significant one-off or unusual transactions.

Our audit procedures were designed to respond to those identified risks, including non-compliance with laws and regulations (irregularities) and fraud that are material to the financial statements. Our audit procedures included but were not limited to:

- discussing with the directors and management their policies and procedures regarding compliance with laws and regulations;
- communicating identified laws and regulations throughout our engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- considering the risks of acts by the company which were contrary to applicable laws and regulations, including fraud.

Our audit procedures in relation to fraud included but were not limited to:

- making enquiries of the directors and management on whether they had knowledge of any actual, suspected or alleged fraud;
- gaining an understanding of the internal controls established to mitigate risks related to fraud;
- discussing amongst the engagement team the risks of fraud; and
- addressing the risks of fraud through management override of controls by performing journal testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

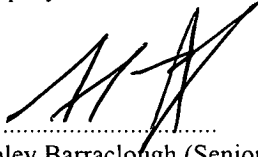


## **SDG (Newport) Limited**

### **Independent Auditor's Report to the Members of SDG (Newport) Limited**

#### **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 an auditor's report 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.



.....  
Ashley Barraclough (Senior Statutory Auditor)  
for and on behalf of Mazars LLP  
Chartered Accountants and Statutory Auditor

5th Floor  
3 Wellington Place  
Leeds  
West Yorkshire  
LS1 4AP

6 August 2021

## SDG (Newport) Limited

### Profit and Loss Account for the Year Ended 31 December 2020

	Note	2020 £	2019 £
Revenue	3	268,822	359,527
Cost of sales	4	<u>(103,270)</u>	<u>(37,978)</u>
Gross profit		165,552	321,549
Administrative expenses		<u>(652)</u>	<u>(44,940)</u>
Operating profit		164,900	276,609
Other interest receivable and similar income	6	30	42
Interest payable and similar charges	7	<u>-</u>	<u>(840,102)</u>
		<u>30</u>	<u>(840,060)</u>
Profit/(loss) before tax		<u>164,930</u>	<u>(563,451)</u>
Profit/(loss) for the financial year		<u><u>164,930</u></u>	<u><u>(563,451)</u></u>

The above results were derived from continuing operations.

## SDG (Newport) Limited

### Statement of Comprehensive Income for the Year Ended 31 December 2020

	2020 £	2019 £
Profit/(loss) for the year	<u>164,930</u>	<u>(563,451)</u>
Total comprehensive income / (loss) for the year	<u><u>164,930</u></u>	<u><u>(563,451)</u></u>

The notes on pages 12 to 19 form an integral part of these financial statements.

## SDG (Newport) Limited

(Registration number: 07123857)  
Balance Sheet as at 31 December 2020

	Note	2020 £	2019 £
<b>Current assets</b>			
Stocks	12	4,067,023	3,996,341
Debtors	13	<u>174,979</u>	<u>290,192</u>
		4,242,002	4,286,533
<b>Creditors: Amounts falling due within one year</b>	14	<u>(17,456,904)</u>	<u>(17,666,365)</u>
<b>Net liabilities</b>		<u>(13,214,902)</u>	<u>(13,379,832)</u>
<b>Capital and reserves</b>			
Called up share capital	15	1	1
Profit and loss account	16	<u>(13,214,903)</u>	<u>(13,379,833)</u>
Shareholders' deficit		<u>(13,214,902)</u>	<u>(13,379,832)</u>

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

Approved and authorised by the Board on 6 August 2021 and signed on its behalf by:



J J Tutton

For and on behalf of Esplanade Director Limited  
Director

## SDG (Newport) Limited

### Statement of Changes in Equity for the Year Ended 31 December 2020

	Share capital £	Profit and loss account £	Total £
At 1 January 2020	1	(13,379,833)	(13,379,832)
Profit for the year	-	164,930	164,930
Total comprehensive income	-	164,930	164,930
At 31 December 2020	1	(13,214,903)	(13,214,902)

	Share capital £	Profit and loss account £	Total £
At 1 January 2019	1	(12,816,382)	(12,816,381)
Loss for the year	-	(563,451)	(563,451)
Total comprehensive loss	-	(563,451)	(563,451)
At 31 December 2019	1	(13,379,833)	(13,379,832)

The notes on pages 12 to 19 form an integral part of these financial statements.

## **SDG (Newport) Limited**

### **Notes to the Financial Statements for the Year Ended 31 December 2020**

#### **1 General information**

The Company is a private company, limited by share capital and incorporated in England and Wales.

The principal activity of the Company is property development.

The principal place of business is:

Second Floor LHS

Building 3125

Century Way, Thorpe Park

Leeds

West Yorkshire

LS15 8ZB

UK

These financial statements were authorised for issue by the Board on 6 August 2021.

The address of its registered office is:

Europa House

20 Esplanade

Scarborough

North Yorkshire

YO11 2AQ

UK

#### **2 Accounting policies**

##### **Statement of compliance**

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

##### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value. They are presented in GBP and are rounded to the nearest pound.

##### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

##### **Summary of disclosure exemptions**

The company has taken advantage of the exemption under FRS 102 paragraph 3.1 (b) from preparing a statement of cash flows on the basis that it is a qualifying small entity.

## **SDG (Newport) Limited**

### **Notes to the Financial Statements for the Year Ended 31 December 2020**

#### **Going concern**

The directors acknowledge the net liability position of the company. The Company is currently funded by its immediate parent company, Scarborough Development Group Limited, which has provided written confirmation that it will continue to provide financial support to the Company for the foreseeable future. Scarborough Development Group Limited, together with related parties, has adequate cash and bank credit facilities to fund planned development expenditure of its subsidiary undertakings. Consequently, these financial statements have been prepared on a going concern basis which assumes that the Company is able to realise its assets and discharge its liabilities in the normal course of business.

In considering the going concern status of the Company, the Directors focused on the twelve month period from the date of signing these financial statements.

The directors have considered the impact of the current Covid-19 coronavirus pandemic on the value of the company's stock, the recoverability of debtors and rental income. Whilst there has been a delay in the commencement of development work and in the recoverability of some debts they are confident that asset values and rental income have not been significantly affected by the pandemic. The Directors have assessed that Covid-19 will not have a material impact on the ability of the company to continue as a going concern and they have therefore continued to adopt the going concern basis of accounting in the preparation of the annual financial statements.

#### **Revenue**

Revenue represents amounts invoiced, net of value added tax, in respect of rental income from let properties and proceeds from the sale of properties. Revenue is accounted for on an accruals basis.

#### **Tax**

Taxation expense for the period comprises current and deferred tax recognised in the reporting period. Tax is recognised in the profit and loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case tax is also recognised in other comprehensive income or directly in equity respectively.

Current tax is the amount of income tax payable in respect of the taxable profit for the year or prior years. Tax is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the period end.

#### **Financial Instruments**

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and loans to related parties.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

## **SDG (Newport) Limited**

### **Notes to the Financial Statements for the Year Ended 31 December 2020**

#### **Share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

#### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

#### **Trade debtors**

Trade debtors are amounts due from customers for rent or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables.

#### **Stocks**

Stock is valued at the lower of cost and net realisable value. Cost is based on the cost of the land and the cost incurred to date including any demolition costs. Net realisable value is based on estimated selling price after taking into account all further costs expected to be incurred up to the point of disposal.

#### **Critical accounting estimates and judgements**

##### *Stock provisioning:*

The value of the Company's property assets is affected by market conditions. During the preparation of the financial statements, key management have given consideration to the carrying value of property and development sites to determine if any stock provision is required. When making this judgement, key management have referred to a mix of independent, external property valuation reports and internally prepared development appraisals.



## SDG (Newport) Limited

### Notes to the Financial Statements for the Year Ended 31 December 2020

#### 3 Revenue

The analysis of the company's revenue for the year from continuing operations is as follows:

	2020	2019
	£	£
Rental income	<u>268,822</u>	<u>359,527</u>

The Company's rental income is derived from operating leases that are in place with tenants who occupy the portfolio of properties that are held for resale. The Company has the following future minimum lease payments receivable under non-cancellable operating leases for each of the following periods:

	2020	2019
	£	£
Within 1 year	258,780	277,948
Between 1 and 5 years	548,146	652,101
After 5 years	506,841	493,644
	<u>1,313,767</u>	<u>1,423,693</u>

The Company's operating leases typically require the tenants to be responsible for paying for repairing and insuring the property and include clauses allowing for rent reviews at certain points during the lease. The leases do not contain contingent rents.

#### 4 Cost of sales

	2020	2019
	£	£
Direct costs	<u>103,270</u>	<u>37,978</u>
	<u>103,270</u>	<u>37,978</u>

#### 6 Interest receivable and similar income

	2020	2019
	£	£
Interest income on bank deposits	-	9
Other finance income	<u>30</u>	<u>33</u>
	<u>30</u>	<u>42</u>

#### 7 Interest payable and similar expenses

	2020	2019
	£	£
Interest payable to group undertakings	<u>-</u>	<u>840,102</u>

#### 8 Particulars of employees

The average number of employees (excluding directors) during the year was nil (2019: nil).

## SDG (Newport) Limited

### Notes to the Financial Statements for the Year Ended 31 December 2020

#### 9 Directors' remuneration

No emoluments were paid to the directors during the year (2019: nil).

#### 10 Auditors' remuneration

	2020 £	2019 £
Audit of the financial statements	425	2,875
<b>Other fees to auditors</b>		
All other non-audit services	185	1,815

The current year audit and tax fees of £3,500 and £2,060 respectively are to be borne by Scarborough Development Group Limited.

#### 11 Taxation

Tax charged/(credited) in the income statement

	2020 £	2019 £
Total current income tax	-	-

The tax on profit/(loss) for the year is different from the standard rate of corporation tax in the UK of 19% (2019 - 19%).

The differences are reconciled below:

	2020 £	2019 £
Profit/(loss) before tax	164,930	(563,451)
Corporation tax at standard rate	31,337	(107,056)
(Decrease)/increase from tax losses for which no deferred tax asset was recognised	(31,337)	107,056
Total tax charge/(credit)	-	-

Changes to the UK corporation tax rates were announced as part of the Finance Bill 2021. The rate applicable from 1 April 2021 remains at 19% with an increase to 25% from 1 April 2023. These rates have been taken into consideration when calculating tax and any deferred tax balances at the reporting date.

The company has approximately £13,026,870 (2019: £13,191,800) of tax losses carried forward, giving rise to a potential deferred asset of £2,475,105 (2019: £2,506,442). This asset has not been recognised due to the uncertainty of whether it will be recovered in the foreseeable future.

## SDG (Newport) Limited

### Notes to the Financial Statements for the Year Ended 31 December 2020

#### 12 Stocks

	2020 £	2019 £
Development property	69,615	-
Property held for resale	3,997,408	3,996,341
	<u>4,067,023</u>	<u>3,996,341</u>

Stock is stated net of an impairment provision of £3,964,051 (2019: £3,964,051)

#### 13 Debtors

	Note	2020 £	2019 £
Trade debtors	20	144,428	131,497
Other debtors	20	889	27,582
Prepayments		21,629	13,331
Accrued income	20	8,033	117,782
		<u>174,979</u>	<u>290,192</u>

Trade debtors are stated net of an impairment provision of £40,000 (2019: £40,000).

#### 14 Creditors

	Note	2020 £	2019 £
<b>Due within one year</b>			
Trade creditors	20	48,214	3,690
Amounts due to group undertakings	18	17,258,988	17,532,246
Social security and other taxes		66,886	44,469
Other creditors	20	42,317	80,723
Accrued expenses		40,499	5,237
		<u>17,456,904</u>	<u>17,666,365</u>

#### 15 Share capital

##### Allotted, called up and fully paid shares

	2020		2019	
	No.	£	No.	£
Ordinary shares of £1 each	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

## SDG (Newport) Limited

### Notes to the Financial Statements for the Year Ended 31 December 2020

#### 16 Reserves

The profit and loss account reserves represent accumulated losses after tax.

#### 17 Commitments

##### Capital commitments

The total amount contracted for but not provided in the financial statements was £Nil (2019 - £Nil).

#### 18 Related party transactions

Scarborough Development Group Limited

The company has a loan from its parent company, Scarborough Development Group Limited, that it utilises for the financing of its development property and for working capital. Interest was charged in the year at 0% (2019: 5%). Interest payable on the loan during the year amounted to £nil (2019: £840,102). At the balance sheet date the amount due to Scarborough Development Group Limited was £17,258,988 (2019: £17,532,246).

#### 19 Contingent liabilities

The Company is party to a guarantee in respect of a bank loan provided by Investec Bank plc to Scarborough Development Group Limited which at 31 December 2020 amounted to £3,400,000 (2019: £5,400,000). The loan is secured against development properties held by the Company and fellow subsidiaries SDG Wigan Limited, SDG Glossop Limited, SDG Preston Limited and SDG Boston Limited.

#### 20 Financial instruments

The Company had the following financial instruments:

##### Financial assets measured at transaction price

	Note	2020 £	2019 £
Trade debtors	13	144,428	131,497
Other receivables	13	889	27,582
Accrued income	13	<u>8,033</u>	<u>117,782</u>

##### Financial liabilities measured at transaction price

	Note	2020 £	2019 £
Trade creditors	14	48,214	3,690
Amounts due to group undertakings	14	17,258,988	17,532,246
Other payables	14	<u>42,317</u>	<u>80,723</u>



## **SDG (Newport) Limited**

### **Notes to the Financial Statements for the Year Ended 31 December 2020**

#### **21 Parent and ultimate parent undertaking**

The company is owned by its immediate parent, Scarborough Development Group Limited, a company registered in England and Wales.

The ultimate parent is The Scarborough 1992 Trust, incorporated in Scotland. In the opinion of the directors there is no ultimate controlling party.