

**REGISTERED NUMBER: 05867740 (England and Wales)**

**Report of the Directors and  
Financial Statements for the Year Ended 30 November 2012  
for  
St Modwen Developments (Eccles) Limited**

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for the Year Ended 30 November 2012**

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**St Modwen Developments (Eccles) Limited**

**Company Information  
for the Year Ended 30 November 2012**

**DIRECTORS**

W A Oliver  
M E Dunn

**REGISTERED OFFICE:**

Sir Stanley Clarke House  
7 Ridgeway  
Qumton Business Park  
Birmingham  
West Midlands  
B32 1AF

**REGISTERED NUMBER**

05867740 (England and Wales)

**AUDITORS:**

Deloitte LLP  
Chartered Accountants  
& Statutory Auditor  
Four Brindleyplace  
Birmingham  
West Midlands  
B1 2HZ

**Report of the Directors  
for the Year Ended 30 November 2012**

The directors present their report with the financial statements of the company for the year ended 30 November 2012

**PRINCIPAL ACTIVITY**

The principal activity of the company is that of property investment. The directors consider that the result and future prospects are satisfactory. No changes are envisaged.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 December 2011 to the date of this report

W A Oliver  
M E Dunn

None of the directors had any interest in the shares of the company

**GOING CONCERN**

The company is reliant on the support of its parent company, 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 accounts on a going concern basis.

**DIRECTORS' INDEMNITIES**

For the financial year ended 30 November 2012 qualifying third party indemnity provisions (provided by the ultimate parent company St Modwen Properties PLC) were in force for the benefit of all the directors of the company and these remain in force at the date of this report.

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Report of the Directors 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). 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,
- 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.

**Report of the Directors  
for the Year Ended 30 November 2012**

**DISCLOSURE OF INFORMATION TO THE AUDITORS**

Each director at the date of approval of this report confirms that

- so far as they are aware, there is no relevant audit information of which the company's auditors are unaware, and
- they have taken all steps necessary to be aware of any relevant audit information and to establish that the company's auditors are aware of that information

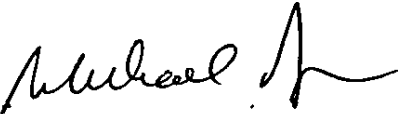
This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006

**AUDITORS**

Deloitte LLP, our appointed Auditors, have conducted the audit for the year ended 30 November 2012 and have expressed a willingness to remain in office. Arrangements have been put in place for them to be deemed reappointed as auditors in the absence of an Annual General Meeting

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies

**ON BEHALF OF THE BOARD:**



M E Dunn - Director

Date 16/5/13

**Report of the Independent Auditors to the Members of  
St Modwen Developments (Eccles) Limited**

We have audited the financial statements of St Modwen Developments (Eccles) Limited for the year ended 30 November 2012 which comprise the Profit and Loss Account, the Statement of Total Recognised Gains and Losses, the Balance Sheet, and the related notes 1 to 13. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 in a Report of the Auditors 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.

**Respective responsibilities of directors and auditors**

As explained more fully in the Statement of Directors' Responsibilities set out on page two, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

**Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Directors to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

**Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 30 November 2012 and of its profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Opinion on other matter prescribed by the Companies Act 2006**

In our opinion 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.

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us 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 in preparing the Report of the Directors.



Jonathan Dodworth (Senior Statutory Auditor)  
for and on behalf of Deloitte LLP  
Chartered Accountants  
& Statutory Auditor  
Four Brindleyplace  
Birmingham  
West Midlands  
B1 2HZ

Date 23 May 2013

**St Modwen Developments (Eccles) Limited (Registered number: 05867740)**

**Profit and Loss Account  
for the Year Ended 30 November 2012**

	Notes	2012 £	2011 £
<b>TURNOVER</b>	2	827,059	741,699
Cost of sales		<u>(12,725)</u>	<u>(40,193)</u>
<b>GROSS PROFIT</b>		814,334	701,506
<b>OPERATING PROFIT</b>	4	814,334	701,506
Interest receivable and similar income		<u>116</u>	<u>-</u>
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		814,450	701,506
Tax on profit on ordinary activities	5	<u>(200,922)</u>	<u>(187,070)</u>
<b>PROFIT FOR THE FINANCIAL YEAR</b>		<u><u>613,528</u></u>	<u><u>514,436</u></u>

**CONTINUING OPERATIONS**

None of the company's activities were acquired or discontinued during the current year or previous year

The notes form part of these financial statements

**St Modwen Developments (Eccles) Limited (Registered number: 05867740)**

**Statement of Total Recognised Gains and Losses  
for the Year Ended 30 November 2012**

	2012 £	2011 £
<b>PROFIT FOR THE FINANCIAL YEAR</b>	613,528	514,436
Unrealised gain/(deficit) on revaluation	247,162	62,139
	<u>          </u>	<u>          </u>
<b>TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE YEAR</b>	<u>860,690</u>	<u>576,575</u>

The notes form part of these financial statements

St Modwen Developments (Eccles) Limited (Registered number: 05867740)

Balance Sheet  
30 November 2012

	Notes	2012 £	2011 £
<b>FIXED ASSETS</b>			
Tangible assets	6	9,950,001	9,695,000
<b>CURRENT ASSETS</b>			
Debtors	7	1	5,441
<b>CREDITORS</b>			
Amounts falling due within one year	8	(7,559,016)	(8,170,145)
<b>NET CURRENT LIABILITIES</b>		<u>(7,559,015)</u>	<u>(8,164,704)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,390,986</u>	<u>1,530,296</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	9	1	1
Revaluation reserve	10	(778,904)	(1,026,066)
Profit and loss account	10	3,169,889	2,556,361
<b>SHAREHOLDERS' FUNDS</b>	13	<u>2,390,986</u>	<u>1,530,296</u>

The financial statements were approved and authorised for issue by the Board of Directors on 16/12/13 and were signed on its behalf by



M E Dunn - Director

The notes form part of these financial statements

**Notes to the Financial Statements  
for the Year Ended 30 November 2012**

**1 ACCOUNTING POLICIES**

**Accounting convention**

The financial statements are prepared under the historical cost convention in accordance with applicable United Kingdom company law and accounting standards

Compliance with SSAP 19 "Accounting for investment properties" requires departure from the Companies Act 2006 relating to depreciation and an explanation of the departure is given below

The accounting policies have been applied consistently throughout the year and the preceding year. The directors have prepared the financial statements on a going concern basis for the reasons set out in the paragraph headed "Going concern" in the directors' report

**Cash flow statement**

The company is a 100% subsidiary of St Modwen Properties PLC. Its cash flows are included in that company's consolidated cash flow statement. Consequently, the company is exempt from the requirement of Financial Reporting Standard 1 (Revised) to prepare a cash flow statement

**Turnover and profit recognition**

Turnover represents rental income receivable on a straight line basis to first break point in the lease, and other recoveries

**Tangible fixed assets**

Investment properties are revalued annually. Surplus or deficits on individual properties are transferred to the revaluation reserve, except that a deficit which is expected to be permanent and which is in excess of any previously recognised surplus over cost relating to the same property, or the reversal of such a deficit is charged/(credited) to the profit and loss account

No depreciation is provided in respect of investment properties. The Companies Act 2006 requires all properties to be depreciated. However, this requirement conflicts with the generally accepted accounting principle set out in SSAP19. The directors consider that, because these properties are not held for consumption but for their investment potential, to depreciate them would not give a true and fair view, and that it is necessary to adopt SSAP19 in order to give a true and fair view

If this departure from the Act had not been made, the profit for the financial year would have been reduced by depreciation. However, the amount of depreciation cannot reasonably be quantified because depreciation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified

**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 that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements

A net deferred tax asset is regarded as recoverable and therefore recognised only to the extent that, on the basis of all available evidence, it can be regarded as 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 at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis

**2 TURNOVER**

The total turnover of the company for the year has been derived wholly in the UK

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2012

3 STAFF COSTS

The company had no employees (2011 nil) and is managed by its ultimate parent company, St Modwen Properties PLC

4 OPERATING PROFIT

None of the directors received any remuneration during the year (2011 - £nil) The remuneration of the directors is paid by other group undertakings for both the current financial year and the prior financial year and no part of their remuneration is specifically attributable to their services to this company

Auditors' remuneration was borne by its parent company, St Modwen Properties PLC The fee payable for audit of the financial statements was £2,100 (2011 £2,100) and the fee payable for tax compliance services was £1,050 (2011 £1,050)

5 TAXATION

Analysis of the tax charge

The tax charge on the profit on ordinary activities for the year was as follows

	2012 £	2011 £
Current tax		
UK corporation tax	200,922	187,070
Tax on profit on ordinary activities	<u>200,922</u>	<u>187,070</u>

Factors affecting the tax charge

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

	2012 £	2011 £
Profit on ordinary activities before tax	<u>814,450</u>	<u>701,506</u>
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 24.667% (2011 - 26.667%)	200,900	187,071
Effects of Adjustments in respect of prior periods	<u>22</u>	<u>(1)</u>
Current tax charge	<u>200,922</u>	<u>187,070</u>

Factors that may affect future tax charges

The Finance Act 2012 was enacted on 17th July 2012 and included provisions which reduced the main rate of corporation tax to 24% from 1st April 2012 and 23% from 1st April 2013 Current tax has therefore been provided at 24.667% and deferred tax at 23% Further reductions to the main rate are proposed to reduce the rate to 20% by 1st April 2015 and are expected to be enacted in the Finance Act 2013 This has not been substantively enacted at the balance sheet date and, therefore, is not included in these financial statements

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2012

6 TANGIBLE FIXED ASSETS

	Long leasehold investment property £
<b>COST OR VALUATION</b>	
At 1 December 2011	9,695,000
Additions	7,839
Revaluations	247,162
At 30 November 2012	9,950,001
<b>NET BOOK VALUE</b>	
At 30 November 2012	9,950,001
At 30 November 2011	9,695,000

Long leasehold investment properties were revalued as at 30 November 2012 by Jones Lang LaSalle, Chartered Surveyors, in accordance with the Appraisal and Valuation Manual of the Royal Institution of Chartered Surveyors, on the basis of market value

Tangible fixed assets included at a valuation would have been included on a historical cost basis at

	2012 £	2011 £
Long leasehold investment properties	9,950,001	9,695,000

7 DEBTORS

	2012 £	2011 £
Trade debtors	-	5,440
Amounts owed by parent undertaking in respect of unpaid share capital	1	1
	1	5,441

8 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2012 £	2011 £
Trade creditors	41,253	42,905
Amounts owed to parent undertaking	7,239,230	7,873,272
Corporation tax	200,901	187,070
Other tax and social security	32,883	19,728
Accruals and deferred income	44,749	47,170
	7,559,016	8,170,145

9 CALLED UP SHARE CAPITAL

	2012 £	2011 £
Allotted, called up and nil paid equity		
1 Ordinary share of £1 each	1	1

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2012

10 RESERVES

	Profit and loss account £	Revaluation reserve £	Totals £
At 1 December 2011	2,556,361	(1,026,066)	1,530,295
Profit for the year	613,528		613,528
Revaluation of property	-	247,162	247,162
At 30 November 2012	<u>3,169,889</u>	<u>(778,904)</u>	<u>2,390,985</u>

11 ULTIMATE PARENT COMPANY

The immediate and ultimate parent company is St Modwen Properties PLC, a company registered in England and Wales. Copies of the Group report and accounts of St Modwen Properties PLC are available from the Registered Office at 7 Ridgeway, Quinton Business Park, Birmingham, B32 1AF. This is the smallest and largest group into which this company is consolidated.

12 RELATED PARTY DISCLOSURES

As the company is wholly owned by the group, it has taken advantage of the exemption under FRS 8 "Related Party Disclosures" not to disclose transactions with other companies in the group.

13 RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2012 £	2011 £
Profit for the financial year	613,528	514,436
Other recognised gains and losses relating to the year (net)	<u>247,162</u>	<u>62,139</u>
Net addition to shareholders' funds	860,690	576,575
Opening shareholders' funds	<u>1,530,296</u>	<u>953,721</u>
Closing shareholders' funds	<u>2,390,986</u>	<u>1,530,296</u>