

**REGISTERED NUMBER: 05411348 (England and Wales)**

**Report of the Directors and  
Unaudited Financial Statements for the Year Ended 30 November 2017  
for  
St. Modwen Developments (Weston) Limited**



**St. Modwen Developments (Weston) Limited**

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for the Year Ended 30 November 2017**

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**St. Modwen Developments (Weston) Limited**

**Company Information  
for the Year Ended 30 November 2017**

**DIRECTORS:**

R J Hudson  
R Joseland  
R T Wood

**REGISTERED OFFICE:**

Park Point  
17 High Street  
Longbridge  
Birmingham  
B31 2UQ

**REGISTERED NUMBER:**

05411348 (England and Wales)

**St. Modwen Developments (Weston) Limited**

**Report of the Directors  
for the Year Ended 30 November 2017**

The directors present their report with the financial statements of the company for the year ended 30 November 2017.

**PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was that of property investment.

**DIVIDENDS**

No dividends will be distributed for the year ended 30 November 2017.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 December 2016 to the date of this report.

R J Hudson  
R Joseland

Other changes in directors holding office are as follows:

R T Wood was appointed as a director after 30 November 2017 but prior to the date of this report.

**GOING CONCERN**

The financial position of the company is set out in the Balance Sheet and the accompanying notes to the financial statements.

The company is reliant on the support of its ultimate parent undertaking, St. Modwen Properties PLC, to be able to meet its liabilities as they fall due. However, the directors consider that the company is an integral part of St. Modwen Properties PLC's structure and strategy and this is evidenced by a letter of support from St. Modwen Properties PLC, which states its intent to provide the necessary financial support to ensure that the company is a going concern for at least twelve months from the date of signing of these financial statements. After making enquiries and taking account of the factors noted above, the directors have a reasonable expectation that the company will have access to adequate resources to continue in existence for the foreseeable future. Thus, they continue to adopt the going concern basis in preparing the annual financial statements. In doing so, the directors have considered the latest guidelines from the Financial Reporting Council regarding the preparation of financial statements on a going concern basis.

**ON BEHALF OF THE BOARD:**



.....  
R J Hudson - Director

Date: 19/07/2018

**St. Modwen Developments (Weston) Limited**

**Statement of Comprehensive Income  
for the Year Ended 30 November 2017**

	Notes	2017 £	2016 £
<b>TURNOVER</b>		-	-
Cost of sales		<u>(288,849)</u>	<u>(32,666)</u>
<b>GROSS LOSS</b>		<b>(288,849)</b>	<b>(32,666)</b>
Gain/(loss) on revaluation of investment property		<u>(26,698)</u>	<u>(283,875)</u>
<b>OPERATING LOSS and LOSS BEFORE TAXATION</b>	4	<b>(315,547)</b>	<b>(316,541)</b>
Tax on loss	5	<u>54,700</u>	<u>59,650</u>
<b>LOSS FOR THE FINANCIAL YEAR</b>		<b>(260,847)</b>	<b>(256,891)</b>
<b>OTHER COMPREHENSIVE INCOME</b>		<u>-</u>	<u>-</u>
<b>TOTAL COMPREHENSIVE LOSS FOR THE YEAR</b>		<u><b>(260,847)</b></u>	<u><b>(256,891)</b></u>

The notes form part of these financial statements

St. Modwen Developments (Weston) Limited (Registered number: 05411348)

**Balance Sheet**  
**30 November 2017**

	Notes	2017 £	2016 £
<b>FIXED ASSETS</b>			
Investment property	6	1,750,000	1,750,000
<b>CURRENT ASSETS</b>			
Debtors	7	129,287	58,189
<b>CREDITORS</b>			
Amounts falling due within one year	8	(1,534,358)	(1,202,413)
<b>NET CURRENT LIABILITIES</b>		<u>(1,405,071)</u>	<u>(1,144,224)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u><u>344,929</u></u>	<u><u>605,776</u></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	10	1	1
Fair value reserve		(175,917)	(148,080)
Retained earnings		<u>520,845</u>	<u>753,855</u>
<b>SHAREHOLDER FUNDS</b>		<u><u>344,929</u></u>	<u><u>605,776</u></u>

The company is entitled to exemption from audit under Section 479A of the Companies Act 2006 relating to subsidiary companies for the year ended 30 November 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements were approved and authorised for issue by the Board of Directors on 19/07/2018 and were signed on its behalf by:



.....  
R J Hudson - Director

The notes form part of these financial statements

**St. Modwen Developments (Weston) Limited**

**Statement of Changes in Equity  
for the Year Ended 30 November 2017**

	<b>Called up share capital £</b>	<b>Retained earnings £</b>	<b>Fair value reserve £</b>	<b>Total equity £</b>
<b>Balance at 1 December 2015</b>	1	796,360	66,306	862,667
<b>Changes in equity</b>				
Total comprehensive loss	-	(256,891)	-	(256,891)
Transfer of net unrealised losses to fair value reserve	-	214,386	(214,386)	-
<b>Balance at 30 November 2016</b>	<u>1</u>	<u>753,855</u>	<u>(148,080)</u>	<u>605,776</u>
<b>Changes in equity</b>				
Total comprehensive loss	-	(260,847)	-	(260,847)
Transfer of net unrealised losses to fair value reserve	-	27,837	(27,837)	-
<b>Balance at 30 November 2017</b>	<u><u>1</u></u>	<u><u>520,845</u></u>	<u><u>(175,917)</u></u>	<u><u>344,929</u></u>

The notes form part of these financial statements

## **St. Modwen Developments (Weston) Limited**

### **Notes to the Financial Statements for the Year Ended 30 November 2017**

#### **1. STATUTORY INFORMATION**

St. Modwen Developments (Weston) Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

#### **2. ACCOUNTING POLICIES**

##### **Basis of preparation**

These financial statements have been prepared in accordance with Financial Reporting Standard 101 "Reduced Disclosure Framework" ("FRS 101"). The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

In preparing these financial statements, the company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs"), but makes amendments where necessary in order to comply with the Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

The company has taken advantage of the disclosure exemptions included within paragraph 8 of FRS 101. The main impact of these disclosure exemptions is that these financial statements do not include a cash flow statement, financial instruments, fair value and related party disclosures or comparative information in respect of certain assets. Where required, equivalent disclosures are given in the consolidated financial statements of St. Modwen Properties PLC.

##### **Going concern**

The company is reliant on the support of its ultimate parent undertaking, St. Modwen Properties PLC, to be able to meet its liabilities as they fall due. However, the directors consider that the company is an integral part of St. Modwen Properties PLC's structure and strategy and this is evidenced by a letter of support from St. Modwen Properties PLC, which states its intent to provide the necessary financial support to ensure that the company is a going concern for at least twelve months from the date of signing of these financial statements. After making enquiries and taking account of the factors noted above, the directors have a reasonable expectation that the company will have access to adequate resources to continue in existence for the foreseeable future. Thus, they continue to adopt the going concern basis in preparing the annual financial statements. In doing so, the directors have considered the latest guidelines from the Financial Reporting Council regarding the preparation of financial statements on a going concern basis.

##### **Investment property**

Investment properties are properties which are held either to earn rental income or for capital appreciation or both. Investment properties are carried at fair value following initial recognition at the present value of the consideration payable. To establish fair value, investment properties are independently valued on the basis of market value. Any unrealised surplus or deficit arising is recognised in the statement of comprehensive income for the year and subsequently transferred to the fair value reserve. Investment properties are not depreciated.



**St. Modwen Developments (Weston) Limited**

**Notes to the Financial Statements - continued  
for the Year Ended 30 November 2017**

**2. ACCOUNTING POLICIES - continued**

**Financial instruments**

Financial assets and financial liabilities are recognised when the company becomes a party to the contractual provisions of the instrument.

**Trade and other debtors**

Trade and other debtors are initially recognised at fair value and subsequently carried at amortised cost. Provision is made when there is evidence that the company will not be able to recover balances in full. Balances are written off when the probability of recovery is assessed as being remote.

**Cash and cash equivalents**

Cash and cash equivalents comprises cash balances and short-term deposits with banks with initial maturity less than three months.

**Trade and other creditors**

Trade and other creditors are initially recognised at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest rate method. Where payment is on deferred terms the liability is initially recorded by discounting the nominal amount payable to net present value. The discount to nominal value is amortised over the period of the deferred arrangement and charged to finance costs.

**Taxation**

Current tax assets and liabilities are measured at the amount expected to be recovered from, or paid to, the taxation authorities, based on tax rates and laws that are enacted or substantively enacted by the balance sheet date. Full payment is made for transfer pricing adjustments and group relief surrendered between group undertakings.

Deferred income tax is recognised on all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements, using the rates of tax expected to apply based on legislation enacted or substantively enacted at the balance sheet date.

Deferred income tax assets are recognised only to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, carried forward tax credits or tax losses can be utilised.

Deferred income tax assets and liabilities are measured on an undiscounted basis at the tax rates that are expected to apply when the related asset is realised or liability is settled, based on tax rates and laws substantively enacted at the balance sheet date.

**Critical judgements in applying the company's accounting policies**

In the application of the company's accounting policies outlined above, the directors are required to make judgements relating to the carrying amounts of assets and liabilities that are not readily apparent from other sources. The following are the critical judgements, apart from those involving estimations (which are dealt with separately below), that the directors have made in the process of applying the company's accounting policies and that have the most significant effect on the amounts recognised in the financial statements.

**Valuation of investment property**

The company adopts the valuation performed by its independent valuers as the fair value of its investment properties, following review by management. The valuation is performed according to RICS rules, using appropriate levels of professional judgement for the prevailing market conditions. Professional judgement is applied in determining such things as an appropriate yield for a given property, estimated rental values and the appropriateness of remediation expenditure and costs to complete.

**St. Modwen Developments (Weston) Limited**

**Notes to the Financial Statements - continued  
for the Year Ended 30 November 2017**

**2. ACCOUNTING POLICIES - continued**

**Key sources of estimation uncertainty**

In the application of the company's accounting policies outlined above, the directors are required to make estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant and so actual results may differ from these estimates. The key assumptions concerning the future, and other key sources of estimation uncertainty at the reporting period that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

**Taxation**

As a property company, tax and its treatment is often an integral part of transactions. The outcome of tax treatments are recognised by the company to the extent the outcome is reasonably certain. The tax currently payable is based on the taxable result for the year. The taxable result differs from the result as reported in the company income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that will not be taxable or deductible. In particular, as a property company, the effective tax rate for the year may reflect the benefit of certain investment gains not being taxable because of indexation, capital allowances and land remediation or other reliefs on certain property expenditure.

**3. EMPLOYEES AND DIRECTORS**

The company had no employees or staff costs for the current financial year or the prior financial year.

None of the directors received any remuneration paid by the company during the current financial year or the prior financial year. The remuneration of the directors is paid by other group undertakings and no part of their remuneration is specifically attributable to their services to this company.

**4. LOSS BEFORE TAXATION**

The company has no profits or losses other than those recognised in the Statement of Comprehensive Income for the current or previous year.

**5. TAXATION**

**Analysis of tax income**

	2017 £	2016 £
Current tax: Tax	(55,839)	9,839
Deferred tax	1,139	(69,489)
Total tax income in statement of comprehensive income	<u>(54,700)</u>	<u>(59,650)</u>

**St. Modwen Developments (Weston) Limited**

**Notes to the Financial Statements - continued  
for the Year Ended 30 November 2017**

**5. TAXATION - continued**

**Factors affecting the tax expense**

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Loss before income tax	<u>(315,547)</u>	<u>(316,541)</u>
Loss multiplied by the standard rate of corporation tax in the UK of 19.330% (2016 - 20%)	<b>(60,995)</b>	<b>(63,308)</b>
Effects of:		
Non-deductible or taxable expenses and credits	<b>(5)</b>	<b>-</b>
Taxation on investment property	<b>622</b>	<b>3,658</b>
Change in rate used for provision of deferred tax	<u><b>5,678</b></u>	<u><b>-</b></u>
Tax income	<u><b>(54,700)</b></u>	<u><b>(59,650)</b></u>

Legislation substantively enacted at 30 November 2017 included provisions which reduced the main rate of corporation tax from 20% to 19% from 1 April 2017 and 17% from 1 April 2020. Current tax has therefore been provided at 19.3% and deferred tax at rates between 17% and 19%.

**6. INVESTMENT PROPERTY**

	<b>Total</b>
	<b>£</b>
<b>FAIR VALUE</b>	
At 1 December 2016	<b>1,750,000</b>
Additions	<b>26,698</b>
Revaluations	<u><b>(26,698)</b></u>
At 30 November 2017	<u><b>1,750,000</b></u>
<b>NET BOOK VALUE</b>	
At 30 November 2017	<u><b>1,750,000</b></u>
At 30 November 2016	<u><b>1,750,000</b></u>

Freehold investment properties were revalued as at 30 November 2017 and 30 November 2016 by Cushman & Wakefield, Chartered Surveyors in accordance with the Appraisal and Valuation Manual of the Royal Institution of Chartered Surveyors, on the basis of market value. The independent valuers provide the fair value of the company's properties every 6 months.

The investment property balance includes the impact of cumulative revaluation movements and would have been included on a historical cost basis at £1,978,714 (2016: £1,952,016).

**St. Modwen Developments (Weston) Limited**

**Notes to the Financial Statements - continued  
for the Year Ended 30 November 2017**

**7. DEBTORS**

	2017	2016
	£	£
Corporation tax	55,839	-
Other tax and social security	7,212	3,806
Deferred tax asset		
Property revaluations	52,797	53,936
Prepayments and accrued income	13,439	447
	<u>129,287</u>	<u>58,189</u>

**8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2017	2016
	£	£
Trade creditors	76,506	21,772
Amounts owed to group undertakings	1,417,852	1,170,802
Corporation tax	-	9,839
Accruals and deferred income	40,000	-
	<u>1,534,358</u>	<u>1,202,413</u>

All amounts owed to group undertakings are interest free and repayable on demand.

**9. DEFERRED TAX**

	£
Balance at 1 December 2016	(53,936)
Charge to Statement of Comprehensive Income during year	1,139
	<u>          </u>
Balance at 30 November 2017	<u>(52,797)</u>

**10. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:			2017	2016
Number:	Class:	Nominal value:	£	£
1	Ordinary	£1	<u>1</u>	<u>1</u>

**11. ULTIMATE PARENT COMPANY**

The company's immediate and ultimate parent company is St. Modwen Properties PLC, a company registered in England and Wales. Copies of the group annual report and financial statements of St. Modwen Properties PLC are available from the registered office of Park Point, 17 High Street, Longbridge, B31 2UQ. This is the smallest and largest group into which this company is consolidated.