

**Parkside Property (Yorkshire)
Limited**

Directors' Report and Financial Statements

Year Ended

31 December 2019

Company Number 08668874

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Parkside Property (Yorkshire) Limited

Company Information

Directors	R S Adamson M N K Aldridge V Rayment
Company secretary	V Rayment
Registered number	08668874
Registered office	Unit H2 Tyler Close Normanton Industrial Estate Normanton England WF6 1RL
Independent auditor	BDO LLP Central Square 29 Wellington Street Leeds LS1 4DL

Parkside Property (Yorkshire) Limited

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Parkside Property (Yorkshire) Limited

Directors' Report For the Year Ended 31 December 2019

The Directors present their report and the audited financial statements for the year ended 31 December 2019.

Principal activity

The principal activity of the Company during the year was holding property for use by other group companies.

Directors

The Directors who served during the year were:

R S Adamson (appointed 22 March 2019)
M N K Aldridge
V Rayment
N J Smith (resigned 22 March 2019)

Disclosure of information to auditor

Each of the persons who are Directors at the time when this Directors' Report is approved has confirmed that:

- so far as the Director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the Director has taken all the steps that ought to have been taken as a Director in order to be aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Events after the reporting period and going concern

Since the start of 2020, the onset of the COVID-19 pandemic has occurred. This is considered to be a non-adjusting event after the reporting period, and therefore has no impact on the carrying value of the assets at the reporting date.

The principal activity of the Company, as stated above, is that of a holding company for property leased to related parties and on which rental income is received. The going concern assumption for the Company is therefore dependent to an extent on the continued receipt of rental income.

The Directors are of the opinion that the preparation of the financial statements of the tenant on a going concern basis provides reasonable certainty over the continued receipt of rental income, and therefore on the ability of the Company to continue to trade for a period of not less than 12 months from the approval of these financial statements.

In addition the Directors have given consideration to the cash available to the Company in covering its fixed costs as well as the recoverable value of the investment property should alternative uses be required.

In considering these factors the Directors consider it appropriate to prepare these financial statements on a going concern basis.

Please refer to note 15 for further details.

Auditor

The auditor, BDO LLP was appointed in the year. A resolution to reappoint BDO LLP will be proposed in accordance with section 485 of the Companies Act 2006.

Parkside Property (Yorkshire) Limited

Directors' Report (continued) For the Year Ended 31 December 2019

Small companies note

In preparing this report, the Directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 9th September 2020 and signed on its behalf.



V Rayment
Director

Parkside Property (Yorkshire) Limited

Directors' Responsibilities Statement For the Year Ended 31 December 2019

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 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 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.

Parkside Property (Yorkshire) Limited

Independent Auditor's Report to the Members of Parkside Property (Yorkshire) Limited

Opinion

We have audited the financial statements of Parkside Property (Yorkshire) Limited ("the Company") for the year ended 31 December 2019 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and the 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 Company's affairs as at 31 December 2019 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- The Directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Parkside Property (Yorkshire) Limited

Independent Auditor's Report to the Members of Parkside Property (Yorkshire) Limited (continued)

Other information

The Directors are responsible for the other information. The other information comprises the information included in the Directors report and financial statements, other than the financial statements and our auditor's report 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 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.

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 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 the 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 in relation to which 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' exemptions in preparing the Directors' report and from the requirement to prepare a Strategic report.

Parkside Property (Yorkshire) Limited

Independent Auditor's Report to the Members of Parkside Property (Yorkshire) Limited (continued)

Responsibilities of Directors

As explained more fully in the Directors' Responsibilities Statement, 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

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.



Paul Davies (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor
Leeds
United Kingdom

9th September 2020

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Parkside Property (Yorkshire) Limited

Statement of Comprehensive Income For the Year Ended 31 December 2019

	2019 £	As restated 2018 £
Turnover	359,845	361,098
Gross profit	359,845	361,098
Administrative expenses	(1)	(3,616)
Revaluation gain on investment property	123,555	92,667
Operating profit	483,399	450,149
Interest payable and similar expenses	(46,810)	(45,571)
Profit before tax	436,589	404,578
Tax on profit	(101,114)	48,368
Profit and total comprehensive income for the financial year	335,475	452,946

There was no other comprehensive income for 2019 (2018:£NIL).

See note 12 for details of the prior year restatement.

The notes on pages 10 to 16 form part of these financial statements.

Parkside Property (Yorkshire) Limited

Registered number:08668874

Statement of Financial Position As at 31 December 2019

	Note	2019 £	2019 £	As restated 2018 £	As restated 2018 £
Fixed assets					
Investment property	5		4,026,222		3,902,667
			<u>4,026,222</u>		<u>3,902,667</u>
Current assets					
Cash at bank and in hand		227,059		173,736	
		<u>227,059</u>		<u>173,736</u>	
Creditors: amounts falling due within one year	6	(1,719,145)		(1,689,378)	
Net current liabilities			<u>(1,492,086)</u>		<u>(1,515,642)</u>
Total assets less current liabilities			<u>2,534,136</u>		<u>2,387,025</u>
Creditors: amounts falling due after more than one year			(689,998)		(920,000)
Provisions for liabilities					
Deferred tax	9		(41,638)		-
Net assets			<u><u>1,802,500</u></u>		<u><u>1,467,025</u></u>
Capital and reserves					
Called up share capital	10		1		1
Profit and loss account	11		1,802,499		1,467,024
Total equity			<u><u>1,802,500</u></u>		<u><u>1,467,025</u></u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 9th September 2020.



V Rayment
Director

See note 12 for details of the prior year restatement.

The notes on pages 10 to 16 form part of these financial statements.

Parkside Property (Yorkshire) Limited

Statement of Changes in Equity For the Year Ended 31 December 2019

	Called up share capital £	Profit and loss account £	Total equity £
At 1 January 2019	1	1,467,024	1,467,025
Comprehensive income for the year			
Profit for the year	-	335,475	335,475
Total comprehensive income for the year	-	335,475	335,475
At 31 December 2019	1	1,802,499	1,802,500

Statement of Changes in Equity For the Year Ended 31 December 2018

	Called up share capital £	Profit and loss account £	Total equity £
At 1 January 2018 (as previously stated)	1	695,449	695,450
Prior year adjustment (see note 12)	-	318,629	318,629
At 1 January 2018 (as restated)	1	1,014,078	1,014,079
Comprehensive income for the year			
Profit for the year	-	452,946	452,946
Total comprehensive income for the year	-	452,946	452,946
At 31 December 2018 (as restated)	1	1,467,024	1,467,025

The notes on pages 10 to 16 form part of these financial statements.

Parkside Property (Yorkshire) Limited

Notes to the Financial Statements For the Year Ended 31 December 2019

1. General information

Parkside Property (Yorkshire) Limited is a private company, limited by shares, incorporated in England and Wales under the Companies Act 2006. The address of the registered office is shown on the Company Information page and the nature of the Company's operations and its principal activity is set out in the Directors' Report.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The Company's functional and presentational currency is GB Pounds. All amounts presented are rounded to the nearest £.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Going concern

The principal activity of the Company is that of a holding company for property leased to related parties and on which rental income is received. The going concern assumption for the Company is therefore dependent to an extent on the continued receipt of rental income.

The Directors are of the opinion that the preparation of the financial statements of the tenant on a going concern basis provides reasonable certainty over the continued receipt of rental income, and therefore on the ability of the Company to continue to trade for a period of not less than 12 months from the approval of these financial statements.

In addition the Directors have given consideration to the cash available to the Company in covering its fixed costs as well as the recoverable value of the investment property should alternative uses be required.

In considering these factors the Directors consider it appropriate to prepare these financial statements on a going concern basis.

2.3 Turnover

Turnover represents amounts invoiced for property rental, and is recognised on a straight line basis in accordance with the lease term. All turnover arises within the UK.

2.4 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

Parkside Property (Yorkshire) Limited

Notes to the Financial Statements For the Year Ended 31 December 2019

2. Accounting policies (continued)

2.5 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

2.6 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of Financial Position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.7 Investment property

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition

- i) investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in profit or loss in the period that they arise; and
- ii) no depreciation is provided in respect of investment properties applying the fair value model.

2.8 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Parkside Property (Yorkshire) Limited

Notes to the Financial Statements For the Year Ended 31 December 2019

2. Accounting policies (continued)

2.9 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.10 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Statement of Financial Position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of Financial Position.

2.11 Financial instruments

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

Trade and other debtors / creditors

Trade and other debtors are recognised initially at transaction price less attributable transaction costs; Trade and other creditors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade debtors. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

Interest-bearing borrowings classified as basic financial instruments

Interest-bearing borrowings are recognised initially at the present value of future payments discounted at a market rate of interest. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

Investment properties

The Directors estimate the market value of the Company's investment property on an annual basis with support from independent external valuation experts.

4. Employees

The Company has no employees other than the Directors, who did not receive any remuneration (2018 - £NIL).

Parkside Property (Yorkshire) Limited

Notes to the Financial Statements For the Year Ended 31 December 2019

5. Investment property

	Freehold investment property £
Valuation	
At 1 January 2019 (as restated)	3,902,667
Surplus on revaluation	123,555
At 31 December 2019	4,026,222

Investment property is adjusted to fair value on an annual basis by the Directors with input from independent external valuation experts.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2019 £	2018 £
Historic cost	3,491,371	3,491,371
Accumulated depreciation	(488,789)	(418,964)
	3,002,582	3,072,407

See note 12 for details of the prior year restatement.

6. Creditors: Amounts falling due within one year

	2019 £	2018 £
Bank loans	230,000	230,000
Amounts owed to group undertakings	1,423,532	1,351,531
Corporation tax	59,476	-
Other taxation and social security	-	18,000
Accruals and deferred income	6,137	89,847
	1,719,145	1,689,378

Amounts owed to related parties are unsecured, interest free and are repayable on demand.

Parkside Property (Yorkshire) Limited

Notes to the Financial Statements For the Year Ended 31 December 2019

7. Creditors: Amounts falling due after more than one year

	2019 £	2018 £
Bank loans	<u>689,998</u>	<u>920,000</u>

Bank loans totalling £919,998 (2018: £1,150,000) are payable over quarterly installments and are secured against the property of the Company.

8. Loans

Analysis of the maturity of loans is given below:

	2019 £	2018 £
Amounts falling due within one year		
Bank loans	230,000	230,000
Amounts falling due in more than one year but not more than two years		
Bank loans	230,000	230,000
Amounts falling due in more than two years but not more than five years		
Bank loans	459,998	690,000
	<u>919,998</u>	<u>1,150,000</u>

9. Deferred taxation

	2019 £
At beginning of year	-
Charged to profit or loss	41,638
At end of year	<u>41,638</u>

The deferred taxation balance is made up as follows:

	2019 £	2018 £
Capital gains	<u>41,638</u>	<u>-</u>

Parkside Property (Yorkshire) Limited

Notes to the Financial Statements For the Year Ended 31 December 2019

10. Share capital

	2019 £	2018 £
Allotted, called up and fully paid		
1 (2018 - 1) Ordinary share of £1.00	1	1
	<u>1</u>	<u>1</u>

11. Reserves

The Company's capital and reserves are made up as follows:

Share capital

Share capital represents the nominal value of shares issued.

Profit and loss account

Profit and loss account represents cumulative profits or losses, net of dividends paid and other adjustments.

12. Prior year adjustment

The investment property in the prior year was incorrectly held at historical cost. Management have reconsidered the carrying value of the investment property in the opening balance sheet and have recognised an increase of £318,629 against brought forward reserves at 1 January 2018. Fair value gains on investment property are recognised through the income statement therefore profit for the year ended 31 December 2018 has increased by £92,667 as a result of the restatement, and net assets at 31 December 2018 have increased by the same amount.

13. Commitments under operating leases - lessor

At 31 December 2019, the Company had future minimum lease payments receivable under non-cancellable operating leases as follows:

	2019 £	2018 £
Not later than 1 year	380,000	380,000
Later than 1 year and not later than 5 years	1,520,000	1,520,000
Later than 5 years	5,705,205	3,085,205
	<u>7,605,205</u>	<u>4,985,205</u>

14. Related party transactions

The Company is a wholly owned subsidiary of Bushman Limited and has taken advantage of the available exemption conferred by section 33.1A of FRS 102 not to disclose transactions with fellow wholly owned group members.

Parkside Property (Yorkshire) Limited

Notes to the Financial Statements For the Year Ended 31 December 2019

15. Events after the reporting period

Since the start of 2020, the onset of the COVID-19 pandemic has occurred. This is considered to be a non-adjusting event after the reporting period, and therefore has no impact on the carrying value of the assets at the reporting date. Consideration of the impact of this on the going concern status of the Company is included in the 'Events after the reporting period and going concern' section of the Directors' Report and in the going concern note 2.2 in the accounting policies.

16. Controlling party

The immediate and ultimate parent undertaking of the Company is Bushman Limited registered in Guernsey.

No consolidated financial statements are prepared which include the results of the Company.

The Company's ultimate controlling party is considered to be The Wren Settlement Trust, the sole shareholder of the ultimate parent company, Bushman Limited.