

Company Registration No. 04691625 (England and Wales)

**OAKAPPLE HOMES (SCARBOROUGH) LIMITED**

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 26 FEBRUARY 2020**

**PAGES FOR FILING WITH REGISTRAR**

# OAKAPPLE HOMES (SCARBOROUGH) LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	D H Marsh P J Taylor
<b>Company number</b>	04691625
<b>Registered office</b>	Oakapple House 1 John Charles Way Leeds West Yorkshire LS12 6QA

# **OAKAPPLE HOMES (SCARBOROUGH) LIMITED**

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# OAKAPPLE HOMES (SCARBOROUGH) LIMITED

## BALANCE SHEET

AS AT 26 FEBRUARY 2020

	Notes	2020 £	£	2019 £	£
<b>Fixed assets</b>					
Tangible assets	4		-		854
Investments	5		258,397		2
			<u>258,397</u>		<u>856</u>
<b>Current assets</b>					
Stocks		409,517		769,606	
Debtors	7	439,454		1,218,266	
Cash at bank and in hand		1,359		7,091	
		<u>850,330</u>		<u>1,994,963</u>	
<b>Creditors: amounts falling due within one year</b>	8	(4,321,806)		(4,787,668)	
<b>Net current liabilities</b>			(3,471,476)		(2,792,705)
<b>Total assets less current liabilities</b>			(3,213,079)		(2,791,849)
<b>Provisions for liabilities</b>			-		(162)
<b>Net liabilities</b>			<u>(3,213,079)</u>		<u>(2,792,011)</u>
<b>Capital and reserves</b>					
Called up share capital	9		2		2
Profit and loss reserves			(3,213,081)		(2,792,013)
<b>Total equity</b>			<u>(3,213,079)</u>		<u>(2,792,011)</u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 26 February 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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.

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 23 February 2021 and are signed on its behalf by:

D H Marsh

**Director**

**Company Registration No. 04691625**

# **OAKAPPLE HOMES (SCARBOROUGH) LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 26 FEBRUARY 2020**

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### **1 Accounting policies**

#### **Company information**

Oakapple Homes (Scarborough) Limited is a private company limited by shares incorporated in England and Wales. The registered office is Oakapple House, 1 John Charles Way, Leeds, West Yorkshire, LS12 6QA.

#### **1.1 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.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

#### **1.2 Going concern**

The company has net liabilities amounting to £3,213,079 at the balance sheet date. The company is reliant upon the continued support of its directors and associated undertakings. It has been indicated that this support will continue for the foreseeable future.

The directors have also considered the trading position of related parties and do not foresee that this will give rise to any significant exposure to the company.

Based on these discussions and projected trading of the company, the directors are of the opinion that the company will have adequate resources to continue its operations for the foreseeable future. For this reason, the directors consider the going concern basis to be appropriate.

#### **1.3 Turnover**

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that it is probable will be recovered.

# OAKAPPLE HOMES (SCARBOROUGH) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 26 FEBRUARY 2020

### 1 Accounting policies

(Continued)

#### 1.4 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:

Motor vehicles	33.3% Straight line
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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.

#### 1.5 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

#### 1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. 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 which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### 1.7 Work in progress

Work in progress is valued at lower of direct costs incurred in respect of properties under development and net realisable value.

# OAKAPPLE HOMES (SCARBOROUGH) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 26 FEBRUARY 2020

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### 1 Accounting policies

(Continued)

#### 1.8 Cash at bank and in hand

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.9 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 in the company's balance sheet 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 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 transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **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.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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. Financial liabilities classified as payable within one year are not amortised.

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

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### 1.10 Equity instruments

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

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

#### 1.11 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

# OAKAPPLE HOMES (SCARBOROUGH) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 26 FEBRUARY 2020

### 1 Accounting policies

(Continued)

#### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

#### **Deferred tax**

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

### 2 Employees

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

	2020 Number	2019 Number
Total	2	2

### 3 Intangible fixed assets

Goodwill  
£

#### **Cost**

At 27 February 2019 and 26 February 2020

404,997

#### **Amortisation and impairment**

At 27 February 2019 and 26 February 2020

404,997

#### **Carrying amount**

At 26 February 2020

-

At 26 February 2019

-



# OAKAPPLE HOMES (SCARBOROUGH) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 26 FEBRUARY 2020

### 4 Tangible fixed assets

	Plant and machinery etc
	£
<b>Cost</b>	
At 27 February 2019 and 26 February 2020	3,075
<b>Depreciation and impairment</b>	
At 27 February 2019	2,221
Depreciation charged in the year	854
At 26 February 2020	3,075
<b>Carrying amount</b>	
At 26 February 2020	-
At 26 February 2019	854

### 5 Fixed asset investments

	2020	2019
	£	£
Investment in subsidiaries	258,397	2

#### Movements in fixed asset investments

	Shares in group undertakings
	£
<b>Cost or valuation</b>	
At 27 February 2019	2
Additions	1,671,500
At 26 February 2020	1,671,502
<b>Impairment</b>	
At 27 February 2019	-
Impairment losses	1,413,105
At 26 February 2020	1,413,105
<b>Carrying amount</b>	
At 26 February 2020	258,397
At 26 February 2019	2

# OAKAPPLE HOMES (SCARBOROUGH) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 26 FEBRUARY 2020

### 6 Subsidiaries

Details of the company's subsidiaries at 26 February 2020 are as follows:

Name of undertaking	Registered office	Class of shares held	% Held	
			Direct	Indirect
Oakapple (Lower Railway Road) Limited	England & Wales	Ordinary	100.00	0
Oakapple Homes (Balmoral) Limited	England & Wales	Ordinary	100.00	0
Oakapple Homes (Yorkshire) limited	England & Wales	Ordinary	100.00	0
Oakapple Primary Care Properties (Fleetwood) Limited	England & Wales	Ordinary	100.00	0

### 7 Debtors

	2020	2019
	£	£
<b>Amounts falling due within one year:</b>		
Trade debtors	4,940	-
Amounts owed by group undertakings	210,943	306,199
Other debtors	223,571	912,067
	<u>439,454</u>	<u>1,218,266</u>

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

	2020	2019
	£	£
Trade creditors	91,162	261,821
Amounts owed to group undertakings	290,137	-
Taxation and social security	-	17,332
Other creditors	3,940,507	4,508,515
	<u>4,321,806</u>	<u>4,787,668</u>

### 9 Called up share capital

	2020	2019
	£	£
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
2 Ordinary of £1 each	2	2
	<u>2</u>	<u>2</u>

## **OAKAPPLE HOMES (SCARBOROUGH) LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 26 FEBRUARY 2020**

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#### **10 Related party transactions**

By virtue of common directorships and shareholdings, the following companies are related parties:

Surcoat Group Limited  
Oakapple Commercial Limited  
Heavenly Residential Limited

By virtue of being a subsidiary company, the following companies are related parties:

Oakapple (Lower Railway Road) Limited  
Oakapple Homes (Balmoral) Limited  
Oakapple Primary Care Properties (Fleetwood) Limited  
Oakapple Homes (Yorkshire) Limited

During the year, the following transactions took place:

At the balance sheet date, a balance of £210,943 (2019: £306,199) was owed from group companies.

At the balance sheet date, a balance of £290,137 (2019: £NIL) was owed to group companies.

During the year, the company recharged services of £362,576 (2019: £NIL) to group companies.

During the year, the company received management fee income of £785,000 (2019: £NIL) from group companies.

During the year, the company received management fee income of £NIL (2019: £98,400) from other related parties.

During the year, the company paid finance costs of £NIL (2019: £121,270) to other related parties.

At the balance sheet date, a balance of £188,964 (2019: £900,070) was owed from other related parties.

At the balance sheet date, a balance of £Nil (2019: £121,270) was owed to other related parties.

All the above loans are repayable on demand.

#### **11 Directors' transactions**

At the year end, directors were owed £3,223,807 (2019: £4,195,395) by the company. The loan is interest free and is repayable on demand.

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