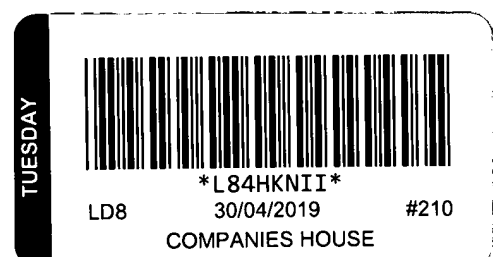


Company Registration No. 08565886 (England and Wales)

THAT BOURNEMOUTH CAR PARK LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2018
PAGES FOR FILING WITH REGISTRAR



THAT BOURNEMOUTH CAR PARK LIMITED

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THAT BOURNEMOUTH CAR PARK LIMITED

BALANCE SHEET

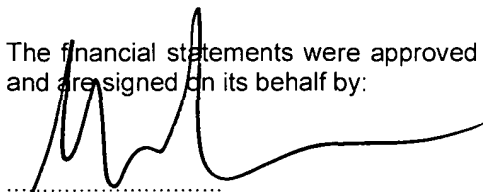
AS AT 31 JULY 2018

	Notes	2018 £	£	2017 £	£
Fixed assets					
Intangible assets	5		15,043		-
Tangible assets	6		2,612,600		2,700,781
Current assets					
Debtors	7	267,024		103,944	
Cash at bank and in hand		143,627		112,262	
		<u>410,651</u>		<u>216,206</u>	
Creditors: amounts falling due within one year	8	(73,605)		(110,248)	
Net current assets			337,046		105,958
Total assets less current liabilities			2,964,689		2,806,739
Creditors: amounts falling due after more than one year	9	(2,768,260)		(2,831,202)	
Net assets/(liabilities)			<u>196,429</u>		<u>(24,463)</u>
Capital and reserves					
Called up share capital	10		1		1
Profit and loss reserves			196,428		(24,464)
Total equity			<u>196,429</u>		<u>(24,463)</u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors and authorised for issue on 23-4-19 and are signed on its behalf by:



S A Brown
Director

Company Registration No. 08565886

THAT BOURNEMOUTH CAR PARK LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 JULY 2018

	Share capital	Profit and loss reserves	Total
	£	£	£
Balance at 1 August 2016	1	(134,414)	(134,413)
Year ended 31 July 2017:			
Profit and total comprehensive income for the year	-	109,950	109,950
	<hr/>	<hr/>	<hr/>
Balance at 31 July 2017	1	(24,464)	(24,463)
Year ended 31 July 2018:			
Profit and total comprehensive income for the year	-	220,892	220,892
	<hr/>	<hr/>	<hr/>
Balance at 31 July 2018	1	196,428	196,429
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

THAT BOURNEMOUTH CAR PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JULY 2018

1 Accounting policies

Company information

That Bournemouth Car Park Limited is a private company limited by shares incorporated in England and Wales. The registered office is 6a St Pancras Way, London, NW1 0TB and the place of business is Terrace Road, Bournemouth, Dorset, BH2 5EL.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest pound.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

The directors consider the going concern basis appropriate due to the continuing support of the parent company and assurance that intercompany loans will not be called upon until there are sufficient funds to repay. This assessment has been made for a period of twelve months from the date of approving these financial statements.

1.3 Turnover

Turnover represents amounts receivable for services net of VAT and trade discounts and is recognised at the date of service provided.

1.4 Intangible fixed assets

Intangible assets are recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses.

Amortisation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Intangible assets	12 years straight line
-------------------	------------------------

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost. Cost includes directly attributable finance costs incurred during the construction of new buildings.

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Long leasehold property	125 years straight line
Plant and machinery	5-10 years straight line

1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss.

THAT BOURNEMOUTH CAR PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2018

1 Accounting policies

(Continued)

1.7 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand and deposits held at call with banks.

1.8 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Basic financial assets

Basic financial assets, which include debtors, amounts owed by group undertakings and cash and bank balances, are initially measured at transaction price. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and advances from fellow group companies, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

1.9 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs.

1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits in the next twelve months.

THAT BOURNEMOUTH CAR PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2018

2 Judgements 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 about the carrying amount of assets and liabilities that are not readily apparent from other sources. 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Depreciation

Due to the significant of the depreciation charged in the financial statements, the directors consider this to be a crucial accounting estimate. The expected useful life of all fixed asset categories are reviewed annually by management based on industry experience and are considered reasonable.

Loan interest

The company has incurred interest payable in relation to interest disbursed by other group companies. The apportionment of this interest is based on management's estimate to reasonably reflect the level of specific inter group indebtedness of the debt facilities in place.

3 Exceptional item

An over accrual for rates of £98,825 has been released in the year, following independent advice and settlement.

4 Employees

The average monthly number of persons (including directors) employed by the company during the year was 4 (2017 - 3).

THAT BOURNEMOUTH CAR PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2018

5 Intangible fixed assets

	Intangible assets £
Cost	
At 1 August 2017	-
Additions	19,341
	<hr/>
At 31 July 2018	19,341
	<hr/>
Amortisation and impairment	
At 1 August 2017	-
Amortisation charged for the year	4,298
	<hr/>
At 31 July 2018	4,298
	<hr/>
Carrying amount	
At 31 July 2018	15,043
	<hr/> <hr/>
At 31 July 2017	-
	<hr/> <hr/>

Intangible assets are in respect of long term insurance cover, in connection with the tangible fixed assets of the company, The asset is accounted for separately as this is considered to be material component.

6 Tangible fixed assets

	Land and buildings £	Plant and machinery etc £	Total £
Cost			
At 1 August 2017	2,215,150	688,770	2,903,920
Additions	-	5,643	5,643
	<hr/>	<hr/>	<hr/>
At 31 July 2018	2,215,150	694,413	2,909,563
	<hr/>	<hr/>	<hr/>
Depreciation and impairment			
At 1 August 2017	47,825	155,315	203,140
Depreciation charged in the year	17,722	76,101	93,823
	<hr/>	<hr/>	<hr/>
At 31 July 2018	65,547	231,416	296,963
	<hr/>	<hr/>	<hr/>
Carrying amount			
At 31 July 2018	2,149,603	462,997	2,612,600
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
At 31 July 2017	2,167,325	533,456	2,700,781
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Included within land and buildings are capitalised finance costs of £110,676 (2017 - £110,676).

THAT BOURNEMOUTH CAR PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2018

7 Debtors	2018	2017
	£	£
Amounts falling due within one year:		
Trade debtors	42,316	44,260
Amounts owed by group undertakings	198,024	47,794
Other debtors	26,684	11,890
	<u>267,024</u>	<u>103,944</u>
8 Creditors: amounts falling due within one year	2018	2017
	£	£
Trade creditors	15,381	8,176
Other taxation and social security	12,060	14,215
Other creditors	46,164	87,857
	<u>73,605</u>	<u>110,248</u>
9 Creditors: amounts falling due after more than one year	2018	2017
	£	£
Amounts due to group undertakings	2,768,260	2,831,202
	<u></u>	<u></u>
10 Called up share capital	2018	2017
	£	£
Ordinary share capital		
Issued and fully paid		
100 Ordinary shares of 1p each	1	1
	<u>1</u>	<u>1</u>

11 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Roslyn McFarlane.

The auditor was Haines Watts Farnborough LLP.

THAT BOURNEMOUTH CAR PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2018

12 Financial commitments, guarantees and contingent liabilities

A legal charge dated 20 March 2015 secures all freehold and leasehold land comprised in the lease of 31 January 2015 in favour of RBS. RBS borrowings are also secured by a fixed and floating charge dated 30 December 2013 over the assets of the company.

There is a composite guarantee dated 30 December 2013 in favour of RBS between That Bournemouth Company Limited, That Bournemouth H1 Limited, That Bournemouth H2 Limited, That Bournemouth H3 Limited, That Bournemouth Car Park Limited, That Bournemouth Little Hotel Limited, That Bournemouth Big Hotel Limited, That Bournemouth Penthouses Limited and That Bournemouth Apartments Limited, with unlimited security.

13 Parent company

The Immediate parent company is That Bournemouth H2 Limited, a company whose registered office is 6a St Pancras Way, London, NW1 0TB.

At the year end, the ultimate parent company, which is also the parent for the largest and smallest group of undertakings for which the group financial statements are drawn up for and of which the company is a member is That Bournemouth Company Limited, a company whose registered office is 6a St Pancras Way, London, NW1 0TB. Copies of the consolidated financial statements can be obtained from Companies House, Crown Way, Cardiff, CF14 3UZ.

14 Related party transactions

The company has taken advantage of the exemption available in FRS102 whereby it has not disclosed transactions with the parent company or any wholly owned subsidiary undertaking of the group.

Included in creditors due within one year is £36,850 (2017 - £433) owed to That Topco Limited, a company under common control. Included in administrative expenses is £36,850 (2017 - £7,685) in respect of management charges from That Topco Limited.