

Company Registration No. 02854194 (England and Wales)

TYNE REGION NORTH LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 MARCH 2018
PAGES FOR FILING WITH REGISTRAR



TYNE REGION NORTH LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2018

	Notes	2018 £	£	2017 £	£
Fixed assets					
Intangible assets	3		83,000		91,300
Tangible assets	4		697,683		773,244
Investment properties	5		8,331,500		8,616,500
			<u>9,112,183</u>		<u>9,481,044</u>
Current assets					
Work in progress		1,321,858		1,517,858	
Debtors	6	13,238,581		12,947,999	
Cash at bank and in hand		<u>1,356,669</u>		<u>2,073,841</u>	
		15,917,108		16,539,698	
Creditors: amounts falling due within one year	7	<u>(4,841,644)</u>		<u>(5,189,146)</u>	
Net current assets			<u>11,075,464</u>		<u>11,350,552</u>
Total assets less current liabilities			<u>20,187,647</u>		<u>20,831,596</u>
Creditors: amounts falling due after more than one year	8		(5,251,400)		(5,520,850)
Provisions for liabilities			<u>(449,658)</u>		<u>(523,697)</u>
Net assets			<u><u>14,486,589</u></u>		<u><u>14,787,049</u></u>
Capital and reserves					
Called up share capital			20,000		20,000
Other reserves			4,849,089		5,047,810
Profit and loss reserves			<u>9,617,500</u>		<u>9,719,239</u>
Total equity			<u><u>14,486,589</u></u>		<u><u>14,787,049</u></u>

TYNE REGION NORTH LIMITED

STATEMENT OF FINANCIAL POSITION (CONTINUED)

AS AT 31 MARCH 2018

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 31 March 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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 20/12/2018 and are signed on its behalf by:



.....
P M Tanner
Director

TYNE REGION NORTH LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

1 Accounting policies

Company information

Tyne Region North Limited is a private company limited by shares and is registered and incorporated in England and Wales. The registered office is Sandgate House, 102 Quayside, Newcastle upon Tyne, NE1 3DX.

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.

Turnover

Turnover represents rent receivable from both residential and commercial lets and other fees including residential tenant fees, management fees, retained bonds and rechargeable maintenance.

Intangible fixed assets - goodwill

Goodwill represents the excess of the cost of acquisition of unincorporated businesses over the fair value of net assets acquired. It is initially recognised as an asset at cost and is subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is considered to have a finite useful life and is amortised on a systematic basis over its expected life, which is 20 years.

Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold property	20 years straight line
Mooring leaseholds	20 years straight line
Fixtures, fittings and equipment	5 to 20 years straight line
Motor vehicles	4 years straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

TYNE REGION NORTH LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

1 Accounting policies (Continued)

Properties whose fair value can be measured reliably are held under the revaluation model and are carried at a revalued amount, being their fair value at the date of valuation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The fair value of the land and buildings is usually considered to be their market value.

Revaluation gains and losses are recognised in other comprehensive income and accumulated in equity, except to the extent that a revaluation gain reverses a revaluation loss previously recognised in profit or loss or a revaluation loss exceeds the accumulated revaluation gains recognised in equity; such gains and losses are recognised in profit or loss.

Investment properties

Investment properties, which are properties held to earn rentals and/or for capital appreciation, are initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently they are measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the income statement.

Work in progress

Work in progress is stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and those overheads that have been incurred in bringing the work in progress to their present condition.

Cash and cash equivalents

Cash and cash equivalents are basic financial instruments and include cash in hand, deposits held at call with banks, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

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 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 trade, other 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 financial asset is measured at the present value of the future receipts discounted at a market rate of interest.

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.

TYNE REGION NORTH LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2018

1 Accounting policies (Continued)

Basic financial liabilities

Basic financial liabilities, including trade, other creditors and bank loans, 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.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Equity instruments

Equity instruments issued by the company are recorded at the fair value of proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting period.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

For non-depreciable assets measured using the revaluation model and investment properties measured at fair value (except investment property with a limited useful life held by the company to consume substantially all of its economic benefit), deferred tax is measured using the tax rates and allowances that apply to the sale of the asset or property.

Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

Retirement benefits

For defined contribution schemes the amount charged to profit or loss is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 14 (2017: 14).

TYNE REGION NORTH LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2018

3 Intangible fixed assets

	Goodwill £
Cost	
At 1 April 2017 and 31 March 2018	166,000
Amortisation and impairment	
At 1 April 2017	74,700
Amortisation charged for the year	8,300
At 31 March 2018	83,000
Carrying amount	
At 31 March 2018	83,000
At 31 March 2017	91,300

4 Tangible fixed assets

	Freehold property £	Mooring leaseholds £	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost or valuation					
At 1 April 2017	461,250	312,000	379,132	152,830	1,305,212
Additions	-	-	-	12,499	12,499
Disposals	-	-	(12,043)	(30,999)	(43,042)
Revaluation	-	(115,000)	-	-	(115,000)
At 31 March 2018	461,250	197,000	367,089	134,330	1,159,669
Depreciation and impairment					
At 1 April 2017	-	48,000	365,670	118,298	531,968
Depreciation charged in the year	-	48,000	5,590	15,470	69,060
Eliminated in respect of disposals	-	-	(12,043)	(30,999)	(43,042)
Revaluation	-	(96,000)	-	-	(96,000)
At 31 March 2018	-	-	359,217	102,769	461,986
Carrying amount					
At 31 March 2018	461,250	197,000	7,872	31,561	697,683
At 31 March 2017	461,250	264,000	13,462	34,532	773,244

The company's mooring leaseholds were valued by the directors at 31 March 2018. The directors consider these valuations accurately reflect the market value of these assets.

TYNE REGION NORTH LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2018

4 Tangible fixed assets (Continued)

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

	2018 £	2017 £
Cost	533,771	533,771
Accumulated depreciation	(131,048)	(131,048)
Carrying value	<u>402,723</u>	<u>402,723</u>

5 Investment properties

	2018 £
Fair value	
At 1 April 2017	8,616,500
Disposals	(285,000)
At 31 March 2018	<u>8,331,500</u>

Investment properties comprise freehold and long leasehold residential properties. The fair value of the investment properties has been arrived at on the basis of a valuation carried out by the directors on 31 March 2018. No professional valuation took place during the year.

6 Debtors

	2018 £	2017 £
Amounts falling due within one year:		
Trade debtors	23,477	39,767
Other debtors	13,215,104	12,908,232
	<u>13,238,581</u>	<u>12,947,999</u>

TYNE REGION NORTH LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

7 Creditors: amounts falling due within one year

	2018 £	2017 £
Bank loans	110,700	110,700
Trade creditors	85,171	56,116
Corporation tax	7,880	15,546
Other taxation and social security	29,515	25,740
Other creditors	4,608,378	4,981,044
	<u>4,841,644</u>	<u>5,189,146</u>

Bank loans of £110,700 (2017: £110,700) are secured by fixed charges over the company's investment property portfolio.

8 Creditors: amounts falling due after more than one year

	2018 £	2017 £
Bank loans	<u>5,251,400</u>	<u>5,520,850</u>

Bank loans of £5,251,400 (2017: £5,520,850) are secured by fixed charges over the company's investment property portfolio.

9 Provisions for liabilities

	2018 £	2017 £
Deferred tax liabilities	<u>449,658</u>	<u>523,697</u>

10 Other reserves

	2018 £	2017 £
At beginning of year	5,047,810	5,656,255
Transfer to retained earnings	(198,721)	(608,445)
At end of year	<u>4,849,089</u>	<u>5,047,810</u>

11 Related party transactions

Transactions with related parties

During the year the company entered into the following transactions with related parties:

TYNE REGION NORTH LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2018

11 Related party transactions (Continued)

	Management charges receivable		Remuneration paid	
	2018	2017	2018	2017
	£	£	£	£
Owners holding a participating interest in the company	-	-	1,125,000	1,525,000
Connected companies	1,400,000	1,635,000	-	-
	<u>1,400,000</u>	<u>1,635,000</u>	<u>-</u>	<u>-</u>

The following amounts were outstanding at the reporting end date:

	2018	2017
	£	£
Amounts owed to related parties		
Owners holding a participating interest in the company	4,058,699	4,376,099
	<u>4,058,699</u>	<u>4,376,099</u>

The amounts outstanding are unsecured, non-interest bearing and will be settled in cash.

The following amounts were outstanding at the reporting end date:

	2018	2017
	£	£
Amounts owed by related parties		
Connected companies	10,873,634	10,700,760
	<u>10,873,634</u>	<u>10,700,760</u>

The amounts outstanding are unsecured, non-interest bearing and will be settled in cash.

12 Parent company

The company's immediate and ultimate parent undertaking is Sandco 1195 Limited, a company incorporated in England and Wales.