Registered number: 05969941

JARROLD (ST. JAMES) LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE 52 WEEK PERIOD ENDED 27 JANUARY 2019



COMPANY INFORMATION

Directors D J McLeavy Hill

C J Doggett

Company secretary C J Doggett

Registered number 05969941

Registered office St. James Mill

Whitefriars Norwich NR3 1SH

Independent auditor Grant Thornton UK LLP

Chartered Accountants & Statutory Auditor

Kingfisher House 1 Gilders Way St James Place Norwich

Norwich Norfolk NR3 1UB

Bankers Barclays Bank plc

PO Box 885 Mortlock House Station Road Histon Cambridge CB24 9DE

Solicitors Mills & Reeve LLP

1 St James Court

Whitefriars Norwich NR3 1RU

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DIRECTORS' REPORT FOR THE 52 WEEK PERIOD ENDED 27 JANUARY 2019

The directors present their report and the financial statements for the 52 week period ended 27 January 2019.

Principal activity

The principal activity of the company is the development and management of property including car parking.

Results and dividends

The profit for the 52 week period, after taxation, amounted to £119,096 (2018 - £98,023).

The directors do not recommend the payment of a dividend.

Directors

The directors who served during the 52 week period were:

D J McLeavy Hill

C J Doggett

Directors' responsibilities statement

The directors are responsible for preparing the Directors' 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 and 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Directors and officers liability insurance

During the period the company maintained liability insurance for its directors and officers, as permitted by Section 233 of the Companies Act 2006.

DIRECTORS' REPORT (CONTINUED) FOR THE 52 WEEK PERIOD ENDED 27 JANUARY 2019

Disclosure of information to auditor

The directors confirm that:

- so far as each director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- The directors have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Auditors

The auditor, Grant Thornton UK LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on

14 June 2019

and signed on its behalf.

C J Doggett Director



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JARROLD (ST. JAMES) LIMITED

Opinion

We have audited the financial statements of Jarrold (St. James) Limited (the 'company') for the 52 week period ended 27 January 2019, which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 27 January 2019 and of its profit for the 52 week period 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.

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 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.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the 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.



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JARROLD (ST. JAMES) 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 this regard.

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 Directors' report for the financial 52 week period for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' report has been prepared in accordance with applicable legal requirements.

Matter on which we are required to report under the Companies Act 2006

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 material misstatements in the Directors' report.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which 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 from the requirement to prepare a Strategic report or in preparing the Directors' report.
- the directors were not entitled to prepare the financial statements in accordance with the small companies
 regime and take advantage of the small companies' exemptions in preparing the Directors' report and
 from the requirement to prepare a strategic report.



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JARROLD (ST. JAMES) LIMITED (CONTINUED)

Responsibilities of directors for the financial statements

As explained more fully in the Directors' responsibilities statement on page 1, 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 Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditor's report.

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.

Paul Brown

Senior Statutory Auditor

for and on behalf of Grant Thornton UK LLP Statutory Auditor, Chartered Accountants

Cambridge

Date:

June 2019

STATEMENT OF COMPREHENSIVE INCOME For the 52 week period ended 27 JANUARY 2019

	Note	52 weeks to 27 January 2019 £	52 weeks to 28 January 2018 £
Turnover	3	461,404	466,405
Cost of sales		(159,531)	(133,629)
Gross profit		301,873	332,776
Administrative expenses		(5,828)	(5,813)
Operating profit	4	296,045	326,963
Interest payable and similar charges	6	(205,385)	(200,504)
Profit before tax		90,660	126,459
Tax on profit		28,436	(28,436)
Profit for the financial 52 week period		119,096	98,023

There were no recognised gains and losses for 2019 or 2018 other than those included in the statement of comprehensive income.

There was no other comprehensive income for 2019 (2018: £Nil).

The notes on pages 9 to 16 form part of these financial statements.

JARROLD (ST. JAMES) LIMITED REGISTERED NUMBER:05969941

STATEMENT OF FINANCIAL POSITION AS AT 27 JANUARY 2019

			27 January 2019	•	28 January 2018
	Note		£		£
Fixed assets					
Tangible assets	. 7		13,131,525		13,162,844
Investments	8		2		2
			13,131,527		13,162,846
Current assets					
Debtors: amounts falling due within one year	9	5,784		5,668	
Creditors: amounts falling due within one year	10	(8,658,967)		(7,593,253)	
Net current liabilities			(8,653,183)		(7,587,585)
Total assets less current liabilities			4,478,344	67	5,575,261
Creditors: amounts falling due after more than one year	11		-		(1,216,013)
Net assets			4,478,344		4,359,248
Capital and reserves					
Called up share capital	14		1		1
Profit and loss account	13		4,478,343		4,359,247
			4,478,344		4,359,248

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on the Sure 2019.

D J McLeavy Hill

Director

C J Doggett Director

The notes on pages 9 to 16 form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY For the 52 week period ended 27 JANUARY 2019

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 29 January 2018	1	4,359,247	4,359,248
Profit for the period	-	119,096	119,096
At 27 January 2019	1	4,478,343	4,478,344
			100

STATEMENT OF CHANGES IN EQUITY For the 52 week period ended 28 JANUARY 2018

	Called up share capital	Profit and loss account	Total equity
	. £	£	£
At 30 January 2017	1	4,261,224	4,261,225
Profit for the period	-	98,023	98,023
At 28 January 2018	1	4,359,247	4,359,248

The notes on pages 9 to 16 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE 52 WEEK PERIOD ENDED 27 JANUARY 2019

1. Accounting policies

1.1 General information

Jarrold (St. James) Limited is a private company limited by shares and incorporated in England and Wales. Registered number 05969941. Its registered head office is located at St James Mill, Whitefriars, Norwich, Norfolk, NR3 1SH.

1.2 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see note 2).

The accounting period of the company ends on the Sunday nearest to 31 January, which results in financial periods of either 52 or 53 weeks. The financial statements are presented in Sterling (\mathfrak{L}) .

The following principal accounting policies have been applied:

1.3 Going concern

Notwithstanding the net current liabilities, the financial statements have been prepared on a going concern basis which is dependent upon the support of the parent undertaking, Jarrold & Sons Limited. Confirmation of such support (in context of wider group interests) has been given to the Company by Jarrold & Sons Limited.

1.4 Consolidation

The company has not prepared consolidated financial statements on the basis that it is a wholly owned subsidiary undertaking of Jarrold & Sons Limited which produces publicly available consolidated financial statements. Accordingly these financial statements present information about the company and not its group.

1.5 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rental income

Rental income is recognised in the period to which it relates.

NOTES TO THE FINANCIAL STATEMENTS FOR THE 52 WEEK PERIOD ENDED 27 JANUARY 2019

1. Accounting policies (continued)

1.6 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Land is not depreciated. Depreciation on other assets is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

The estimated useful lives range as follows:

Freehold buildings

- 25 years

Footbridge (included within

- 50 years

freehold buildings)
Plant & machinery

- 5 years

Assets under the course of

- not depreciated

construction

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

1.7 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

NOTES TO THE FINANCIAL STATEMENTS FOR THE 52 WEEK PERIOD ENDED 27 JANUARY 2019

1. Accounting policies (continued)

1.8 Fixed asset investments

Fixed asset investments are stated at cost less provision for diminution in carrying value, where, in the opinion of the directors, there has been a permanent reduction in value.

1.9 Financial instruments

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 entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the Statement of Financial Position. Finance costs and gains or losses relating to financial liabilities are included in the Statement of Comprehensive Income.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

1.10 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

1.11 Finance costs

Finance costs are charged to the Statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

1.12 Borrowing costs

All borrowing costs are recognised in the Statement of comprehensive income in the 52 week period in which they are incurred.

1.13 Taxation

Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates income.

NOTES TO THE FINANCIAL STATEMENTS FOR THE 52 WEEK PERIOD ENDED 27 JANUARY 2019

2. Judgements in applying accounting policies 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. The estimates and associated assumptions are based on historical experience and other factors that are considered to be 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.

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are outlined below:

Carrying amount of fixed assets:

Fixed assets are carried at cost, being reviewed for indicators of possible impairment annually. The assessment of such impairment risk is based upon the judgment of directors informed by market data relating to such assets. At 27 January 2019 no impairment is considered to have arisen.

3. Analysis of turnover

The whole of the turnover is attributable to the letting of property and arose within the United Kingdom.

4. Operating profit

The operating profit is stated after charging:

	52 weeks to 27 January 2019 £	52 weeks to 28 January 2018 £
Depreciation of tangible fixed assets	31,319	31,318

Liability Limitation Agreement with the auditor:

The directors propose that the company enter into a liability limitation agreement with Grant Thornton UK LLP, the statutory auditor, in respect of the statutory audit for the period ended 27 January 2019. The proportionate liability agreement follows the standard terms in Appendix B to the Financial Reporting Council's June 2008 Guidance on Auditor Liability Agreements, and will be proposed for approval at the forthcoming Annual General Meeting.

5. Employees

During the period, no director received any emoluments (2018: £Nil).

The average monthly number of employees, including directors, during the 52 week period was 2 (2018 - 2).

NOTES TO THE FINANCIAL STATEMENTS FOR THE 52 WEEK PERIOD ENDED 27 JANUARY 2019

6.	Interest	payable	and	similar	charges
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52 weeks to 27 January 2019 £	
On bank loans 8,773	9,018
Loans from group undertakings 196,612	191,486
205,385	200,504

7. Tangible fixed assets

•	Freehold buildings £	Assets under construction £	Plant & machinery £	Freehold land £	Total £
Cost					
At 29 January 2018	2,868,363	7,400,523	12,651	3,081,871	13,363,408
At 27 January 2019	2,868,363	7,400,523	12,651	3,081,871	13,363,408
Depreciation					
At 29 January 2018	187,913	-	12,651	-	200,564
Charge for the 52 week period on owned assets	31,319	4 _	-	-	31,319
At 27 January 2019	219,232	-	12,651	-	231,883
Net book value					
At 27 January 2019	2,649,131	7,400,523 ————	-	3,081,871	13,131,525
At 28 January 2018	2,680,450	7,400,523		3,081,871	13,162,844

NOTES TO THE FINANCIAL STATEMENTS FOR THE 52 WEEK PERIOD ENDED 27 JANUARY 2019

8. Fixed asset investments

Investments £

At 29 January 2018 and 27 January 2019

2

The company holds 100% of the ordinary share capital of the following companies incorporated in England:

Jarrold (St James) D1/D2 Limited Jarrold (St James) 3 SJC Limited

The principal activity of both companies is property letting.

9. Debtors

	27 January	28 January
	2019	2018
	£	£
Prepayments and accrued income	5,784	5,668

10. Creditors: Amounts falling due within one year

·	27 January 2019 £	28 January 2018 £
Bank loans (note 14)	315,192	53,086
Other loans (note 14)	900,720	-
Amounts owed to group undertakings	7,429,320	7,526,410
Taxation and social security	10,712	11,023
Accruals and deferred income	3,023	2,734
	8,658,967	7,593,253

NOTES TO THE FINANCIAL STATEMENTS FOR THE 52 WEEK PERIOD ENDED 27 JANUARY 2019

11.	Creditors: Amounts falling due after more than one year		
		27 January 2019 £	28 January 2018 £
	Bank loans (note 14)	-	315,293
	Other loans (note 14)	-	900,720
		-	1,216,013
12.	Lanna		
12.	Loans	•	
	Analysis of the maturity of loans is given below:		
	•	27 January 2019 £	28 January 2018 £
	Amounts falling due within one year		
	Bank loans	315,192	53,086
	Other loans	900,720	· -
		1,215,912	53,086
	Amounts falling due 1-2 years		
	Bank loans	-	315,293
	Other loans	-	900,720
		-	1,216,013
	Total	1,215,912	1,269,099

The bank loan is secured against assets of the Company. Interest is charged at 2.00% above Barclays Bank plc base rate.

The other loan is secured by a first legal charge over the company's freehold property at Barrack Street, Norwich under HM Land Registry title number NK370548. The loan is currently repayable in October 2019 and, at the present time, the loan is judged to be interest free, being subject to interest only in the event of certain circumstances arising that the directors judge not to be probable.

NOTES TO THE FINANCIAL STATEMENTS FOR THE 52 WEEK PERIOD ENDED 27 JANUARY 2019

13. Reserves

Profit & loss account

Includes all current and prior period retained profits and losses.

Called up share capital

Share capital is the sum of the nominal value of equity shares issued at the balance sheet date.

14. Share capital

	27 January 2019	28 January 2018
Allotted, called up and fully paid	£	£
1 Ordinary share of £1	1	1

15. Contingent liabilities

There is a joint and several liability under a group VAT registration. The total VAT liability at 27 January 2019 was £1,077,301 (2018: £947,745).

16. Ultimate parent undertaking and controlling party

The parent undertaking is Jarrold & Sons Limited, a company registered in England and Wales. There is no ultimate controlling party.

The parent undertaking of the largest and smallest group for which consolidated accounts are prepared is Jarrold & Sons Limited. Consolidated accounts are available from Companies House, Cardiff, CF14 3UZ.