

LSD Developments Limited
(registered number: 05750586)

Annual report and financial statements
for the year ended 30 June 2020



LSD Developments Limited

Report of the directors for the year ended 30 June 2020 (registered number: 05750586)

The directors present their Annual report and audited financial statements of the company for the year ended 30 June 2020. The Report of the directors has been prepared in accordance with the special provisions relating to small companies under section 415A of the Companies Act 2006. Accordingly, a strategic report has not been prepared.

Principal activities

The principal activity of the company is the holding of and renting out of land and the potential for the further development of this land.

Review of the business

The profit for the year ended 30 June 2020 was £503,000 (2019: profit £85,000) has been transferred to reserves.

A key performance indicator is the net asset position of the company. The value of the net assets at 30 June 2020 was £1.7m (2019: £1.2m). The financial position of the company is set out in the Balance sheet on page 8.

The directors do not recommend the payment of a dividend (2019: £nil).

Principal risks and uncertainties

The terms on which the United Kingdom may continue to trade with the European Union after Brexit negotiations have been finalised are not yet clear. The directors have assessed the situation and consider any potential impact on the company to be limited. The directors will continue to monitor developments to trading arrangements to assess the risk and plan accordingly to mitigate any potential impacts on the business.

In March 2020, government restrictions were enforced following the classification of the outbreak of COVID-19 as a pandemic by the World Health Organisation, and as of the date of the balance sheet, this is still an ongoing issue. As a result, management are monitoring trading levels for 2020 closely in consideration of this unprecedented situation. However the COVID19 pandemic represents a limited short-term risk to our operations and to our business and there is no material uncertainty on going concern.

Going concern

As referred to in the accounting policies, the directors have concluded that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis of accounting in preparing the financial statements

In determining whether the company's accounts can be prepared on a going concern basis, the directors considered the company's business activities together with factors likely to affect its future development, performance and its financial position including cash flows, liquidity position and borrowing facilities and the principal risks and uncertainties relating to its business activities.

In the third quarter of 2019 the market for investment property generally and industrial property strengthened considerably and in the fourth quarter the market slowed due to the General Election and Brexit uncertainty. The first quarter of 2020 saw demand for industrial units increase further but with the advent of the Covid crisis all market activity stopped. However as the second and third quarters progressed it saw a boom in demand for distribution premises first driving occupier demand and has ended with investment activity returning to Pre-Covid prices.

On the basis that the company has the support of its immediate parent company, Trenport Property Holdings Limited, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for at least twelve months from the signing of the accounts. Accordingly, they continue to adopt the going concern basis in the preparation of the Annual report and financial statements.

LSD Developments Limited

Report of the directors for the year ended 30 June 2020 (continued)
(Registered number: 05750586)

Directors Indemnities

The parent company, Trenport Property 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.

Directors

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

R J Hall
S Heycock
P L Peters

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.

Statement to disclose information to the auditor

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

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

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Auditor

Deloitte LLP has indicated their willingness to continue in office pursuant to section 487(2) of the Companies Act 2006.

Approved by the board and
signed on its behalf by:



S Heycock
Director
22 December 2020

Report of the directors for the year ended 30 June 2020 (continued)
(registered number: 05750586)

Statement of directors' responsibilities

The directors are responsible for preparing the Annual 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 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 accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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 safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LSD DEVELOPMENTS LIMITED

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of LSD Developments Limited (the 'company'):

- give a true and fair view of the state of the company's affairs as at 30 June 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 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.

We have audited the financial statements which comprise:

- the statement of comprehensive income;
- the balance sheet;
- the statement of changes in equity;
- the statement of accounting policies; and
- the related notes 1 - 12

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter

We draw attention to note 2, '**Critical accounting judgements and key sources of estimation uncertainty**' which describe the effects of the uncertainties created by the coronavirus (COVID-19) pandemic on the valuation of the company's freehold land portfolio. As noted by the company's valuer, the pandemic has caused extensive disruptions to businesses and economic activities and the uncertainties created have increased the estimation uncertainty over the fair value of the investment property portfolio at the balance sheet date. Our opinion is not modified in respect of this matter.

Conclusions relating to going concern

We are required by ISAs (UK) to report in respect of the following matters where:

- the directors' use of the going concern basis of accounting in preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

We have nothing to report in respect of these matters.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LSD DEVELOPMENTS LIMITED (continued)

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in respect of these matters.

Responsibilities of directors

As explained more fully in the Statement of directors' responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for 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 the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the report of the directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the directors has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Report of the directors.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LSD DEVELOPMENTS LIMITED (continued)

Matters on which we are required to report by exception

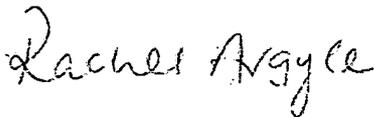
Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- 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 in preparing the Report of the directors and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.

Use of our report

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.



Rachel Argyle (Senior Statutory Auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
Manchester
22 December 2020

LSD Developments Limited

Statement of comprehensive income for the year ended 30 June 2020

	<i>Notes</i>	2020 £'000	2019 £'000
Turnover		132	106
Gross Profit		132	106
Administrative expenses		(29)	(21)
Revaluation of property, plant and equipment		400	-
Profit before taxation	3	503	85
Tax on profit	4	-	-
Profit and total comprehensive income for the financial year		503	85

The operating profit for the financial years arises from the company's continuing operations.

The notes on pages 10 to 17 are an integral part of these financial statements.

LSD Developments Limited

Balance sheet as at 30 June 2020
(registered number: 05750586)

	Notes	2020 £'000	2019 £'000
Fixed assets			
Property, plant and equipment	5	1,400	1,000
		<hr/>	<hr/>
Current assets			
Debtors	6	286	208
Creditors: amounts falling due within one year	7	(5)	(30)
		<hr/>	<hr/>
Net current assets		281	178
		<hr/>	<hr/>
Total assets less current liabilities and Net assets		1,681	1,178
		<hr/>	<hr/>
Capital and reserves			
Called-up share capital	8	-	-
Retained earnings		(709)	(1,212)
Other reserves		2,390	2,390
		<hr/>	<hr/>
Total shareholders' funds		1,681	1,178
		<hr/>	<hr/>

The notes on pages 10 to 17 are an integral part of these financial statements.

The financial statements on pages 7 to 17 were approved by the board of directors on 22 December 2020 and signed on its behalf by:


S Heycock
Director

LSD Developments Limited**Statement of changes in equity as at 30 June 2020**

	Called-up Share capital £'000	Other reserves £'000	Retained earnings £'000	Total equity £'000
At 1 July 2018	-	2,390	(1,297)	1,093
Profit for the financial year and total comprehensive income	-	-	85	85
At 1 July 2019	-	2,390	(1,212)	1,178
Profit for the financial year and total comprehensive income	-	-	503	103
At 30 June 2020	-	2,390	(709)	1,681

Other reserves relate to the capital contribution from the parent company in the form of a waiver of intercompany balances.

LSD Developments Limited

Notes to the financial statements for the year ended 30 June 2020

1 Statement of accounting policies

General information

LSD Developments Limited ("the company") is a land holding and development company. The company is a private limited company, limited by shares and registered in England and Wales, United Kingdom. The company's registered office is 2nd Floor, 14 St. George Street, London, W1S 1FE.

The functional and presentational currency of the company is considered to be pound sterling because that is the currency of the primary economic environment in which the company operates.

Statement of compliance

The individual financial statements of LSD Developments Limited have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") as issued by the Financial Reporting Council and the Companies Act 2006.

Basis of accounting

The financial statements are prepared on the going concern basis, under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with the Companies Act 2006 and United Kingdom applicable accounting standards, which have been applied on a consistent basis with the previous year. The principal accounting policies are set out below.

The company has applied amendments to FRS 102 issued by the FRS in December 2017 with effect from 1 January 2019.

The accounts are drawn up to the Saturday nearest to 30 June, or to 30 June where this falls on a Saturday.

Going concern

In determining whether the company's accounts can be prepared on a going concern basis, the directors considered the company's business activities together with factors likely to affect its future development, performance and its financial position including cash flows, liquidity position and borrowing facilities and the principal risks and uncertainties relating to its business activities. These are set out within the Report of the directors.

After making appropriate enquiries the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in the preparation of the Annual report and accounts.

Exemptions for qualifying entities under FRS 102

The company meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it in respect of its separate financial statements. These being a reconciliation of the number of shares outstanding at the beginning and end of the year, a statement of cash flows, key management personnel compensation and certain financial instrument disclosures on the basis that equivalent disclosures are included in the consolidated financial statements of the group in which the company is consolidated, being Trenport Property Holdings Limited.

Notes to the financial statements for the year ended 30 June 2020 (continued)

1 Statement of accounting policies (continued)

Related party transactions

The company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned.

Tangible fixed assets and depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and impairment. Depreciation is provided to write down the cost of tangible fixed assets to their estimated residual values by equal annual instalments over their estimated useful working lives as follows:

Freehold land No depreciation provided

Freehold buildings 2% per annum

Plant and equipment 15% per annum

Regular reviews are carried out to ensure the carrying value is the lower of cost less accumulated depreciation and impairment or the net realisable value. Impairment provisions are booked if required and recognised in the Statement of comprehensive income.

Property, plant and equipment

Freehold land for which fair value can be measured reliably at fair value annually by the directors or RICS qualified external valuers. Any change is recognised in the profit and loss account. Investment properties are derecognised upon completion of their sale or change of use.

Individual freehold and leasehold properties, other than investment properties, are revalued to fair value every five years and the surplus or deficit on book value being transferred to the revaluation reserve, except that a deficit which is in excess of any previously recognised surplus over depreciated cost relating to the same property, or the reversal of such a deficit, is charged or credited to the Statement of comprehensive income.

Taxation

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more, tax, with the following exception:

- deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

Notes to the financial statements for the year ended 30 June 2020 (continued)

1 Statement of accounting policies (continued)

Taxation (continued)

Deferred tax relating to non-depreciable property, plant and equipment measured using the revaluation model and investment property is measured using the tax rates and allowances that apply to the sale of the asset. In other cases, the measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

Current tax assets and liabilities are offset only when there is a legally enforceable right to set off the amounts and the company intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Deferred tax assets and liabilities are offset only if: a) the company has a legally enforceable right to set off current tax assets against current tax liabilities; and b) the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Turnover

Turnover which excludes value added tax comprises the company's rental income from the operation of its land portfolio. Turnover is recognised for rental income earned on a straight line basis over the lease term. All turnover relates to rental income and service charge income and has been realised in the United Kingdom.

Financial instruments

The company has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

a) **Financial assets**

Basic financial assets are initially recognised at transaction price, 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.

Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Notes to the financial statements for the year ended 30 June 2020 (continued)

Financial instruments

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

b) Financial liabilities

Basic financial liabilities are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt is measured at the present value of the future receipts discounted at a market rate of interest.

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

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts 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 payables are recognised initially at transaction price and subsequently measured at measured cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

2 Critical accounting judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, 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 relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Critical judgements in applying the company's accounting policies

The directors do not consider there to be any critical accounting judgements that must be applied.

Key sources of estimation uncertainty

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying value of assets and liabilities within the next financial year are addressed below:

Notes to the financial statements for the year ended 30 June 2020 (continued)

2 Critical accounting judgements and key sources of estimation uncertainty

Freehold land and other fixed assets

The current carrying value at year end is £1,400k (2019: £1,000k) See note 5 for details.

A key source of estimation and uncertainty relates to the valuation of freehold land and other fixed assets, where a valuation is obtained annually, as at 30 June, either by professional qualified external valuers, or by the parent company's own internal qualified staff. The evidence to support these valuations is based primarily on recent, comparable market transactions on an arm's length basis. For 30 June 2020, the rapid spread of COVID-19 has disrupted activity in real estate markets creating heightened valuation uncertainty for the company's valuers. As a result, the valuation reports include a clause which highlights a 'material valuation uncertainty'. This clause serves as a precaution and does not invalidate the valuation and does not mean that the valuations cannot be relied upon. Rather, it is intended to highlight that due to current extraordinary circumstances, less certainty can be attached to the valuations than would otherwise be the case. Property valuations are one of the principal uncertainties of the company.

3 Profit before taxation

The company has no employees other than the directors (2019: same).

The operating profit includes an audit fee of £2,000 (2019: £1,000)

There were no non-audit fees payable to the auditor in the current or prior year.

The directors received total remuneration of £379k (2019: £501k) during the year, but it is not practicable to allocate this between their services as director of this company and services to the rest of the Trenport Property Holdings Limited group (2019: same).

Notes to the financial statements for the year ended 30 June 2020 (continued)

4 Taxation on profit

	2020 £'000	2019 £'000
Total current tax	-	-
Deferred taxation movement	-	-
Total tax on profit	-	-
	2020 £'000	2019 £'000
Profit and total comprehensive income before tax	503	85
Profit/(loss) multiplied by the standard rate of corporation tax in the UK of 19.0% (2019: 19.0 %)	96	16
Effects of:		
Non taxable items	(76)	-
Transfer pricing adjustment	2	1
Group relief received for nil consideration	(22)	(17)
Total taxation	-	-

Finance Bill 2016 enacted provisions to reduce the main rate of UK corporation tax to 17% from 1 April 2020. However, in the March 2020 Budget it was announced that the reduction in the UK rate to 17% will now not occur and the Corporation Tax Rate will be held at 19%.

The total unrecognised deferred tax asset on the land is £156,000 (2019: £207,000). Based on the current and forecast trading position of the company, the directors have decided not to recognise any deferred tax in the financial statements.

LSD Developments Limited

Notes to the financial statements for the year ended 30 June 2020 (continued)

5 Property, plant and equipment

	Freehold land £'000
Valuation and net book value	
At 1 July 2019	1,000
Revaluation during year	400
	<hr/>
	1,400
	<hr/>

The company's freehold land was valued at 20 April 2020 on an existing use basis or open market value basis by a RICS qualified external valuer. Revaluations are carried out by internal RICS qualified valuers at least every year and by RICS qualified external valuers at least every three years. The directors have adopted the same figure as the external valuation for period-end.

For the 30 June 2020 valuations, the rapid spread of COVID-19 has disrupted activity in real estate markets creating heightened valuation uncertainty for the company's valuers. As a result, the valuation reports include a clause which highlights a 'material valuation uncertainty'. This clause serves as a precaution and does not invalidate the valuations and does not mean that the valuations cannot be relied upon. Rather, it is intended to highlight that due to current extraordinary circumstances, less certainty can be attached to the valuations than would otherwise be the case.

If the land had not been revalued the carrying amount would be £2,219,000 (2019: £2,219,000).

6 Debtors

	2020 £'000	2019 £'000
Amounts owed by immediate holding company	250	200
Amount owed by subsidiary undertaking	36	-
Other debtors	-	2
Prepayments	-	6
	<hr/>	<hr/>
	286	208
	<hr/>	<hr/>

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

Notes to the financial statements for the year ended 30 June 2020 (continued)

7 Creditors: amounts falling due within one year

	2020 £'000	2019 £'000
Amounts owed to fellow subsidiaries	-	5
Other creditors	3	-
Accruals and deferred income	2	25
	<u>5</u>	<u>30</u>

Amounts owed to fellow subsidiaries are unsecured, interest free and repayable on demand.

8 Called-up share capital

	2020 £	2019 £
Authorised:		
1,000 (2019: 1,000) ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
Allotted, issued and fully paid:		
1 (2019: 1) ordinary share of £1 each	<u>1</u>	<u>1</u>

The company has one class of share which bear no right to fixed income.

9 Reserves

The profit and loss reserve represents cumulative profits or losses, including unrealised profit on the remeasurement of investment properties and other adjustments.

The revaluation reserve represents the cumulative effect of revaluations of freehold land which is revalued to fair value at each reporting date.

The other reserve represents the difference between the cost of investment and the nominal value of the ordinary shares issued during the group re-organisation.

10 Operating leases

The total of future minimum income receivable under the entity's non-cancellable operating leases with tenants for each of the following periods is as follows:

	2020 £'000	2019 £'000
Land and Buildings:		
Not later than one year	1	1
Later than one year but not later than five	4	4
Later than five years	<u>249</u>	<u>250</u>
	<u>254</u>	<u>255</u>

Notes to the financial statements for the year ended 30 June 2020 (continued)

11 Related party transactions

At 30 June 2020 the company's voting rights were controlled by its immediate holding company Estuary Park Property Holdings Limited, and the company has taken advantage of the exemption contained in FRS 102 para.33.1A and has therefore not disclosed transactions or balances with entities which form part of the Shop Direct Holdings Limited group or are disclosed in the group financial statements.

12 Ultimate controlling party

The immediate holding company is Estuary Park Property Holdings 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.