

**Drake Court Property Limited**

**Annual Report and Financial Statements  
Year Ended 31 July 2018**

**Registration number: 09898578**

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# **Drake Court Property Limited**

## **Company Information**

**Directors** Mr M J Boulting  
Mr J W Rowlands

**Company secretary** Mr J W Rowlands

**Registered office** Western Wood Way  
Langage Science Park  
Plympton  
Plymouth  
Devon  
PL7 5BG

**Auditors** PKF Francis Clark  
Statutory Auditor  
North Quay House  
Sutton Harbour  
Plymouth  
Devon  
PL4 0RA

# Drake Court Property Limited

## Balance Sheet

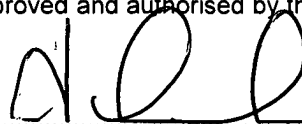
31 July 2018

			(As restated)*
	Note	2018 £	2017 £
<b>Fixed assets</b>			
Tangible assets	4	2,075,722	2,072,259
Investment property	5	<u>2,027,177</u>	<u>2,027,177</u>
		<u>4,102,899</u>	<u>4,099,436</u>
<b>Current assets</b>			
Debtors	6	18,016	65,066
Cash at bank and in hand		<u>260,815</u>	<u>-</u>
		278,831	65,066
<b>Creditors: Amounts falling due within one year</b>	7	<u>(4,357,891)</u>	<u>(2,706,822)</u>
<b>Net current liabilities</b>		<u>(4,079,060)</u>	<u>(2,641,756)</u>
<b>Total assets less current liabilities</b>		23,839	1,457,680
<b>Creditors: Amounts falling due after more than one year</b>	7	-	(1,512,073)
<b>Provisions for liabilities</b>		<u>(38,172)</u>	<u>(547)</u>
<b>Net liabilities</b>		<u>(14,333)</u>	<u>(54,940)</u>
<b>Capital and reserves</b>			
Called up share capital		100	100
Profit and loss account		<u>(14,433)</u>	<u>(55,040)</u>
<b>Total equity</b>		<u>(14,333)</u>	<u>(54,940)</u>

\* See Note 2 Accounting Policies to explain the impact of changes in accounting policy to 2017 reported Balance Sheet.

These financial statements have been prepared and delivered in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 18/4/19 and signed on its behalf by:

  
Mr J W Rowlands  
Director

Company Registration Number: 09898578

The notes on pages 3 to 9 form an integral part of these financial statements.  
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# **Drake Court Property Limited**

## **Notes to the Financial Statements**

**Year Ended 31 July 2018**

### **1 General information**

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

The address of its registered office is:

Western Wood Way  
Langage Science Park  
Plympton  
Plymouth  
Devon  
PL7 5BG  
England and Wales

The principal place of business is:

Unit 4, Drakes Court, Eagle Road  
Langage Business Park  
Plympton  
Plymouth  
Devon  
PL7 5JY  
England and Wales

### **2 Accounting policies**

#### **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.

#### **Statement of compliance**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (March 2018) and the Companies Act 2006. In applying the requirements of FRS102 the directors have early adopted the Triennial Review 2017 amendments, otherwise effective for accounting periods commencing on or after 1 January 2019. In accordance with 1.17 of the standard the amendments arising have been adopted in their entirety. There are no material departures from FRS102.

#### **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.

# Drake Court Property Limited

## Notes to the Financial Statements

Year Ended 31 July 2018

### Going concern

The directors acknowledge the net current liability position of the company of £4,079,060 (2017: £2,641,756) and the net liability position of the company of £14,333 (2017: £54,940).

Notwithstanding the above, the financial statements have been prepared by management on a going concern basis. The directors believe the company has sufficient liquid resources to meet liabilities as they fall due based on current forecasts and the fact that its sister companies, Skills to Group Limited and PSC Training & Development Limited, have adequate resources and support from its shareholder, PSC Training & Development Group Limited, to support the company for the foreseeable future.

For these reasons, the directors continue to adopt a going concern basis in preparing the financial statements. The financial statements do not include any adjustments that would result from any change in the company's circumstances such that the going concern basis would no longer be appropriate.

### Changes in accounting policy

#### New standards, interpretations and amendments effective

The following have been applied for the first time from 1 August 2017 and have had an effect on the financial statements:

#### FRS102 triennial review

As explained in the statement of compliance paragraph above, management have early adopted FRS102 triennial review. The property, Drake Court, is part rented intergroup, and part rented to third parties. FRS102 triennial review has been applied to the 1/3rd of the property rented intergroup. In accordance with FRS102 s.16.4A(b) this element has been transferred to tangible assets. The cost model has been applied thereon in accordance with FRS102 s.17, with depreciation being charged accordingly from the date of transition, 1 August 2016.

	Relating to the current period disclosed in these financial statements	Relating to the prior period disclosed in these financial statements	Relating to periods before the prior period disclosed in these financial statements
	£	£	£
Investment properties	(2,136,440)	(2,099,066)	-
Tangible assets cost	2,136,440	2,099,066	-
Tangible assets depreciation brought forward	(26,807)	-	-
Tangible assets depreciation charge	(33,911)	(26,807)	-
Profit and loss reserves	60,718	26,807	-
Administrative expenses	(33,911)	(26,807)	-

# **Drake Court Property Limited**

## **Notes to the Financial Statements**

**Year Ended 31 July 2018**

### **Revenue recognition**

Turnover comprises the fair value of the consideration received or receivable for the rental of properties in the ordinary course of the Company's activities. Turnover is shown net of value added tax.

Rental income is recognised on a time apportioned basis.

### **Tax**

The tax expense for the period comprises current tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

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 taxable income.

Deferred income tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements and on unused tax losses or tax credits in the company. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

### **Tangible assets**

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

### **Depreciation**

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Land	Not depreciated
Freehold and leasehold buildings	50 years straight line
Furniture, fittings and equipment	10 years straight line

### **Investment property**

Investment properties for which fair value can be measured reliably are measured at fair value at each reporting date with changes in fair value recognised in profit or loss.

Investment properties are those held for rental to third parties.

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

# Drake Court Property Limited

## Notes to the Financial Statements

Year Ended 31 July 2018

### **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 at the transaction price.

### **Borrowings**

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

### **Financial instruments**

#### ***Classification***

The company holds the following financial instruments:

- Short term trade and other debtors and creditors; and
- Cash and bank balances.

All financial instruments are classified as basic.

#### ***Recognition and measurement***

The company has chosen to apply the recognition and measurement principles in FRS102.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument and derecognised when in the case of assets, the contractual rights to cash flows from the assets expire or substantially all the risks and rewards of ownership are transferred to another party, or in the case of liabilities, when the company's obligations are discharged, expire or are cancelled.

Such instruments are initially measured at transaction price, including transaction costs, and are subsequently carried at the undiscounted amount of the cash or other consideration expected to be paid or received, after taking account of impairment adjustments.

## Drake Court Property Limited

### Notes to the Financial Statements

Year Ended 31 July 2018

#### 3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 2 (2017 - 2).

#### 4 Tangible assets

	Land and buildings £	Furniture, fittings and equipment £	Total £
<b>Cost or valuation</b>			
At 1 August 2017	2,099,066	-	2,099,066
Additions	-	37,374	37,374
At 31 July 2018	<u>2,099,066</u>	<u>37,374</u>	<u>2,136,440</u>
<b>Depreciation</b>			
At 1 August 2017	26,807	-	26,807
Charge for the year	<u>31,383</u>	<u>2,528</u>	<u>33,911</u>
At 31 July 2018	<u>58,190</u>	<u>2,528</u>	<u>60,718</u>
<b>Carrying amount</b>			
At 31 July 2018	<u>2,040,876</u>	<u>34,846</u>	<u>2,075,722</u>
At 31 July 2017	<u>2,072,259</u>	<u>-</u>	<u>2,072,259</u>

Included within the net book value of land and buildings above is £1,063,172 (2017 - £1,077,364) in respect of freehold land and buildings and £977,704 (2017 - £994,895) in respect of long leasehold land and buildings.



# Drake Court Property Limited

## Notes to the Financial Statements

Year Ended 31 July 2018

### 5 Investment properties

	2018 £
At 1 August	<u>2,027,177</u>

Properties are held at the purchase price plus cost of refurbishment incurred. The cost of Drake Court is allocated by proportion of rental income of the building, with 65% of the total rental income from third parties and therefore held as investment properties. The directors consider that the market value at 31 July 2018 is not materially different to the accounts written down value.

There has been no valuation of investment property by an independent valuer.

### 6 Debtors

	2018 £	2017 £
Other debtors	15,833	65,066
Prepayments	<u>2,183</u>	<u>-</u>
	<u>18,016</u>	<u>65,066</u>

### 7 Creditors

#### Creditors: amounts falling due within one year

	Note	2018 £	2017 £
<b>Due within one year</b>			
Loans and borrowings	8	80,000	2,597,596
Trade creditors		3,741	7,589
Amounts due to group undertakings		4,209,332	-
Corporation tax		16,951	-
Social security and other taxes		12,909	10,831
Accrued expenses and deferred income		<u>34,958</u>	<u>90,806</u>
		<u>4,357,891</u>	<u>2,706,822</u>

#### Creditors: amounts falling due after more than one year

	2018 £	2017 £
<b>Due after one year</b>		
Amounts due to group undertakings	<u>-</u>	<u>1,512,073</u>

# Drake Court Property Limited

## Notes to the Financial Statements

Year Ended 31 July 2018

### 8 Loans and borrowings

	2018 £	2017 £
<b>Current loans and borrowings</b>		
Bank overdrafts	-	22,596
Other borrowings	80,000	2,575,000
	<u>80,000</u>	<u>2,597,596</u>

### 9 Share capital

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

	No.	2018 £	No.	2017 £
Ordinary shares of £1 each of £1 each	100	100	100	100

### 10 Parent and ultimate parent undertaking

The company's immediate parent is PSC Training & Development Group Limited, incorporated in England and Wales.

The most senior parent entity producing publicly available financial statements is PSC Training & Development Group Limited. These financial statements are available upon request from Companies House, Maindy, Cardiff

The ultimate controlling party is Mrs A Roseen Boulting.

### 11 Audit report

The Independent Auditors' Report was unqualified. The name of the Senior Statutory Auditor who signed the audit report was Duncan Leslie, who signed for and on behalf of PKF Francis Clark on 23/04/19.