

**West Waterloo Development Limited**  
**Financial statements**  
**30 September 2021**



# **West Waterloooville Developments Limited**

## **Financial statements**

**Year ended 30 September 2021**

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# **West Waterlooville Developments Limited**

## **Officers and professional advisers**

### **The board of directors**

Helen C Gordon  
Adam McGhin  
Michael P Keaveney  
Rob J Hudson

### **Company secretary**

Adam McGhin

### **Registered office**

Citygate  
St James' Boulevard  
Newcastle upon Tyne  
NE1 4JE

### **Auditor**

KPMG LLP  
Quayside House  
110 Quayside  
Newcastle upon Tyne  
NE1 3DX

### **Banker**

Barclays Bank plc  
Barclays House  
5 St Ann's Street  
Quayside  
Newcastle upon Tyne  
NE1 2BH

### **Solicitor**

Womble Bond Dickinson (UK) LLP  
St Ann's Wharf  
112 Quayside  
Newcastle upon Tyne  
NE1 3DX

# West Waterlooville Developments Limited

## Directors' report

Year ended 30 September 2021

The directors present their report and the financial statements of the company for the year ended 30 September 2021.

### Principal activities

The principal activity of the company during the year was property development and trading. The directors do not recommend the payment of a dividend (2020: £nil).

### Directors

The directors who served the company during the year, and subsequent to the year end, were as follows:

Helen C Gordon	
Adam McGhin	
Michael P Keaveney	
Vanessa K Simms	(Resigned 26 April 2021)
Rob J Hudson	(Appointed 25 March 2022)

### Events after the end of the reporting period

Particulars of events after the reporting date are detailed in note 14 to the financial statements.

### Directors' responsibilities statement

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), including FRS 101 *Reduced Disclosure Framework*. 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 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;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

# **West Waterlooville Developments Limited**

## **Directors' report *(continued)***

**Year ended 30 September 2021**

### **Auditor**

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

### **Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 11 August 2022 and signed on behalf of the board by:



Adam McGhin  
Company Secretary

## **Independent auditor's report to the members of West Waterlooville Developments Limited**

### **Opinion**

We have audited the financial statements of West Waterlooville Developments Limited ("the company") for the year ended 30 September 2021 which comprise the Statement of comprehensive income, Statement of financial position, Statement of changes in equity and related notes, including the accounting policies in note 3.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2021 and of its loss for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 101 *Reduced Disclosure Framework*; 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 are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

### **Going concern**

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the company or to cease its operations, and as they have concluded that the company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the directors' conclusions, we considered the inherent risks to the company's business model and analysed how those risks might affect the company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the company will continue in operation.

**Independent auditor's report to the members of West Waterlooville Developments Limited**  
(continued)

**Fraud and breaches of laws and regulations – ability to detect**

*Identifying and responding to risks of material misstatement due to fraud*

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- enquiring of directors, the audit committee, internal audit and inspection of policy documentation as to Grainger plc's high-level policies and procedures to prevent and detect fraud, including the internal audit function, and the company's channel for "whistleblowing", as well as whether they have knowledge of any actual, suspected or alleged fraud.
- reading Board minutes.
- considering remuneration incentive schemes and performance targets for management.
- using analytical procedures to identify any unusual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, and taking into account possible pressures to meet profit targets, we perform procedures to address the risk of management override of controls and the risk of fraudulent revenue recognition, in particular the risk that proceeds from sale of properties close to the year end are recorded in the incorrect accounting period and the risk that management may be in a position to make inappropriate accounting entries, and the risk of bias in accounting estimates and judgements such as valuation of investment and recoverability of trading properties.

We did not identify any additional fraud risks.

In determining the audit procedures we took into account the results of our evaluation and testing of the operating effectiveness of Group-wide fraud risk management controls.

We also performed procedures including:

- tracing property sales recognised either side of the year end to completion statements to assess the appropriateness of the timing of revenue recognition.
- identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted to unusual accounts.

*Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations*

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the directors and other management (as required by auditing standards), and from inspection of the company's regulatory and legal correspondence and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

**Independent auditor's report to the members of West Waterlooville Developments Limited**  
(continued)

Secondly, the company is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: health and safety, landlord regulation and certain aspects of company legislation recognising the nature of the Group's activities. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal correspondence, if any. Therefore if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

*Context of the ability of the audit to detect fraud or breaches of law or regulation*

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

**Directors' report**

The directors are responsible for the directors' report. Our opinion on the financial statements does not cover that report and we do not express an audit opinion thereon.

Our responsibility is to read the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the directors' report;
- in our opinion the information given in that report for the financial year is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Companies Act 2006.

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

Under the Companies Act 2006 we are required 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 take advantage of the small companies exemption from the requirement to prepare a strategic report.

We have nothing to report in these respects.

**Independent auditor's report to the members of West Waterlooville Developments Limited**  
(continued)

**Directors' responsibilities**

As explained more fully in their statement set out on page 2, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; 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 they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities**

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities).

**The purpose of our audit work and to whom we owe our responsibilities**

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 auditors' 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.



**Dan Gibson (Senior Statutory Auditor)**  
**For and on behalf of KPMG LLP, Statutory Auditor**  
Chartered Accountants  
Quayside House  
110 Quayside  
Newcastle upon Tyne  
NE1 3DX

24 August 2022

# West Waterlooville Developments Limited

## Statement of comprehensive income

Year ended 30 September 2021

	Note	2021 £	2020 £
<b>Turnover</b>	<b>4</b>	<b>30,241,022</b>	127,958
Cost of sales		<u>(28,520,057)</u>	<u>91,838</u>
<b>Gross profit</b>		<b>1,720,965</b>	219,796
Administrative expenses		<u>(5,014,064)</u>	<u>(7,031)</u>
<b>Operating (loss)/profit</b>	<b>5</b>	<b>(3,293,099)</b>	212,765
Interest receivable and similar income	<b>6</b>	<b>9,833</b>	–
Interest payable and similar expenses	<b>7</b>	<u>(2,387,985)</u>	<u>(2,158,177)</u>
<b>Loss before taxation</b>		<b>(5,671,251)</b>	(1,945,412)
Tax on loss	<b>8</b>	<u>1,077,538</u>	<u>369,628</u>
<b>Loss for the financial year and total comprehensive loss</b>		<b><u>(4,593,713)</u></b>	<b><u>(1,575,784)</u></b>

All the activities of the company are from continuing operations.

The notes on pages 11 to 18 form part of these financial statements.

# West Waterlooville Developments Limited

## Statement of financial position

30 September 2021

	Note	2021 £	2020 £
<b>Current assets</b>			
Stocks	9	15,384,297	40,098,898
Debtors	10	24,743,068	2,464,299
		<u>40,127,365</u>	<u>42,563,197</u>
<b>Creditors: amounts falling due within one year</b>	11	<u>(47,392,760)</u>	<u>(45,234,879)</u>
<b>Net current liabilities</b>		<u>(7,265,395)</u>	<u>(2,671,682)</u>
<b>Total assets less current liabilities</b>		<u>(7,265,395)</u>	<u>(2,671,682)</u>
<b>Net liabilities</b>		<u>(7,265,395)</u>	<u>(2,671,682)</u>
<b>Capital and reserves</b>			
Called up share capital	12	19,900,001	19,900,001
Profit and loss account	13	(27,165,396)	(22,571,683)
<b>Shareholders' deficit</b>		<u>(7,265,395)</u>	<u>(2,671,682)</u>

These financial statements were approved by the board of directors and authorised for issue on 11 August 2022, and are signed on behalf of the board by:



Adam McGhin  
Director

Company registration number: 03047254

The notes on pages 11 to 18 form part of these financial statements.

# West Waterlooville Developments Limited

## Statement of changes in equity

Year ended 30 September 2021

	Called up share capital £	Profit and loss account £	Total £
<b>At 1 October 2019</b>	19,900,001	(20,995,899)	(1,095,898)
Loss for the year	—	(1,575,784)	(1,575,784)
<b>Total comprehensive loss for the year</b>	—	(1,575,784)	(1,575,784)
<b>At 30 September 2020</b>	19,900,001	(22,571,683)	(2,671,682)
Loss for the year	—	(4,593,713)	(4,593,713)
<b>Total comprehensive loss for the year</b>	—	(4,593,713)	(4,593,713)
<b>At 30 September 2021</b>	<u>19,900,001</u>	<u>(27,165,396)</u>	<u>(7,265,395)</u>

The notes on pages 11 to 18 form part of these financial statements.

# **West Waterlooville Developments Limited**

## **Notes to the financial statements**

**Year ended 30 September 2021**

### **1. General information**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Citygate, St James' Boulevard, Newcastle upon Tyne, NE1 4JE.

### **2. Statement of compliance**

The financial statements of West Waterlooville Developments Limited ("the company") for the year ended 30 September 2021 were authorised for issue by the board of directors on 11 August 2022 and the statement of financial position was signed on the board's behalf by Adam McGhin.

These financial statements have been prepared in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework'.

The company's ultimate parent undertaking, Grainger plc, includes the company in its consolidated financial statements. The consolidated financial statements of Grainger plc are prepared in accordance with International Financial Reporting Standards and are available to the public and may be obtained from Citygate, St James' Boulevard, Newcastle upon Tyne, NE1 4JE.

### **3. Accounting policies**

#### **Basis of preparation**

The financial statements have been prepared under the historical cost convention, and in accordance with applicable UK accounting standards.

The financial statements are prepared on the going concern basis in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom, which have been applied consistently throughout the year.

# West Waterlooville Developments Limited

## Notes to the financial statements *(continued)*

Year ended 30 September 2021

### 3. Accounting policies *(continued)*

#### Going concern

Notwithstanding net current liabilities of £7,265,395 as at 30 September 2021 and a loss for the year then ended of £4,593,713, the financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons.

The company is a subsidiary of Grainger plc. The directors of Grainger plc, the ultimate parent undertaking, manage the group's strategy and risks on a consolidated basis, rather than at an individual entity level. Similarly, the financial and operating performance of the business is assessed at a Grainger plc operating segment level. For these reasons, the directors do not prepare cash flow forecasts at an individual entity level.

On a consolidated basis, the Group has assessed its future funding commitments and compared these to the level of committed loan facilities and cash resources over the medium term. In making this assessment, consideration has been given to compliance with borrowing covenants along with the uncertainty inherent in future financial forecasts and, where applicable, reasonable severe sensitivities, including the potential impact of Covid-19, have been applied to the key factors affecting financial performance of the Group. This includes the potential impact on performance due to possible changes in the level of cash collection, rental growth, letting activity, sales performance and development activity. The Directors of the Group have a reasonable expectation that it has adequate resources to continue operating for the foreseeable future period, and not less than 12 months from the date of approval of these financial statements.

Grainger plc has indicated that it will make available such funds as are needed by the entity and that it does not intend to seek repayment of amounts due at the balance sheet date for the foreseeable future. As with any entity placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue, although, at the date of approval of these financial statements, they have no reason to believe that it will not do so. The directors do not intend to nor have they identified any circumstances which may lead to the entity being liquidated or to cease operating.

Consequently, the directors are confident that the company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

# West Waterlooville Developments Limited

## Notes to the financial statements *(continued)*

Year ended 30 September 2021

### 3. Accounting policies *(continued)*

#### **Disclosure exemptions**

In these financial statements, the company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- (a) Cash flow statement and related notes;
- (b) Comparative period reconciliations for share capital;
- (c) Disclosures in respect of capital management;
- (d) The effects of new but not yet effective IFRSs;
- (e) Disclosures in respect of the compensation of key management personnel.

As the consolidated financial statements of Grainger plc include the equivalent disclosures, the company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

Certain disclosures required by IFRS 13 Fair Value Measurement and the disclosures required by IFRS 7 Financial Instruments: Disclosures.

The company has considered the impact of the adoption of those new and revised International Financial Reporting Standards and interpretations that were effective for the first time from 1 October 2020. There has been no material impact on the company following the adoption of these standards.

#### **Revenue recognition**

Turnover comprises gross rentals and gross sale proceeds of trading properties and land, exclusive of VAT. Property is regarded as sold when performance obligations have been met and control has been transferred to the buyer. This is generally deemed to be on legal completion as at this point the buyer is able to determine the use of the property and has rights to any cash inflows or outflows in respect of the property. Gross rentals are recognised on a straight line basis over the lease term on an accruals basis. The credit balance in cost of sales in the prior year related to the release of a sales fee accrual initially recognised in an earlier year.

# West Waterlooville Developments Limited

## Notes to the financial statements *(continued)*

Year ended 30 September 2021

### 3. Accounting policies *(continued)*

#### **Income tax**

The taxation charge for the year represents the sum of the tax currently payable and deferred tax. The charge is recognised in the statement of comprehensive income according to the accounting treatment of the related transaction.

Current tax payable or receivable is based on the taxable income for the period and any adjustment in respect of prior periods and is calculated using tax rates that have been enacted or substantively enacted at the end of the reporting period.

Tax payable upon the realisation of revaluation gains recognised in prior periods is recorded as a current tax charge with a release of the associated deferred tax.

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted at the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled. Deferred income tax assets are recognised only to the extent that it is probable that taxable profit will give rise to a future tax liability against which the deferred tax assets can be recovered.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same tax authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

#### **Stocks**

Development properties and development land are shown in the financial statements at the lower of cost and net realisable value. Cost includes legal and surveying charges incurred during the acquisition plus improvement costs. Net realisable value is calculated based on whether the land or property is to be sold in its current condition or whether it will be subject to further development. Where the land or property is to be further developed, net realisable value is based on the future expected value. Where the land or property is to be sold in its current condition, net realisable value is based on current market value.

#### **Non-derivative financial instruments**

Non-derivative financial instruments comprise trade debtors, loans and borrowings, and trade and other creditors.

Trade debtors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

Trade and other creditors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

#### **Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make significant judgements, estimates and assumptions that affect the amounts reported. The judgements, estimates and assumptions that the directors consider to be most significant to the financial statements relate to the valuation of stocks and are detailed at note 9. In addition, cost of sales are recognised concurrently with revenue and are determined based on the forecast long term margin of the scheme.

# West Waterlooville Developments Limited

## Notes to the financial statements (continued)

Year ended 30 September 2021

### 4. Turnover

Turnover arises from:

	2021 £	2020 £
Proceeds from sale of trading properties	30,239,000	125,963
Rental income	2,022	1,995
	<u>30,241,022</u>	<u>127,958</u>

The total turnover of the company has been derived from its principal activity wholly undertaken in the UK as defined in the directors' report.

### 5. Operating (loss)/profit

Audit fees of £4,400 (2020: £3,700) are statutory audit fees only and are borne by another group company.

There are no persons holding service contracts with the company (2020: none). None of the directors received any remuneration from the company during the year, or in the previous year, in respect of their services to the company.

### 6. Interest receivable and similar income

	2021 £	2020 £
Other interest receivable and similar income	<u>9,833</u>	<u>-</u>

### 7. Interest payable and similar expenses

	2021 £	2020 £
Interest due to group undertakings	2,387,985	2,128,933
Other interest payable and similar charges	-	29,244
	<u>2,387,985</u>	<u>2,158,177</u>

### 8. Tax on loss

#### Major components of tax income

	2021 £	2020 £
<b>Current tax:</b>		
UK current tax income	(1,077,538)	(369,628)
<b>Tax on loss</b>	<u>(1,077,538)</u>	<u>(369,628)</u>

There is no unprovided deferred tax liability or unrecognised deferred tax asset in these financial statements.

# West Waterlooville Developments Limited

## Notes to the financial statements (continued)

Year ended 30 September 2021

### 8. Tax on loss (continued)

#### Reconciliation of tax income

The tax assessed on the loss on ordinary activities for the year is the same as (2020: the same as) the standard rate of corporation tax in the UK of 19% (2020: 19%).

	2021 £	2020 £
Loss on ordinary activities before taxation	<u>(5,671,251)</u>	<u>(1,945,412)</u>
Loss on ordinary activities by rate of tax	<u>(1,077,538)</u>	<u>(369,628)</u>

#### Factors that may affect future tax income

No provisions have been made for tax that would have become payable if the company's properties had been sold at their year end replacement values. The total unprovided deferred tax in respect of this is £3,672,426 (2020: £nil).

An increase in the UK corporation tax rate from 19% to 25% (effective 1 April 2023) has been enacted. This will increase the company's future current tax charge accordingly. Deferred tax at 30 September 2021 has been measured at 25% (2020: 19%).

### 9. Stocks

	2021 £	2020 £
Development properties	1,769,209	1,769,209
Development land	<u>13,615,088</u>	<u>38,329,689</u>
	<u>15,384,297</u>	<u>40,098,898</u>

The replacement value of development land is £30,074,000 (2020: £30,000,000) based on market value at 30 September 2021. In previous years, the book value of the scheme exceeded market value. However, due to the expectation of future scheme profits, the value had previously not been impaired. Changes in land values in the year have validated the decision to hold the scheme at cost, and the directors have concluded that it remains appropriate to do so.

The company had an obligation, under an agreement for sale in relation to its development land, to pay further consideration should the site value exceed certain pre-agreed amounts. It also had an obligation under a profit sharing agreement to share profits above an agreed threshold. Subsequent to the year end, in March 2022, the directors approved the buyout of the obligee's financial and contractual interest in the development project in full, and so these obligations are no longer in place.

# West Waterlooville Developments Limited

## Notes to the financial statements (continued)

Year ended 30 September 2021

### 10. Debtors

	2021 £	2020 £
Trade debtors	7,632,103	2,148,286
Amounts owed by group undertakings	17,110,965	291,531
Other debtors	–	24,482
	<u>24,743,068</u>	<u>2,464,299</u>

The amount owed by group undertakings is unsecured, is repayable on demand but is not expected to be repaid within the next 12 months, and does not bear interest.

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

	2021 £	2020 £
Trade creditors	182,935	193,822
Amounts owed to group undertakings	45,796,838	43,250,000
Accruals and deferred income	1,355,804	1,791,057
Social security and other taxes	57,183	–
	<u>47,392,760</u>	<u>45,234,879</u>

Amounts owed to group undertakings relates to an unsecured loan with a year end balance of £45,796,838 (2020: £43,250,000). The loan bears interest at a weighted rate of 4.29% (2020: 4.22%) in the year, and is repayable on demand but is not expected to be repaid within the next 12 months. Interest payable and similar charges for the year amounted to £2,387,985 (2020: £2,128,933).

### 12. Called up share capital

Issued, called up and fully paid

	2021		2020	
	No.	£	No.	£
Ordinary shares of £1 each	<u>19,900,001</u>	<u>19,900,001</u>	<u>19,900,001</u>	<u>19,900,001</u>

### 13. Reserves

Profit and loss account - This reserve records retained earnings and accumulated losses.

### 14. Events after the end of the reporting period

In April 2005, the company acquire development land, entering into a profit sharing agreement with the seller. In March 2022, the directors approved the buyout of the seller's financial and contractual interest in the development project in full. Accordingly, certain obligations to the seller that had been in place at 30 September 2021, and in previous years, are no longer in place (see note 9).

### 15. Related party transactions

The company is exempt from disclosing related party transactions as they are with other companies that are wholly owned within the Grainger plc group.

# **West Waterlooville Developments Limited**

## **Notes to the financial statements *(continued)***

**Year ended 30 September 2021**

### **16. Ultimate parent undertaking and controlling party**

The directors regard Grainger plc, a company registered in England and Wales, as the ultimate parent undertaking and the ultimate controlling party, being the parent undertaking of the smallest and largest group to consolidate these financial statements. Copies of the Grainger plc consolidated financial statements may be obtained from The Secretary, Grainger plc, Citygate, St James' Boulevard, Newcastle upon Tyne, NE1 4JE.

Grainger Housing & Developments Limited is the immediate controlling party and parent company by virtue of its 100% shareholding in the company.