Registered number: 03288277

Solar Properties Limited

Directors' report and financial statements

for the period ended 31 March 2020

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Contents **Pages**

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Directors and advisors

Directors

A Devery (resigned 10 May 2019)
N Devery (resigned 10 May 2019)
D Little (appointed 10 May 2019)
S Taylor (appointed 10 May 2019)

Registered office

302 Bridgewater Place
Birchwood Park
Birchwood
Warrington
WA3 6XG

Solicitor

Pinsent Masons
1 Park Row
Leeds
LS1 5AB

Banker

Barclays Bank PLC
Leicester
Leicestershire
LE87 2BB

Independent auditor

KPMG LLP
Chartered Accountants and Statutory Auditor
Saltire Court
20 Castle Terrace
Edinburgh
EH1 2EG

Directors' report for the period ended 31 March 2020

The Directors present their report and the audited financial statements of the Company for the period ended 31 March 2020.

Principal activity

The principal activity of the Company is the letting of an industrial property. The Company's accounting reference date was extended from 30 November to a 16 month period ended 31 March 2020.

Results and dividends

The loss for the financial period is (£194,000) (2018: £475,000 profit).

Dividends of £50,000 (2018: £527,000) were paid during the financial period. The Directors' do not propose the payment of a final dividend.

Directors

The directors who held office during the financial period and up to the date these financial statements were signed are shown on page 1.

Directors' indemnities

As permitted by the Articles of Association, the directors have the benefit of an indemnity which is a qualifying third party indemnity provision as defined by Section 234 of the Companies Act 2006. The indemnity was in force throughout the last financial period and is currently in force. The Company also purchased and maintained throughout the financial period Directors' and Officers' liability insurance in respect of itself and its Directors.

Statement of disclosure of information to auditor

So far as each of the directors in office at the date of approval of these financial statements is aware:

- there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Auditor

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.

Approved by the Board and signed on its behalf by:

D Little
Director
Date: 7th September 2020

Statement of Directors' responsibilities in respect of the Directors' report and the financial statements

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 period. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland.*

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 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 also 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.

Independent auditor's report to the members of Solar Properties Limited

Opinion

We have audited the financial statements of Solar Properties Limited ("the company") for the period ended 31 March 2020 which comprise the Profit and Loss Account and Other Comprehensive Income, the Balance Sheet, Statement of Changes in Equity and related notes, including the accounting policies in note 1. In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2020 and of its loss for the period then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland;* 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").

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least a year from the date of approval of the financial statements. 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. We have nothing to report in these respects.
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 absence of reference to a material uncertainty in this auditor's report is not a guarantee that the company will continue in operation.

Other matter – prior period financial statements

We note that the prior period financial statements were not audited. Consequently ISAs (UK) require the auditor to state that the corresponding figures contained within these financial statements are unaudited. Our opinion is not modified in respect of this matter.

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 the directors' report;
- in our opinion the information given in that report for the financial period is consistent with the financial statements; and
- in our opinion that report have been prepared in accordance with the Companies Act 2006.

Independent auditor's report to the members of Solar Properties Limited (continued)

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.

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.

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 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.

Hugh Harvie (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
Saltire Court, 20 Castle Terrace, Edinburgh, EH1 2EG
Date: 10 September 2020

Profit and loss account and other comprehensive income for the period ended 31 March 2020

	Note	16 months to 31st Mar 2020 £'000	Year to 30th Nov 2018 £'000
Rental income	1	**71**	140
Operating profit		**71**	140
Revaluation (loss)/gain on tangible fixed assets	5	**(225)**	362
(Loss)/profit before taxation		**(154)**	502
Tax charge	4	**(40)**	(26)
(Loss)/profit for the financial period		**(194)**	476

All amounts in the current period relate to continuing operations of the company.

There is no material difference between the profit on ordinary activities before taxation and the profit for the financial period stated above.

The notes on pages 10 to 15 form an integral part of the financial statements.

Statement of Other Comprehensive Income for the year ended 31 March 2020

	Note	2020 £'000	2018 £'000
(Loss)/profit for the financial year		**(194)**	476
Other comprehensive income:			
Movements relating to shareholder loan	6	**424**	-
Other comprehensive profit for the financial year, net of tax		**424**	-
Total comprehensive profit for the financial year		**230**	476

All amounts in the current and preceding year relate to continuing operations of the company.

The notes on pages 10 to 15 form an integral part of the financial statements.

Balance sheet at 31 March 2020

	Note	31st Mar 2020 £'000	30th Nov 2018 £'000
Fixed assets			
Tangible assets	5	**525**	750
		525	750
Current assets			
Debtors	6	**2,041**	1,556
Creditors: amounts falling due within one year	7	**(2,326)**	(2,272)
Net current assets/(liabilities)		**(285)**	(716)
Total assets less current liabilities		**240**	34
Provisions for liabilities	8	**(60)**	(34)
Net assets		**180**	-
Capital and reserves			
Called up share capital	9	**-**	-
Profit and loss account		**180**	-
Shareholder's funds		**180**	-

The notes on pages 10 to 15 form an integral part of the financial statements.

The financial statements on pages 6 to 15 were approved by the Board on 7th September 2020 and were signed on its behalf by:

D Little
Director

Statement of Changes in Equity

For the year ended 30 November 2018

	Note	Share Capital £'000	Profit and loss £'000	Total equity £'000
At 1st December 2017		-	51	**51**
Profit for financial year		-	476	**476**
Dividends paid		-	(527)	**(527)**
At 30th November 2018		-	-	-

For the period ended 31 March 2020

	Note	Share Capital £'000	Profit and loss £'000	Total equity £'000
At 1st December 2018		-	-	-
(Loss) for financial period		-	(194)	**(194)**
Dividends paid		-	(50)	**(50)**
Other comprehensive income:				
Movements relating to shareholder loan	6	-	424	**424**
Total comprehensive income		-	424	**424**
At 31st March 2020		-	**180**	**180**

The notes on pages 10 to 15 form an integral part of the financial statements.

Notes to the financial statements for the period ended 31 March 2020

1 Accounting policies

Solar Properties Limited (the "Company") is a company limited by shares and incorporated, domiciled and registered in the UK. The registered number is 03288277 and the registered address is 302 Bridgewater Place, Birchwood Park, Birchwood, Warrington, WA3 6XG.

These financial statements were prepared in accordance with Financial Reporting Standard 102 *The Financial Reporting Standard* applicable in the UK and Republic of Ireland (*"FRS 102"*). The presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £1,000.

The company's ultimate parent undertaking, DCC plc, includes the company in its consolidated financial statements. In these financial statements, the company is considered to be a qualifying entity under FRS 102 paragraphs 1.8 to 1.12. The following exemptions available under FRS 102 in respect of certain disclosures for the company financial statements have been applied:

- The reconciliation of the number of shares outstanding from the beginning to the end of the period;
- Cash Flow Statement with related notes;
- Key management personnel compensation; and
- The disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Judgements made by the directors in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material misstatement in the next period are discussed in note 12.

1.1 Measurement convention

The financial statements are prepared on the historical cost basis and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. The principal accounting policies, which have been applied consistently throughout the year are set out below.

1.2 Turnover

Turnover represents the invoiced value of rentals supplied during the financial period excluding value added tax. Rental income is recognised in the Profit and Loss Account in the period to which it relates.

1.3 Going concern

The Covid-19 pandemic which emerged earlier this year has not, to date, had a significant adverse impact on the Company's operations. The Directors are aware that if the current situation becomes prolonged then this may change.

The financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons. The Directors have performed a going concern assessment for a period of 12 months from the date of approval of these financial statements which indicates that, taking account of reasonably possible downsides and the anticipated impact of Covid-19 on operations and its financial resources, the Company will have sufficient funds to meet its liabilities as they fall due for that period.

The assessment is dependent on Dev Plant Hire Limited not seeking repayment of the amounts currently due to the Company, which at 31 March 2020 amounted to £2,295,000. Dev Plant Hire Limited has indicated that it does not intend to seek repayment of the amounts due at the balance sheet date, for the period covered by the assessment. As with any company 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.

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.

1 Accounting policies (continued)

1.4 Taxation

Tax on the profit or loss for the period comprises current and deferred tax. Tax is recognised in the Profit and Loss Account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the period, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for: differences between accumulated depreciation and tax allowances for the cost of a fixed asset if and when all conditions for retaining the tax allowances have been met; and differences relating to investments in subsidiaries to the extent that it is not probable that they will reverse in the foreseeable future and the reporting entity is able to control the reversal of the timing difference.

Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. Deferred tax balances are not discounted.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that is it probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

1.5 Basic financial instruments

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.

1.6 Impairment

Financial assets (including trade and other debtors)

A financial asset not carried at fair value through profit or loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. For financial instruments measured at cost less impairment an impairment is calculated as the difference between its carrying amount and the best estimate of the amount that the Company would receive for the asset if it were to be sold at the reporting date. Interest on the impaired asset continues to be recognised through the unwinding of the discount. Impairment losses are recognised in profit or loss. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

1 Accounting policies (continued)

1.6 Impairment (continued)

Non-financial assets

The carrying amounts of the entity's non-financial assets, other than stocks and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit"). The goodwill acquired in a business combination, for the purpose of impairment testing is allocated to cash-generating units, or ("CGU") that are expected to benefit from the synergies of the combination. For the purpose of goodwill impairment testing, if goodwill cannot be allocated to individual CGUs or groups of CGUs on a non-arbitrary basis, the impairment of goodwill is determined using the recoverable amount of the acquired entity in its entirety, or if it has been integrated then the entire group of entities into which it has been integrated.

An impairment loss is recognised if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognised in profit or loss. Impairment losses recognised in respect of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to the units, and then to reduce the carrying amounts of the other assets in the unit (group of units) on a *pro rata* basis.

An impairment loss is reversed if and only if the reasons for the impairment have ceased to apply.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

1.7 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses. The company assesses at each reporting date whether tangible fixed assets are impaired.

The cost of tangible fixed assets is their purchase cost together with any incidental expenses of acquisition. Depreciation is calculated so as to write off the cost or valuation of tangible fixed assets less their estimated residual values, on a reducing balance basis over the estimated useful economic lives of the assets concerned on the following bases:

Freehold buildings	nil

Gains on revaluation are recognised in other comprehensive income and accumulated in equity. However, the increase is recognised in profit or loss to the extent that it reverses a revaluation decrease previously recognised in profit or loss.

Losses arising on revaluation are recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity, in respect of that asset. Any excess is recognised in profit or loss.

2 Auditor remuneration

Auditor's remuneration in respect of the audit of these financial statements of £7,600 was borne by a fellow group company (2018: £nil).

3 Employee information and directors' remuneration

There were no employees in the Company during either period. The number of directors remunerated by the Company for the period ended 31 March 2020 was nil (2018: nil). Directors' emoluments are borne by another group Company in the current and prior year, the Directors perform no qualifying services for which remuneration is due and therefore they do not receive specific remuneration for their role as directors of the company.

4 Taxation

Total tax (credit)/expense recognised in the profit and loss account.

	16 months to 31st Mar 2020	Year to 30th Nov 2018
Current tax	**£'000**	£'000
UK corporation tax on profit for the period	**12**	27
Deferred tax (see note 8)		
Origination and reversal of timing differences	**(43)**	61
Effect of changes in tax rates	**7**	-
Total deferred tax	**(36)**	61
Total tax	**(24)**	88

The tax assessed for the period is lower (2018: no difference) than the standard rate of Corporation Tax in the UK of 19% (2018: 19%) applied to profit before tax. The difference are explained below.

Reconciliation of effective tax rate

	16 months to 31st Mar 2020	Year to 30th Nov 2018
Current tax	**£'000**	£'000
(Loss)/profit for the period	**(194)**	476
Total tax expense	**40**	26
(Loss)/profit excluding taxation	**(154)**	502
(Loss)/profit before taxation	**(154)**	502
(Loss)/profit for the period/year multiplied by the standard rate of corporation tax in the UK 19% (2019: 19%)	**14**	26
Effects of:		
Tax rate changes	**26**	-
Total tax expense included in profit	**40**	26

Notes to the financial statements for the period ended 31 March 2020

5 Tangible assets

	Freehold buildings £'000	Total £'000
Cost		
At 1 December 2018 and 31 March 2020	750	750
Accumulated depreciation		
At 1 December 2018	-	-
Impairment losses	(225)	(225)
At 31 March 2020	(225)	(225)
Net book value		
At 31 March 2020	**525**	**525**
At 1 December 2018	750	750

6 Debtors

	2020 £'000	2018 £'000
Amounts owed by group undertakings	**2,041**	1,556

7 Creditors: amounts falling due within one year

	2020 £'000	2018 £'000
Amounts owed to group undertakings	**2,312**	2,245
Corporation tax	**14**	27
	2,326	2,272

8 Provisions for liabilities: deferred tax

	Liabilities 2020 £'000	2018 £'000	Net 2020 £'000	2018 £'000
Accelerated capital allowances	**(34)**	(34)	**(34)**	(34)
Short term timing differences	**(26)**	(61)	**(26)**	(61)
Tax asset/(liabilities)	**(60)**	(95)	**(60)**	(95)

Notes to the financial statements for the period ended 31 March 2020

9 Capital and reserves

Share capital

	2020	2018
	£'000	£'000
Allotted, called up and fully paid		
102 (2018: 102) ordinary shares of £1 each	-	-

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

10 Related party disclosures

The parent company is included in the consolidated financial statements of DCC plc group and therefore the Company takes exemption from disclosing transactions with related parties that are part of the DCC plc group.

11 Ultimate parent undertaking and ultimate controlling party

The immediate parent undertaking is Dev Plant Hire Limited, a company incorporated in England and Wales. Group financial statements for this company are not prepared.

The ultimate parent undertaking and controlling party is DCC plc, a company incorporated in and operating in the Republic of Ireland. Copies of the DCC plc consolidated financial statements may be obtained from the Companies' Registrar, Parnell House, 14 Parnell Square, Dublin 1.

DCC plc is the parent undertaking of the only group to consolidate these financial statements.

12 Accounting estimates and judgements

For financial reporting purposes, the directors have not identified any key sources of estimation uncertainty or critical judgments.