

**B&Q PROPERTIES SOUTH SHIELDS LIMITED**

**REGISTERED NUMBER: 07156522**

**ANNUAL REPORT AND FINANCIAL STATEMENTS**

**FOR THE 52 WEEKS ENDED 1 FEBRUARY 2014**

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**B&Q PROPERTIES SOUTH SHIELDS LIMITED**

**ANNUAL REPORT AND FINANCIAL STATEMENTS**

**FOR THE 52 WEEKS ENDED 1 FEBRUARY 2014**

**CONTENTS**

**PAGES**

Company Information	1
Strategic Report	2 - 3
Directors' Report	4 - 5
Independent Auditor's Report	6
Profit and Loss Account	7
Balance Sheet	8
Notes to the Financial Statements	9 - 13

**B&Q PROPERTIES SOUTH SHIELDS LIMITED**

**COMPANY INFORMATION**

**FOR THE 52 WEEKS ENDED 1 FEBRUARY 2014**

**BOARD OF DIRECTORS**

C Mazaunc  
A Watters  
G Smith

**COMPANY SECRETARY**

S Clifton

**REGISTERED ADDRESS**

B&Q House  
Chestnut Avenue  
Chandlers Ford  
Eastleigh  
Hampshire  
SO53 3LE

**INDEPENDENT AUDITOR**

Deloitte LLP  
Chartered Accountants and Statutory Auditor  
Reading  
United Kingdom

## **B&Q PROPERTIES SOUTH SHIELDS LIMITED**

### **STRATEGIC REPORT**

#### **FOR THE 52 WEEKS ENDED 1 FEBRUARY 2014**

The directors, in preparing this Strategic Report, have complied with s414C of the Companies Act 2006

#### **BUSINESS REVIEW AND PRINCIPAL ACTIVITY**

The principal activity of the company is property investment

The profit on ordinary activities before taxation amounted to £87,707 (2013 loss of £168,682) and after taxation amounted to a profit of £67,393 (2013 loss of £176,301) No dividend has been paid or is proposed in respect of the period (2013 £nil)

#### **BUSINESS ENVIRONMENT**

The company operates in a very challenging environment and the current market remains uncertain, with low rental growth in the retail warehouse market and yields softening

#### **STRATEGY**

The strategy of the company is to hold, acquire, develop and invest in freehold retail property in the United Kingdom, primarily for occupation by the sister company, B&Q plc

#### **FUTURE OUTLOOK**

The property will continue to be held for investment and potential development purposes

#### **PRINCIPAL RISKS AND UNCERTAINTIES**

The key business risk affecting the company is set out below

##### **Value of the property portfolio**

The external property investment market affects the valuation of the property held by the company and adverse conditions can result in impairment in the carrying value of assets In order to mitigate this risk, the company is aware of the trends in the market and the company responds to changes as they arise

#### **KEY PERFORMANCE INDICATORS**

Given the relatively straightforward nature of the business, the company's directors are of the opinion that extensive analysis using KPIs is not necessary for an understanding of the development, performance or position of the business The main risks of the company are driven as a result of the performance of Kingfisher group and B&Q plc A fuller understanding of the main risks and KPIs of these companies can be found on pages 8-15 & 25-27 in the Kingfisher plc annual report and accounts, and on page 3-5 in the B&Q plc financial statements

The main KPIs used by this company are set out in the table below

	52 weeks ended 1 February 2014 £	53 weeks ended 2 February 2013 £
Operating profit before disposals and impairments	187,695	191,607
Capital expenditure	-	-

**B&Q PROPERTIES SOUTH SHIELDS LIMITED**

**STRATEGIC REPORT (continued)**

**FOR THE 52 WEEKS ENDED 1 FEBRUARY 2014**

**FINANCIAL RISK MANAGEMENT**

The company's operations expose it to a variety of financial risks, which include interest rate risk, credit risk and liquidity risk

As part of the Kingfisher plc group, the company's interest rate and liquidity risks are managed centrally by the group treasury department. The group treasury department has in place a risk management programme that seeks to limit the adverse effects on the financial performance of the company by monitoring levels of debt finance and related finance costs.

**Interest rate risk**

Interest rate risk arises from inter-company balances that bear interest at LIBOR plus a margin. The directors have reviewed the company's exposure to interest rates and have concluded that the risk is appropriate in relation to the financial results of the company.

**Liquidity risk**

Liquidity risk is the risk that cash may not be available to pay obligations when they fall due. This risk is managed centrally by the group treasury team. The directors are satisfied that the company is not subject to significant liquidity risk.

**Credit risk**

Credit risk is the risk that a counterparty will be unable to pay amounts when they fall due. The company has implemented policies that require appropriate credit checks for all third party debts. The exposure of the company to any individual counterparty (apart from B&Q) is assessed as low so the directors believe that the credit risk profile for the company is acceptable.

Approved by the Board of directors and signed on behalf of the Board by



S Clifton  
Company Secretary  
22 October 2014

## **B&Q PROPERTIES SOUTH SHIELDS LIMITED**

### **DIRECTORS' REPORT**

#### **FOR THE 52 WEEKS ENDED 1 FEBRUARY 2014**

The directors present their annual report and the audited financial statements for the 52 weeks ended 1 February 2014

#### **DIRECTORS**

The directors of the company at 1 February 2014 and throughout the period unless otherwise indicated were

R Brown (resigned 30 April 2014)  
C Mazauric  
P Grant (resigned 20 January 2014)  
A Walters (appointed 22 April 2014)  
G Smith (appointed 6 October 2014)

#### **DIRECTORS' RESPONSIBILITIES STATEMENT**

The directors are responsible for preparing the annual report and 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 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, 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.

#### **GOING CONCERN**

The directors continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies note to the financial statements.

**B&Q PROPERTIES SOUTH SHIELDS LIMITED**

**DIRECTORS' REPORT (continued)**

**FOR THE 52 WEEKS ENDED 1 FEBRUARY 2014**


**DISCLOSURE OF INFORMATION TO AUDITOR**

Each person who is a director at the date of approval of this report confirms that so far as he is aware, there is no relevant audit information of which the company's auditor is unaware, and each director has taken all the steps that he ought to have taken as a director 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 Section 418 of the Companies Act 2006.

**AUDITOR**

Deloitte LLP have expressed their willingness to continue in office as auditor and a resolution to reappoint them will be proposed at the forthcoming Annual General Meeting.

**BY ORDER OF THE BOARD**



S Clifton  
Company Secretary

22 October 2014

## **INDEPENDENT AUDITORS' REPORT TO THE MEMBER OF B&Q PROPERTIES SOUTH SHIELDS LIMITED**

We have audited the financial statements of B&Q Properties South Shields Limited for the 52 weeks ended 1 February 2014 which comprise the Profit and Loss Account, the Balance Sheet and the related notes 1 to 11. 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 member 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 member those matters we are required to state to it 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 member, for our audit work, for this report, or for the opinions we have formed.

### **Respective responsibilities of directors and auditor**

As explained more fully in the Directors' Responsibilities Statement, 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 annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. 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 1 February 2014 and of its profit for the 52 weeks 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.

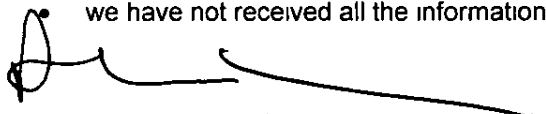
### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Strategic Report and the Directors' Report for the financial period 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.



Darren Longley FCA (Senior statutory auditor)  
for and on behalf of Deloitte LLP  
Chartered Accountants and Statutory Auditor  
Reading, United Kingdom

23 October 2014



**B&Q PROPERTIES SOUTH SHIELDS LIMITED****PROFIT AND LOSS ACCOUNT****FOR THE 52 WEEKS ENDED 1 FEBRUARY 2014**

	Notes	52 weeks ended 1 February 2014 £	53 weeks ended 2 February 2013 £
<b>TURNOVER</b>	1	203,441	207,353
Administrative expenses		(15,746)	(15,746)
Impairment of fixed assets		-	(184,254)
Reversal of impairment	5	15,746	-
<b>OPERATING PROFIT</b>	2	<u>203,441</u>	<u>7,353</u>
Interest payable and similar charges	3	(115,734)	(176,035)
<b>PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		<u>87,707</u>	<u>(168,682)</u>
Taxation on profit/(loss) on ordinary activities	4	(20,314)	(7,619)
<b>PROFIT/(LOSS) FOR THE FINANCIAL PERIOD</b>	9	<u>67,393</u>	<u>(176,301)</u>

All activities derive from continuing operations

The company has no recognised gains and losses other than those shown above and, accordingly, no separate statement of total recognised gains and losses is given

**B&Q PROPERTIES SOUTH SHIELDS LIMITED****BALANCE SHEET AS AT 1 FEBRUARY 2014**

	Notes	2014 £	2013 £
<b>FIXED ASSETS</b>			
Tangible assets	5	2,500,000	2,500,000
<b>CURRENT LIABILITIES</b>			
Creditors amounts falling due within one year	6	(2,986,679)	(3,054,072)
<b>NET LIABILITIES</b>		<u>(486,679)</u>	<u>(554,072)</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	7	1	1
Profit and loss account	8	(486,680)	(554,073)
<b>SHAREHOLDER'S DEFICIT</b>	9	<u>(486,679)</u>	<u>(554,072)</u>

The financial statements of B&Q Properties South Shields Limited (registered number 07156522) were approved by the Board of Directors and authorised for issue on 22 October 2014 and were signed on its behalf by



C Mazauro

DIRECTOR

# **B&Q PROPERTIES SOUTH SHIELDS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

### **FOR THE 52 WEEKS ENDED 1 FEBRUARY 2014**

#### **1 STATEMENT OF ACCOUNTING POLICIES**

The principal accounting policies are summarised below. They have been applied consistently throughout the current and preceding period.

##### **Accounting basis**

The financial statements of the company are made up to the nearest Saturday to 31 January.

The current financial period is 52 weeks ended 1 February 2014 ('the period' or '2014'). The comparative financial period is the 53 weeks ended 2 February 2013 ('the prior period' or '2013').

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

The company is exempt under FRS1 (Revised 1996) 'cash flow statements' from the requirement to publish a cash flow statement as it is a subsidiary undertaking where more than 90 per cent of the voting rights are controlled within the group and the consolidated financial statements in which it is included are publicly available.

##### **Going concern**

The company's business activities and principal risks, together with the factors likely to affect its future development, performance and position are set out in the Directors' Report. After considering the uncertain current economic outlook, the directors have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of the company to continue as a going concern and have reasonable expectations that the company will continue in operational existence for the foreseeable future. The directors of the company's ultimate parent company, Kingfisher plc, have provided a letter confirming their support in the continuing operations of the company. For this reason they continue to adopt the going concern basis of accounting in preparing these financial statements.

##### **Tangible fixed assets**

Tangible fixed assets are included in the Balance Sheet at cost, less accumulated depreciation and any provisions for impairment. The cost of tangible fixed assets is their purchase price, together with any incidental expenses of acquisition.

Depreciation of fixed assets is provided where it is necessary to reflect a reduction from book value to estimated residual value over the useful life of the assets to the company. Depreciation of fixed assets is calculated by the straight line method and the annual rates applicable to the principal categories are:

Freehold land	Not depreciated
Freehold buildings	1.25%

## **B&Q PROPERTIES SOUTH SHIELDS LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS (continued)**

#### **FOR THE 52 WEEKS ENDED 1 FEBRUARY 2014**

#### **1 STATEMENT OF ACCOUNTING POLICIES (continued)**

##### **Turnover**

Turnover is defined as rental income receivable net of rent payable and rental expenses. Rental income is derived from land and buildings and is recognised on a straight line basis over the term of the lease. All income is derived in the United Kingdom.

##### **Disposal of land and buildings**

Profits on disposal of land and buildings represent the difference between the net proceeds and the net carrying value at the date of sale. Disposals are accounted for when there is an unconditional exchange of contracts.

##### **Capital interest**

Interest on borrowings to finance property developments and the construction of properties held as fixed assets is capitalised from the date work starts on the development to practical completion. Interest is capitalised before any allowance for tax relief.

##### **Current taxation**

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

##### **Deferred taxation**

Provision is made for deferred taxation using the incremental provision approach and is measured on a non-discounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws substantively enacted at the balance sheet date. Deferred tax is recognised in respect of timing differences that have originated but not reversed by the balance sheet date subject to the following:

Deferred tax is not recognised on the revaluation of non-monetary assets such as property unless a binding sale agreement exists at the balance sheet date. Where rollover relief is available on an asset the deferred tax is in any case not recognised.

Deferred tax assets are recognised to the extent that they are regarded as recoverable. Assets are regarded as recoverable when it is 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 not recognised on permanent differences.

#### **2 OPERATING PROFIT**

	52 weeks ended 1 February 2014 £	53 weeks ended 2 February 2013 £
<b>Is stated after (crediting)/charging:</b>		
Rental income	(203,441)	(207,353)
Impairment of fixed assets	(15,746)	184,254
Depreciation		
- land and buildings	15,746	15,746

**B&Q PROPERTIES SOUTH SHIELDS LIMITED****NOTES TO THE FINANCIAL STATEMENTS (continued)****FOR THE 52 WEEKS ENDED 1 FEBRUARY 2014****2 OPERATING PROFIT (continued)**

None of the directors received any emoluments in respect of services to the company during the current or prior period. The directors are remunerated by another group company and are not recharged. There are no employees of the company other than the directors.

The cost of auditing the financial statements for the period was £751 (2013 £751). This has been borne by B&Q Properties Limited and has not been recharged.

**3 INTEREST PAYABLE AND SIMILAR CHARGES**

	52 weeks ended 1 February 2014 £	53 weeks ended 2 February 2013 £
<b>Interest payable:</b>		
To group companies	115,734	176,035

Interest is incurred at a rate of 4.068% (2013 5.941%)

**4 TAXATION ON PROFIT / (LOSS) ON ORDINARY ACTIVITIES**

	52 weeks ended 1 February 2014 £	53 weeks ended 2 February 2013 £
Taxation charge on the profit/(loss) of the ordinary activities of the company for the period		
UK Corporation tax at 23.17% (2013 24.33%)	20,314	7,619

**Factors affecting the tax charge for the period**

The tax charge for the period differs from the standard rate of corporation tax in the UK of 23.17% (2013 24.33%). The differences are explained below.

	52 weeks ended 1 February 2014 £	53 weeks ended 2 February 2013 £
Profit/(loss) on ordinary activities before tax	87,707	(168,682)
Profit/(loss) on ordinary activities multiplied by the standard rate of corporation tax in the UK of 23.17% (2013 24.33%)	20,322	(41,040)
Effect of		
Expenses not deductible for tax purposes	(8)	48,659
Total tax charge for period	20,314	7,619

Tax is paid by the parent company and charged through the inter company account.

**B&Q PROPERTIES SOUTH SHIELDS LIMITED****NOTES TO THE FINANCIAL STATEMENTS (continued)****FOR THE 52 WEEKS ENDED 1 FEBRUARY 2014****5 TANGIBLE FIXED ASSETS**

	<b>Freehold Land and Buildings £</b>
<b>COST</b>	
At 3 February 2013	<u>3,103,148</u>
<b>DEPRECIATION</b>	
At 3 February 2013	(603,148)
Charge for the period	(15,746)
Reversal of Impairment	15,746
At 1 February 2014	<u>(603,148)</u>
<b>NET BOOK VALUE</b>	
At 1 February 2014	<u>2,500,000</u>
At 2 February 2013	<u>2,500,000</u>

At 1 February 2014 a review of the carrying value of the assets was undertaken by the directors. As a consequence of this review, an impairment against the value of the properties was partially reversed. A corresponding credit was made to the Profit and Loss account.

**6 CREDITORS**

	<b>2014 £</b>	<b>2013 £</b>
<b>Amounts falling due within one year:</b>		
Corporation tax	20,314	7,619
Amounts owed to group undertakings	<u>2,966,365</u>	<u>3,046,453</u>
	<u>2,986,679</u>	<u>3,054,072</u>

Interest is paid on the intercompany balance at a rate of 4.068% (2013: 5.941%).

The amount owed to group undertakings has no fixed date of maturity, is repayable on demand and is unsecured.

**B&Q PROPERTIES SOUTH SHIELDS LIMITED****NOTES TO THE FINANCIAL STATEMENTS (continued)****FOR THE 52 WEEKS ENDED 1 FEBRUARY 2014****7 CALLED-UP SHARE CAPITAL**

	2014 Number and £	2013 Number and £
Called-up, allotted and fully paid: Ordinary shares of £1 each	<u>1</u>	<u>1</u>

**8 RESERVES**

	Profit and loss account £
At 3 February 2013	(554,073)
Profit for the period	67,393
At 1 February 2014	<u>(486,680)</u>

**9 RECONCILIATION OF MOVEMENT IN SHAREHOLDER'S DEFICIT**

	2014 £	2013 £
Opening shareholder's deficit	(554,072)	(377,771)
Profit/(loss) for the period	67,393	(176,301)
Closing shareholder's deficit	<u>(486,679)</u>	<u>(554,072)</u>

**10 RELATED PARTY TRANSACTIONS**

The company is exempt under the terms of Financial Reporting Standard 8 from disclosing related party transactions with entities that are part of the Kingfisher plc group or investees of the Kingfisher plc group

**11 ULTIMATE HOLDING COMPANY**

The company's immediate parent undertaking is B&Q Properties Limited

The ultimate parent undertaking and controlling party is Kingfisher plc, a company registered in England and Wales. The largest and smallest group preparing consolidated financial statements of which B&Q Properties Limited is a member is Kingfisher plc. The Annual Report and Accounts of Kingfisher plc may be obtained from the Company Secretary, Kingfisher plc, 3 Sheldon Square, Paddington, London W2 6PX