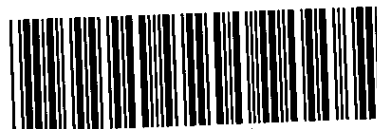


REGISTERED NUMBER: 06084210 (England and Wales)

BRUNTWOOD 2000 (NW REGEN) LIMITED
STRATEGIC REPORT, DIRECTORS' REPORT AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2021

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BRUNTWOOD 2000 (NW REGEN) LIMITED

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For The Year Ended 30 September 2021**

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BRUNTWOOD 2000 (NW REGEN) LIMITED

COMPANY INFORMATION

For The Year Ended 30 September 2021

DIRECTORS:

C G Oglesby
K J Crotty
A C Butterworth
C A Roberts
C Keeling
S M McKiernan

REGISTERED OFFICE:

Union
Albert Square
Manchester
M2 6LW

REGISTERED NUMBER:

06084210 (England and Wales)

BRUNTWOOD 2000 (NW REGEN) LIMITED

STRATEGIC REPORT

For The Year Ended 30 September 2021

The directors of Bruntwood 2000 (NW Regen) Limited (the 'company') present their annual report and financial statements of the company for the year ended 30 September 2021.

BUSINESS MODEL

The principal activity of the company in the year under review was that of service led provision of office and meeting rooms on a wide range of terms, to customers in both the private and public sector. The company, via a fellow subsidiary of the Bruntwood Group Limited group also provides an increasing range of related services including facilities management, energy supply and insurance.

The company is a wholly owned subsidiary of Bruntwood Estates Holdings Limited, which is itself a wholly owned subsidiary of Bruntwood Estates Limited, and its ultimate parent is Bruntwood Group Limited. The parent, the intermediate parent company, Bruntwood Limited and the ultimate parent company produce consolidated accounts.

All Bruntwood companies are managed and controlled on a unified basis and trade under the single brand of Bruntwood. Whilst the directors take a responsible approach to the performance of each group and individual holding and subsidiary company, the results of these subsidiary companies can vary from time to time.

Details of the Group Business Model, and that of the subsidiaries are explained in more detail in the accounts of the intermediate parent Bruntwood Limited (co. reg. 06017744). A copy of its financial statements can be obtained from the Registered Office, Union, Albert Square, Manchester, Greater Manchester, M2 6LW.

STRATEGY, OBJECTIVES AND BUSINESS RISKS

The immediate strategic objectives of the company in support of those of the group as a whole are:

- Considering a city's eco-system and how our buildings fit into that landscape. We aim to reduce our environmental impact by designing, building and improving our district's buildings with sustainability at their core;
- Partnering with our customers and suppliers to provide brilliant spaces and communities that work well - always performing like part of their business and caring like part of their family;
- Contributing to our cities and communities through creating connections and using our finest assets - our spaces.

The key performance indicators of the company are:

- Delivering a sustainable, low double-digit shareholder return over time, via a combination of both income and capital returns, whilst generating positive cash flows for reinvestment and asset growth. In 2021, we returned a net worth increase of 5.0% from -£2.1m to -£2.0m.
- Maintain appropriate levels of gearing and net debt, whilst delivering growth. Gearing stood at 5.5% in 2021 compared to 5.3% in 2020.
- Improve relationships with customers and strive for increases in net promoter scores. Our Bruntwood group net promoter score in August 2021 was 32. Net promoter scores range from -100 to 100, with a positive score being a good result. Our target going forward is to increase this, our next survey will be in 2022.

As with any property company that is substantially debt financed the directors consider one of the key financial risks to be the ability of the group to meet the covenant requirements of all borrowing facilities, and to successfully refinance borrowing facilities at their maturity date. The directors regularly review compliance with the covenants and the company and the group has maintained a track record of meeting all such requirements set by its lenders, throughout its history.

The group extended its five-year syndicated £240m bank loan by a further 12 months during the year. It now matures at March 2023 is secured via a first fixed charge over the commercial property held by Bruntwood 2000 Beta Portfolio Limited, Bruntwood Estates Beta Portfolio Limited, Bruntwood Estates Alpha Portfolio Limited, Bruntwood 2000 Alpha Portfolio Limited, Bruntwood Cornwall Street Limited, Bruntwood Albert Square Limited, Bruntwood 2000 (NW Regen) Limited and Bruntwood MBS Retail Limited. There is also a downstream parental guarantee from Bruntwood Estates Holdings Limited. On refinancing, the base rate was changed from LIBOR to SONIA although the margin attached to this facility is unchanged at 2%. Drawings on this facility stand at £190.0m at 30 September 2021 (2020: £190.0m).

The primary operating risks for the company centre around the macro level factors of the markets in which it operates, in particular the level of customer demand for commercial property, fluctuations in pricing, discount and lease term, and UK interest rate fluctuations.

BRUNTWOOD 2000 (NW REGEN) LIMITED

STRATEGIC REPORT

For The Year Ended 30 September 2021

The directors consider the concentrated ownership of offices in strategic city regions to be one of its key strengths. The company has over 40 years of focused experience within this market that allows it to react quickly to changing market conditions and customer needs. The company is customer focused and adopts a flexible approach that results in retention ratios envied within the industry.

FINANCIAL RISK MANAGEMENT OBJECTIVES & POLICIES

The company, by nature of its business, is exposed to financial risks. The financial risks of all Bruntwood companies are managed and controlled on a unified basis. Details of the Group's financial risk management objectives and policies are explained in more detail in the accounts of the ultimate parent Bruntwood Group Limited (company number: 02825044). A copy of its financial statements can be obtained from the Registered Office, Union, Albert Square, Manchester, Greater Manchester, M2 6LW.

Exposure to interest rate risk is managed in two ways, firstly by securing low borrowing margins and secondly by hedging the group's variable interest rate exposure. For more information on the group's use of derivative financial instruments please see the financial statements of the ultimate parent company, Bruntwood Group Limited.

REVIEW OF THE YEAR

The sole property owned by the company has seen an increase in the occupancy rate to 84.6% as at 30 September 2021 (2020: 87.4%).

As shown in the company's statement of income and retained earnings, turnover for the year was £1.1m (2020: £0.8m). Profit before taxation was £0.2m (2020: loss of £0.3m) and profit after taxation was £0.1m (2020: £0.33m).

The balance sheet of the financial statements shows that the company's net liabilities were £2.0m at 30 September 2021 (2020: £2.1m).

Details of amounts owed to the parent company are contained within the notes to the financial statements. There have been no significant events since the balance sheet date.

FUTURE OUTLOOK

The directors expect the general level of activity to remain the same in the forthcoming year.

The directors continue to assess the impact of the Covid-19 pandemic, including any new variants, on the company, for further information please see the accounts of the intermediate parent company, Bruntwood Limited (Company Number: 06017744). A copy of its financial statements can be obtained from the Registered Office, Union, Albert Square, Manchester, M2 6LW.

EMPLOYEES

The company has no employees other than the directors (2020: nil).

STRATEGIC REPORT

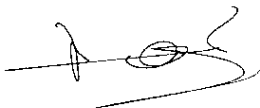
For The Year Ended 30 September 2021

ENVIRONMENT & SUSTAINABILITY

The Bruntwood Group partners with ambitious environmental, arts and cultural organisations that make a positive change to our communities. Partnerships include bluedot, Grand Union, Leeds International Festival, Innovateller and Enterprise Nation.

As well raising money for our nominated charities, Bruntwood colleagues have also donated over 1,645 hours (2020: 1,299) of their time through Cares Days, volunteering in their local communities. By donating their time, skills and talents to the regions and communities we operate in, our colleagues are helping our cities to continue to thrive.

APPROVED AND SIGNED ON BEHALF OF THE BOARD BY:



.....
S M McKiernan - Director

Date: 25/05/2022

BRUNTWOOD 2000 (NW REGEN) LIMITED

DIRECTORS' REPORT

For The Year Ended 30 September 2021

The directors of Bruntwood 2000 (NW Regen) Limited (the 'company') present their annual report with the financial statements of the company for the year ended 30 September 2021.

In accordance with section 414C(11) of the Companies Act 2006, included in the strategic report is information relating to the future development of the business, financial risk management and events since the balance sheet date which would otherwise be required to be contained in the Directors' Report.

DIVIDENDS

No dividends are available for distribution for the year ended 30 September 2021 (2020: same).

DIRECTORS

The directors shown below have held office during the whole of the period from 1 October 2020 to the date of this report.

C G Oglesby
K J Crotty
A C Butterworth
C A Roberts
C Keeling
S M McKiernan

DIRECTORS' INDEMNITIES

The company has made qualifying third party indemnity provisions for the benefit of its directors and the directors of associated companies which were made during the year and remain in force at the date of this report.

GOING CONCERN

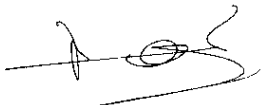
The directors have assessed the impact of the current uncertainty around Covid-19, including the risk of new variants on all aspects of the business, focussing specifically on operations and cash flows of the company and Group. The company benefits from shared banking and treasury facilities with the group and has received a letter of support from the group and hence assessment of the ability of the entity to continue as a going concern has been performed at a group level (including stress-testing of forecasts).

This stress-testing included assessing the levels of cash and available finance within the Group assuming a significant reduction in turnover on the basis of customer default or payment plans, reduced lettings and increased vacations at break and expiry. This has been offset by factoring in identified and actioned savings in operational expenditure, and a review and cut of uncommitted capital expenditure where necessary.

The directors have also considered the ongoing availability of finance by modelling the impact on loan covenants of reduced income and significant decreases in valuations of properties. Even considering reasonably likely downside scenarios there are no covenant breaches forecast.

Based on reviewing these forecasts and sensitivities the directors have concluded that the Group is a going concern for at least twelve months from the approval date of these financial statements and accordingly have prepared the financial statements on this basis. Further details regarding the adoption of the going concern basis can be found in note 1 of the financial statements.

APPROVED AND SIGNED ON BEHALF OF THE BOARD BY:



.....
S M McKiernan - Director

Date: 25/05/2022
.....

BRUNTWOOD 2000 (NW REGEN) LIMITED**STATEMENT OF INCOME AND RETAINED EARNINGS
For The Year Ended 30 September 2021**

	Notes	2021 £'000	2020 £'000
TURNOVER	2	1,069	816
Cost of sales		<u>(137)</u>	<u>(845)</u>
GROSS PROFIT/(LOSS)		932	(29)
Administrative expenses		<u>(300)</u>	<u>(210)</u>
OPERATING PROFIT/(LOSS)	3	632	(239)
Loss on revaluation of investment properties		(400)	(46)
Interest payable and similar expenses	4	<u>(27)</u>	<u>(16)</u>
PROFIT/(LOSS) BEFORE TAXATION		205	(301)
Tax on profit/(loss)	5	<u>(141)</u>	<u>(33)</u>
PROFIT/(LOSS) FOR THE FINANCIAL YEAR		64	(334)
Retained earnings at beginning of year		(2,092)	(1,758)
		—	—
RETAINED EARNINGS AT END OF YEAR		<u>(2,028)</u>	<u>(2,092)</u>

The notes form part of these financial statements

BRUNTWOOD 2000 (NW REGEN) LIMITED (REGISTERED NUMBER: 06084210)**STATEMENT OF FINANCIAL POSITION
30 September 2021**

	Notes	2021 £'000	2020 £'000
FIXED ASSETS			
Tangible assets	6	5,973	6,350
CURRENT ASSETS			
Debtors: amounts falling due within one year	7	248	170
Debtors: amounts falling due after more than one year	7	236	214
Cash at bank		<u>78</u>	<u>65</u>
		562	449
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	8	<u>(7,652)</u>	<u>(8,123)</u>
NET CURRENT LIABILITIES		<u>(7,090)</u>	<u>(7,674)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		(1,117)	(1,324)
CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	9	(406)	(404)
PROVISIONS FOR LIABILITIES	11	<u>(505)</u>	<u>(364)</u>
NET LIABILITIES		<u>(2,028)</u>	<u>(2,092)</u>
CAPITAL AND RESERVES			
Called up share capital	12	-	-
Retained earnings		<u>(2,028)</u>	<u>(2,092)</u>
SHAREHOLDERS' FUNDS		<u>(2,028)</u>	<u>(2,092)</u>

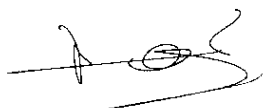
The company is entitled to exemption from audit under Section 479A of the Companies Act 2006 relating to subsidiary companies for the year ended 30 September 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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 of company number 06084210 were approved by the Board of Directors and authorised for issue on 25/05/2022 and were signed on its behalf by:



.....
S M McKiernan - Director

The notes form part of these financial statements

BRUNTWOOD 2000 (NW REGEN) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For The Year Ended 30 September 2021

1. ACCOUNTING POLICIES

Basis of preparation

These financial statements have been prepared in accordance with Financial Reporting Standards 102 "The Financial Reporting Standards applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain land and buildings and in accordance with United Kingdom accounting standards.

The principal accounting policies adopted are described below. They have all been applied consistently throughout the current and previous year.

Bruntwood 2000 (NW Regen) Limited is a private company limited by shares incorporated in the United Kingdom under the Companies Act 2006 and is registered in England and Wales. The address of the registered office is given on page 1. The nature of the company's operations and its principal activities are set out in the Directors' Report on page 2.

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

Going concern

After making enquiries, the directors believe that the company has adequate resources to continue in operational existence for at least 12 months from the approval date of these financial statements. The company participates in the group's centralised treasury function and so shares banking arrangements with its parent and fellow subsidiaries.

The directors have received confirmation that Bruntwood Limited ("Bruntwood"), the company's intermediate holding company, will continue to provide the necessary level of support to enable it to continue to operate for at least 12 months from the approval date of these financial statements.

As referenced in the directors' report the directors have assessed the impact of the current uncertainty around Covid-19, including the risk of new variants on all aspects of the business, focussing specifically on the operations and cashflows of the company and group. In considering the ability of Bruntwood to provide any necessary support in the context of the uncertainties all property companies face as a result of the current economic climate, the directors have obtained an understanding of Bruntwood's forecasts, the continuing availability of its facilities and its strategic and contingent plans. The directors have stress-tested these forecasts assuming a significant reduction in turnover, offset by identified and actioned operational and capital expenditure savings. The availability of on-going finance has also been considered, modelling the impact on covenants of reduced income and decreases in property valuations. Even considering reasonably likely downside scenarios there are no covenant breaches forecast.

Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

Financial Reporting Standard 102 - reduced disclosure exemptions

The company, as a qualifying entity, has taken advantage of the following disclosure exemptions in preparing these financial statements, as the relevant disclosures are made in Bruntwood Group Limited's financial statements, as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- o the requirements of Section 7 Statement of Cash Flows; and
- o the requirement of Section 33 Related Party Disclosures paragraph 33.7.

Turnover

Turnover represents property rental, service charge, associated income and the appropriate allocation of rental premiums, provided in the normal course of business, net of VAT. Turnover is accounted for on an accruals basis and amounts invoiced in advance relating to the next accounting period are included in deferred income within the statement of financial position. Trading property sales are accounted for on a legal completion basis.

BRUNTWOOD 2000 (NW REGEN) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued For The Year Ended 30 September 2021

1. 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.

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 Company after deducting all of its liabilities.

i. Financial assets and liabilities

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Debt instruments which meet the following conditions are subsequently measured at amortised cost using the effective interest method:

- a) The contractual return to the holder is
 - (i) a fixed amount;
 - (ii) a positive fixed rate or a positive variable rate; or
 - (iii) a combination of a positive or a negative fixed rate and a positive variable rate.
- b) The contract may provide for repayments of the principal or the return to the holder (but not both) to be linked to a single relevant observable index of general price inflation of the currency in which the debt instrument is denominated, provided such links are not leveraged.
- c) The contract may provide for a determinable variation of the return to the holder during the life of the instrument, provided that
 - (i) the new rate satisfies condition (a) and the variation is not contingent on future events other than (1) a change of a contractual variable rate; (2) to protect the holder against credit deterioration of the issuer; (3) changes in levies applied by a central bank or arising from changes in relevant taxation or law; or
 - (ii) the new rate is a market rate of interest and satisfies condition (a).
- d) There is no contractual provision that could, by its terms, result in the holder losing the principal amount or any interest attributable to the current period or prior periods.
- e) Contractual provisions that permit the issuer to prepay a debt instrument or permit the holder to put it back to the issuer before maturity are not contingent on future events, other than to protect the holder against the credit deterioration of the issuer or a change in control of the issuer, or to protect the holder or issuer against changes in levies applied by a central bank or arising from changes in relevant taxation or law.

Debt instruments that have no stated interest rate (and do not constitute financing transaction) and are classified as payable or receivable within one year are initially measured at an undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

Commitments to make and receive loans which meet the conditions mentioned above are measured at cost (which may be nil) less impairment.

ii. Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

BRUNTWOOD 2000 (NW REGEN) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued **For The Year Ended 30 September 2021**

1. ACCOUNTING POLICIES - continued

Taxation

Current UK corporation tax is provided at amounts expected to be paid using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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 statement of financial position 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 when, on the basis of all available evidence, it can be regarded as more likely than not there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date that are expected to apply to the reversal of the timing difference. 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 sale of the asset.

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.

Bank borrowings and finance costs

Interest bearing bank loans and overdrafts are recorded at the proceeds received, net of direct issue costs. In accordance with FRS 4, finance costs of financial liabilities are recognised in the profit and loss account over the term of such instruments at a constant rate on the carrying amount.

Critical accounting judgements

The Directors do not consider there to be any critical accounting judgements.

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. This includes valuations of investment properties and fixed asset investments. 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 revision and future period if the revision affects both current and future periods.

BRUNTWOOD 2000 (NW REGEN) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued For The Year Ended 30 September 2021

1. ACCOUNTING POLICIES - continued

Investment property

A key source of estimation and uncertainty relates to the valuation of investment properties, where a valuation is obtained annually, either by professionally qualified external valuers, or by the 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. However, the assumptions applied are inherently subject and so are subject to a degree of uncertainty. Property valuations are one of the principle uncertainties of the company when compared to carrying value. The value of investment property as at 30 September 2021 is £6.0m (2020: £6.4m). Further information can be found in note 6.

2. TURNOVER

	2021 £'000	2020 £'000
Rental and related income	711	660
Service charge income	358	156
	<u>1,069</u>	<u>816</u>

All turnover arises from the company's principal activity in the United Kingdom and excludes Value Added Tax.

3. OPERATING PROFIT/(LOSS)

The company has no employees other than the directors (2020: nil).

The directors received no remuneration from the company during the year, having been remunerated by another Group company. The amounts have not been recharged as apportionment between companies is not deemed practical (2020: nil).

There was no audit fee charged this year due to the parental exemption guarantee (2020: £3.5k).

There were no non audit fees paid during the year (2020: nil).

4. INTEREST PAYABLE AND SIMILAR EXPENSES

	2021 £'000	2020 £'000
Intercompany loan interest payable	25	15
Amortisation of finance costs	<u>2</u>	<u>1</u>
	<u>27</u>	<u>16</u>

BRUNTWOOD 2000 (NW REGEN) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued For The Year Ended 30 September 2021

5. TAXATION

Analysis of the tax charge

The tax charge on the profit for the year was as follows:

	2021 £'000	2020 £'000
Current tax:		
Adjustments in respect of prior years	<u>15</u>	<u>-</u>
Deferred tax:		
Timing differences, origination and reversal	5	(13)
Adjustments in respect of prior years	-	8
Effect of change in tax rate	<u>121</u>	<u>38</u>
Total deferred tax	<u>126</u>	<u>33</u>
Tax on profit/(loss)	<u>141</u>	<u>33</u>

UK corporation tax was charged at 19% in 2020.

Reconciliation of total tax charge included in profit and loss

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

	2021 £'000	2020 £'000
Profit/(loss) before tax	<u>205</u>	<u>(301)</u>
Profit/(loss) multiplied by the standard rate of corporation tax in the UK of 19% (2020 - 19%)	39	(57)
Effects of:		
Expenses not deductible for tax purposes	-	45
Differences on chargeable gain calculations not recognised in deferred tax	-	9
Adjustment in respect of prior years - deferred tax	15	8
Interest payable in tax computation not in accounts	(27)	(35)
Group relief surrendered for nil payment	(82)	23
Difference in tax rate	121	40
Property revaluations	<u>75</u>	<u>-</u>
Total tax charge	<u>141</u>	<u>33</u>

On 3 March 2021, the UK Chancellor announced that the main rate of UK Corporation tax would increase from 19% to 25% with effect from 1 April 2023. This change was substantively enacted on 24 May 2021. Accordingly, all deferred tax assets and liabilities have been calculated on the basis that they reverse in the future at the 25% tax rate (PY: calculated at the 19% tax rate). The impact of the rate change is that the deferred tax liability has increased by £121k.

BRUNTWOOD 2000 (NW REGEN) LIMITED**NOTES TO THE FINANCIAL STATEMENTS - continued**
For The Year Ended 30 September 2021**6. TANGIBLE FIXED ASSETS**

	Investment Property £'000
COST OR VALUATION	
At 1 October 2020	6,350
Additions	23
Revaluations	<u>(400)</u>
At 30 September 2021	<u>5,973</u>
NET BOOK VALUE	
At 30 September 2021	<u>5,973</u>
At 30 September 2020	<u>6,350</u>

The historical cost of the company's freehold property at the year end is £7.4m (2020: £7.4m).

The freehold and leasehold investment properties held by the group at 30 September 2021 were valued as at 30 September 2021. The portfolio was valued internally by our external valuer Knight Frank LLP. The valuations were undertaken in accordance with Red Book Principles and were conducted on the basis of market value.

The Directors' Valuation Panel of the company undertook a detailed valuation appraisal of all of the company's properties on a customer by customer basis. The Directors' Valuation Panel comprises of the following:

C G Oglesby, Chief Executive, Bruntwood Limited, qualified as a Chartered Surveyor in 1993 and has 32 years' experience in the property investment industry.

K J Crotty, Chief Financial Officer, Chartered Accountant, has 19 years' experience in the property investment industry.

Investment properties are valued by adopting the 'investment method' of valuation. This approach involves applying capitalisation yields to current and future rental streams net of income voids arising from vacancies or rent-free periods and associated running costs. These capitalisation yields and future rental values are based on comparable property and leasing transactions in the market using the valuers' professional judgement and market observation. Other factors taken into account in the valuations include the tenure of the property, tenancy details and ground and structural conditions.

7. DEBTORS

	2021 £'000	2020 £'000
Amounts falling due within one year:		
Trade debtors	156	105
Other debtors and prepayments	<u>92</u>	<u>65</u>
	<u>248</u>	<u>170</u>
Amounts falling due after more than one year:		
Other debtors	<u>236</u>	<u>214</u>
Aggregate amounts	<u>484</u>	<u>384</u>

BRUNTWOOD 2000 (NW REGEN) LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
For The Year Ended 30 September 2021

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£'000	£'000
Trade creditors	107	28
Amounts owed to group undertakings	6,952	7,343
VAT creditor	39	169
Other creditors	206	296
Accruals and deferred income	<u>348</u>	<u>287</u>
	<u><u>7,652</u></u>	<u><u>8,123</u></u>

Amounts owed to group undertakings are unsecured, interest free and repayable on demand.

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2021	2020
	£'000	£'000
Loans (see note 10)	<u>406</u>	<u>404</u>

10. LOANS

An analysis of the maturity of loans is given below:

	2021	2020
	£'000	£'000
Amounts falling due between two and five years:		
Intercompany loan maturing February 2025	414	414
Loan facility fees	<u>(8)</u>	<u>(10)</u>
	<u><u>406</u></u>	<u><u>404</u></u>

On 25 February 2020 Bruntwood Bond 2 plc issued £90.9m of unsecured retail bonds on the London Stock Exchange. The proceeds of which have been on-lent to Bruntwood Group subsidiaries with £0.4m allocated to this company (2020: £0.4m). Interest is payable at 6%

11. PROVISIONS FOR LIABILITIES

	2021	2020
	£'000	£'000
Deferred tax		
Capital allowances in excess of depreciation	505	368
Capital losses	<u>-</u>	<u>(4)</u>
	<u><u>505</u></u>	<u><u>364</u></u>

	Deferred tax
	£'000
Balance at 1 October 2020	364
Adjustment in respect of prior years	15
Current year charge/(credit)	5
Effect of change in tax rate	<u>121</u>
Balance at 30 September 2021	<u><u>505</u></u>

BRUNTWOOD 2000 (NW REGEN) LIMITED**NOTES TO THE FINANCIAL STATEMENTS - continued**
For The Year Ended 30 September 2021**12. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:		Nominal value:	2021 £	2020 £
Number:	Class:			
1	Ordinary	£1	<u>1</u>	<u>1</u>

The entity has one class of ordinary share with no right to fixed income.

13. OTHER FINANCIAL COMMITMENTS

At 30 September 2021 the future minimum lease payments receivable under non-cancellable operating leases are as follows;

	2021 £'000	2020 £'000
Leases which expire:		
Within 1 year	329	336
Between 1-5 years	669	526
After 5 years	<u>498</u>	<u>461</u>
	<u>1,496</u>	<u>1,323</u>

14. RELATED PARTY DISCLOSURES

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

There were no other related party transactions during the year (2020: none).

15. ULTIMATE CONTROLLING PARTY

Bruntwood Estates Holdings Limited is the intermediate parent company of the smallest group of which the company is a member and for which group financial statements are drawn up. Bruntwood Group Limited is the ultimate parent company of the largest group of which the company is a member and for which group financial statements are drawn up. Copies of the financial statements are available from the Registered Office, Union, Albert Square, Manchester, England, M2 6LW.

The ultimate controlling party is considered by the directors to be C G Oglesby, close members of his family and Oglesby family trusts.