

Liverton Business Park 2012 Limited

Annual Report and Financial Statements Year Ended 31 March 2019

Registration number: 08144197



Liverton Business Park 2012 Limited

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Liverton Business Park 2012 Limited

Company Information

Directors Mr J C Varley OBE TD
 Mr D J Cobb
 Mr S L Rix

Company secretary Mr G E Vanstone

Registered office Centenary House
 Peninsula Park
 Rydon Lane
 Exeter
 EX2 7XE

Auditors PKF Francis Clark
 Statutory Auditor
 Centenary House
 Peninsula Park
 Rydon Lane
 Exeter
 EX2 7XE

Liverton Business Park 2012 Limited

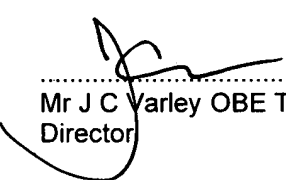
Balance Sheet

31 March 2019

	Note	2019 £	2018 £
Fixed assets			
Investment property	4	15,385,000	15,370,000
Current assets			
Debtors	5	490,938	367,814
Cash at bank and in hand		<u>284,487</u>	<u>364,690</u>
		775,425	732,504
Creditors: Amounts falling due within one year	6	<u>(1,154,405)</u>	<u>(1,204,860)</u>
Net current liabilities		<u>(378,980)</u>	<u>(472,356)</u>
Total assets less current liabilities		15,006,020	14,897,644
Creditors: Amounts falling due after more than one year	6	(4,593,750)	(4,968,750)
Provisions for liabilities		<u>(170,000)</u>	<u>(155,000)</u>
Net assets		<u>10,242,270</u>	<u>9,773,894</u>
Capital and reserves			
Called up share capital		1,055,789	1,055,789
Share premium reserve		4,297,465	4,297,465
Profit and loss account		<u>4,889,016</u>	<u>4,420,640</u>
Total equity		<u>10,242,270</u>	<u>9,773,894</u>

These financial statements have been prepared and delivered in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 02/07/19 and signed on its behalf by:


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Mr J C Varley OBE TD
Director

Company Registration Number: 08144197

Liverton Business Park 2012 Limited

Notes to the Financial Statements

Year Ended 31 March 2019

1 General information

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

Centenary House
Peninsula Park
Rydon Lane
Exeter
EX2 7XE

The principal place of business is:

The Rolle Estate Office
Bicton Arena
East Budleigh
Budleigh Salterton
EX9 7BL

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' - including Section 1A, and the Companies Act 2006. There are no material departures from FRS 102.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The functional currency of Liverton Business Park 2012 Limited is considered pounds sterling because it is the currency of the primary economic environment in which the company operates.

Revenue recognition

Turnover, which is stated net of value added tax, comprises revenue recognised by the company in respect of rental and ancillary income due for the accounting period. Turnover is recognised on a straight line basis over the term of the lease.

Incentives in the form of rent-free periods are spread on a straight line basis over the period of the lease term.

Liverton Business Park 2012 Limited

Notes to the Financial Statements

Year Ended 31 March 2019

2 Accounting policies (continued)

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by qualified internal valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Tax

Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current corporation 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 operated and generates taxable income.

Deferred tax is recognised on all timing differences at the balance sheet date unless indicated below. Timing differences are differences between taxable profits and the results stated in the profit and loss account and other comprehensive income. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date and, where appropriate, indexation allowance.

Liverton Business Park 2012 Limited

Notes to the Financial Statements

Year Ended 31 March 2019

2 Accounting policies (continued)

Financial instruments

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument and derecognised when in the case of assets, the contractual rights to cash flows from the assets expire or substantially all the risks and rewards of ownership are transferred to another party, or in the case of liabilities, when the company's obligations are discharged, expire or are cancelled.

The company holds the following financial instruments:

- Short term trade and other debtors and creditors;
- Bank loans; and
- Derivatives.

Financial instruments excluding derivatives are classified as basic.

Basic financial assets comprise short term trade and other debtors and cash and bank balances. Basic financial liabilities comprise short term other creditors and bank loans.

Trade and other debtors and creditors are initially measured at transaction price, including transaction costs, and are subsequently carried at the undiscounted amount of the cash or other consideration expected to be paid or received, after taking account of impairment adjustments.

Bank loans are initially measured at transaction price, including transaction costs, and are subsequently carried at amortised cost using the effective interest method.

Interest rate swap derivatives are not basic financial instruments.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss, unless hedge accounting is applied. The company currently has no derivatives that are designated for hedge accounting.

Liverton Business Park 2012 Limited

Notes to the Financial Statements

Year Ended 31 March 2019

3 Taxation

Tax charged/(credited) in the profit and loss account

	2019 £	2018 £
Current taxation		
UK corporation tax	110,845	116,654
Deferred taxation		
Arising from origination and reversal of timing differences	15,000	14,000
Tax expense	<u>125,845</u>	<u>130,654</u>

4 Investment properties

	2019 £
At 1 April 2018	15,370,000
Fair value adjustments through profit and loss	<u>15,000</u>
At 31 March 2019	<u>15,385,000</u>

5 Debtors

	2019 £	2018 £
Trade debtors	14,590	11,558
Other debtors	463,556	346,967
Prepayments	<u>12,792</u>	<u>9,289</u>
	<u>490,938</u>	<u>367,814</u>

Liverton Business Park 2012 Limited

Notes to the Financial Statements

Year Ended 31 March 2019

6 Creditors

Creditors: amounts falling due within one year

	Note	2019 £	2018 £
Due within one year			
Loans and borrowings	8	375,000	375,000
Trade creditors		13,350	7,200
VAT creditor		33,780	39,084
Accruals and deferred income		426,351	476,906
Corporation tax		111,000	117,000
Derivative financial instruments		194,924	189,670
		<u>1,154,405</u>	<u>1,204,860</u>

Due after one year

Loans and borrowings	8	<u>4,593,750</u>	<u>4,968,750</u>
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Creditors: amounts falling due after more than one year

	Note	2019 £	2018 £
Due after one year			
Loans and borrowings	8	<u>4,593,750</u>	<u>4,968,750</u>

7 Share capital

Allotted, called up and fully paid shares

	No.	2019 £	No.	2018 £
Ordinary shares of £0.01 each	<u>105,578,900</u>	<u>1,055,789.00</u>	<u>105,578,900</u>	<u>1,055,789.00</u>

Liverton Business Park 2012 Limited

Notes to the Financial Statements

Year Ended 31 March 2019

8 Loans and borrowings

	2019 £	2018 £
Loans and borrowings due after one year		
Bank borrowings	<u>4,593,750</u>	<u>4,968,750</u>

	2019 £	2018 £
Current loans and borrowings		
Bank borrowings	<u>375,000</u>	<u>375,000</u>

Bank borrowings

Bank borrowings are secured by a fixed charge over the investment properties held by the company and a floating charge over its other property, rights and assets.

9 Financial instruments

Categorisation of financial instruments

	2019 £	2018 £
Financial liabilities measured at fair value through profit or loss	<u>194,924</u>	<u>189,670</u>
	<u>194,924</u>	<u>189,670</u>

Derivative financial instruments - interest rate swap

The company has entered into an interest swap to receive interest at three month LIBOR and pay interest at a fixed 2.16%. The swap is based on the outstanding principal amount of the company's bank loan, and matures in 2023 on the same date as the loan.

The instrument is used to hedge the company's exposure to interest rate movements on the bank loans. The hedging arrangements fixes the total interest payable on the bank loan to 4.9%. The fair value of the interest rate swap is £194,924 (2018: £189,670).

Cash flows on both the loan and the interest rate swap are paid quarterly. During 2019, a loss of £5,254 (2018: profit of £180,761) was recognised through profit and loss for changes in the fair value of the interest rate swap.

10 Audit report

The Independent Auditors' Report was unqualified. The name of the Senior Statutory Auditor who signed the audit report was Stephanie Henshaw, who signed for and on behalf of PKF Francis Clark. on 10 July 2019.