

Arndale Aintree Property Limited
(registered number: 05059349)

Annual report and financial statements
for the year ended 30 June 2021



Report of the directors for the year ended 30 June 2021

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

This set of financial statements for the year ended 30 June 2021 has been prepared in accordance with The Reduced Disclosure Framework (FRS 101). The company has transitioned from FRS 102 to FRS 101 during the current financial year but there has been no impact on the financial information. The transition is explained in note 7.

Review of the business

The business has remained dormant within the meaning of S480 of the Companies Act 2006 throughout the current year ending 30 June 2021 (2020: same) and accordingly no statement of comprehensive income has been prepared.

The directors declared and paid a dividend of £6,379,000 out of reserves in the current year (2020: £nil).

Directors

The directors that held office during the year and to the date of the signing of the financial statements were as follows:

R J Hall	
S Heycock	resigned 30 June 2021
P L Peters	resigned 30 June 2021
D J Farrant	appointed 1 July 2021
G B Dibb	appointed 1 July 2021

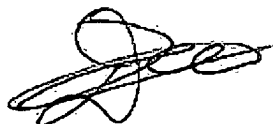
Directors Indemnities

The parent company, Shop Direct Holdings Limited, has made qualifying third party indemnity provisions for the benefit of its directors which were made during the year and remain in force at the date of this report.

Elective resolutions

The company has passed elective resolutions to dispense with the holding of annual general meetings and for the laying of the annual report and financial statements before the company in general meetings, until such time as the elections are revoked.

Approved by the board and signed on its behalf by:



D J Farrant
Director
21 February 2022

Arndale Aintree Property Limited

Statement of Financial Position as at 30 June 2021

	Notes	2021 £'000	2020 £'000
Current assets			
Debtors	2	1,918	8,297
Net assets		1,918	8,297
Capital and reserves			
Called-up share capital	3	1,918	1,918
Retained earnings	4	-	6,379
Total shareholders' funds		1,918	8,297

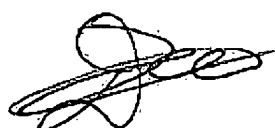
These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

For the financial year ending 30 June 2021, the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

The financial statements of Arndale Aintree Property Limited, company number 05059349, are presented on pages 2 to 4 and were approved by the Board of Directors on 21 February 2022 and signed on its behalf by:



D J Farrant
Director

Notes to the financial statements for the year ended 30 June 2021

1. Statement of accounting policies

General information

Arndale Aintree Property Limited ("the company") was a property management and rental company. The company is a private limited company, limited by shares and incorporated in the United Kingdom under the Companies Act 2006 and is registered in England and Wales, United Kingdom. The company's registered office is 2nd Floor, 14 St George Street, London, United Kingdom, W1S 1FE.

Basis of accounting

The individual financial statements of Arndale Industrial Properties Limited have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 101, "Reduced Disclosure Framework" ("FRS 101"), as issued by the Financial Reporting Council and the Companies Act 2006.

In the year ended 30 June 2021 the company has undergone transition from reporting under FRS 102, the Generally Accepted Accounting Practice in the UK (UK GAAP) to FRS 101 (Financial Reporting Standard 101) 'Reduced Disclosure Framework' as issued by the Financial Reporting Council.

In preparing its opening FRS 101 Statement of Financial Position, the company has not adjusted amounts reported previously in financial statements prepared in accordance with FRS 102. There has been no restatement of the financial position and financial performance as set out in note 7 to the financial statements.

The significant accounting policies have been applied in preparing these financial statements and comparative information and in the preparation of an opening FRS 101 Statement of Financial Position at 1 July 2019.

2. Debtors

	2021 £'000	2020 £'000
Amounts falling due within one year:		
Amounts owed by immediate holding company	<u>1,918</u>	<u>8,297</u>

Amounts owed by immediate holding company are unsecured, interest free and repayable on demand.

3. Called-up share capital

	2021 £'000	2020 £'000
Authorised, allotted issued and fully paid:		
1,917,874 (2020: 1,917,874) ordinary shares of £1 each	<u>1,918</u>	<u>1,918</u>

4. Retained earnings

	Profit & loss account £'000
At 1 July 2019	6,379
Profit for the financial year	<u>-</u>
As at 30 June 2020	6,379
Profit for the financial year	-
Dividends paid	<u>(6,379)</u>
Balance at 30 June 2021	<u>-</u>

Notes to the financial statements for the year ended 30 June 2021 (continued)

5. Related party transactions

At 30 June 2021 the company's voting rights were controlled by its immediate holding company Arndale Properties Limited. As permitted by FRS 101, the company has taken advantage of the exemption available under that standard in relation to financial instruments, presentation of comparative information in respect of certain assets, presentation of cash flow statement, standards not yet effective and transactions with other wholly owned subsidiaries.

6. Ultimate controlling party

The immediate holding company is Arndale Properties Limited, a company registered in England and Wales. The smallest group into which the results of the company are consolidated is the financial statements of Trenport Property Holdings Limited, a company registered in England and Wales.

The largest publicly available group into which the results of the company are consolidated is the financial statements of Shop Direct Holdings Limited, a company registered in England and Wales, which the directors regard as being ultimately controlled by the Sir David Barclay and Sir Fredrick Barclay Family Settlements. The financial statements of Shop Direct Holdings Limited and Trenport Property Holdings Limited can be obtained by writing to 2nd Floor, 14 St George Street, London W1S 1FE, which is also the registered address of these entities.

7. Impact of transition to FRS 101

As stated in "statement of accounting policies", the company has transitioned from United Kingdom Generally Accepted Accounting Practice (UK GAAP) FRS 102 to FRS 101 during the current financial year.

The accounting policies set out in "statement of accounting policies" have been applied in preparing these financial statements and comparative information and in the preparation of an opening FRS 101 Statement of Financial Position at 1 July 2019.

In preparing its opening FRS 101 Statement of Financial Position the company has not been required to make any adjustments to amounts reported previously in the financial statements prepared in accordance with UK GAAP FRS 102. The transition to FRS 101 has had no impact on the company's financial position and financial performance.