

Company Registration No. 8821214 (England and Wales)

**LR (DURHAM) LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2016**

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# LR (DURHAM) LIMITED

## COMPANY INFORMATION

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<b>Director</b>	Mr R N Luck
<b>Secretary</b>	Mr R N Luck
<b>Company number</b>	8821214
<b>Registered office</b>	Quadrant House, Floor 6 4 Thomas More Square London E1W 1YW
<b>Independent Auditors</b>	PricewaterhouseCoopers LLP 1 Embankment Place London WC2N 6RH

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# **LR (DURHAM) LIMITED**

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# **LR (DURHAM) LIMITED**

## **STRATEGIC REPORT**

### **FOR THE YEAR ENDED 30 SEPTEMBER 2016**

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The director presents the strategic report for the year ended 30 September 2016.

#### **Principal activities, review of the business and future developments**

The company acts as a commercial property investment company. It made a profit of £4.5m for the year ended 30 September 2016 (2015: £0.3m) and had net assets of £5.7m for the year end (2015: £1.6m).

The company was previously funded by an inter-company loan from fellow group undertaking London and Regional Properties Limited ("LRP"). In December 2015 the company refinanced part of the LRP loan with a long-term loan of £11.5m from Santander. The loan is repayable over a term of five years ending October 2020. In the meantime LRP has indicated that it will not demand repayment of its loan to the company.

The director considers the financial position and future prospects at 30 September 2016 to be satisfactory.

#### **Principal risks and uncertainties**

The key business risks and uncertainties affecting the company are considered to relate to the fact that the company operates within a highly competitive market place. The directors of the group have reviewed the group's exposure to credit risk, liquidity risk and cashflow risk. These risks and uncertainties are discussed in the company's ultimate parent's group annual report which does not form part of this report.

#### **Financial risk management**

The company's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the group's policies approved by the board of directors. Further discussion of the financial risk management objectives and policies, in the context of the group as a whole, are discussed in the company's ultimate parent's group annual report which does not form part of this report. The Group does not use derivative financial instruments for speculative purposes.

#### **Key performance indicators**

LR (Durham) Limited is managed by the director in accordance with the strategies of its ultimate parent company, Loopsign Limited. For this reason, the director believes that further key performance indicators for the company are not necessary or appropriate for an understanding of the development, performance or position of the business. These strategies and key performance indicators are discussed in the company's ultimate parent's group annual report which does not form part of this report.

#### **Going concern**

The company is currently funded by a bank loan repayable in October 2020 and an inter-company loan from fellow group undertaking London and Regional Properties Limited ("LRP"). LRP has indicated that it will not demand repayment of its loan to the company within the next year. Therefore, the director considers that the company is a going concern.

By order of the board



Mr R N Luck  
**Secretary**  
31 March 2017

# **LR (DURHAM) LIMITED**

## **DIRECTOR'S REPORT**

**FOR THE YEAR ENDED 30 SEPTEMBER 2016**

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The director presents his annual report and audited financial statements for the year ended 30 September 2016.

### **Director**

The director who held office during the year and up to the date of signature of the financial statements was as follows:

Mr R N Luck

### **Results and dividends**

The results for the year are set out on page 6.

The director does not recommend the payment of a dividend (2015: none).

The business review, financial risk management and going concern are included in the strategic report.

### **Qualifying third party indemnity provisions**

The company has made qualifying third party indemnity provisions for the benefit of its director during the year. These provisions remain in force at the reporting date.

### **Independent Auditors**

The Independent Auditors, PricewaterhouseCoopers LLP, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

### **Statement of disclosure to Independent Auditors**

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the director has taken all the necessary steps that he ought to have taken as director in order to make himself aware of all relevant audit information and to establish that the company's auditors are aware of that information.

By order of the board



Mr R N Luck

**Secretary**

31 March 2017

# **LR (DURHAM) LIMITED**

## **DIRECTOR'S RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 30 SEPTEMBER 2016**

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The director is responsible for preparing the Strategic Report, Director's Report and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). Under company law the director must not approve the financial statements unless he is 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 director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards, including FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- notify its shareholders in writing about the use of disclosure exemptions, if any, of FRS 102 used in the preparation of financial statements.

The director is 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 him to ensure that the financial statements comply with the Companies Act 2006. He is 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.

By order of the board



Mr R N Luck  
**Secretary**  
31 March 2017

# **LR (DURHAM) LIMITED**

## **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LR (DURHAM) LIMITED**

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### **Report on the financial statements**

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#### **Our opinion**

In our opinion, LR (Durham) Limited's financial statements (the "financial statements"):

- give a true and fair view of the state of the company's affairs as at 30 September 2016 and of its profit for the year 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.
- 

#### **What we have audited**

The financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), comprise:

- Balance sheet as at 30 September 2016;
- Statement of comprehensive income for the year then ended;
- Statement of changes in equity for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law (United Kingdom Generally Accepted Accounting Practice).

In applying the financial reporting framework, the director has made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, he has made assumptions and considered future events.

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

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In our opinion, the information given in the Strategic Report and the Director's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

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### **Other matters on which we are required to report by exception**

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#### **Adequacy of accounting records and information and explanations received**

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- 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.

We have no exceptions to report arising from this responsibility.

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#### **Director's remuneration**

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of director's remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

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### **Responsibilities for the financial statements and the audit**

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#### **Our responsibilities and those of the director**

As explained more fully in the Director's Responsibilities Statement set out on page 3, the director is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

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# LR (DURHAM) LIMITED

## INDEPENDENT AUDITORS' REPORT (CONTINUED) TO THE MEMBERS OF LR (DURHAM) LIMITED

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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) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

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### What an audit of financial statements involves

We conducted our audit in accordance with ISAs (UK & Ireland). 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 director; and
- the overall presentation of the financial statements.

We primarily focus our work in these areas by assessing the director's judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

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.



Deshan Karunaratne (Senior Statutory Auditor)  
for and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
London

31 March 2017



# LR (DURHAM) LIMITED

## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 SEPTEMBER 2016

	Notes	2016 £	2015 £
Turnover	3	1,185,051	1,188,275
Cost of sales		-	(6,857)
<b>Gross profit</b>		<b>1,185,051</b>	<b>1,181,418</b>
Administrative expenses		(38,433)	(38,325)
Fair value gains and losses on investment properties		4,500,000	(500,000)
<b>Operating profit</b>	<b>4</b>	<b>5,646,618</b>	<b>643,093</b>
Interest receivable and similar income	6	6	-
Interest payable and similar charges	7	(452,602)	(431,250)
<b>Profit on ordinary activities before taxation</b>		<b>5,194,022</b>	<b>211,843</b>
Tax on profit on ordinary activities	8	(722,000)	60,000
<b>Profit for the financial year</b>		<b>4,472,022</b>	<b>271,843</b>
<b>Other comprehensive (expense)/income</b>			
Cash flow hedges - change in value of hedging instruments		(478,022)	-
Tax relating to other comprehensive expense		90,824	-
<b>Total comprehensive income for the year</b>		<b>4,084,824</b>	<b>271,843</b>

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations.

# LR (DURHAM) LIMITED

## BALANCE SHEET

AS AT 30 SEPTEMBER 2016

	Notes	2016 £	£	2015 £	£
<b>Fixed assets</b>					
Investment properties	9	22,400,000		17,900,000	
<b>Current assets</b>					
Debtors	10	90,825		355,767	
Cash at bank and in hand		6		-	
		90,831		355,767	
<b>Creditors: amounts falling due within one year</b>	11	(5,017,104)		(16,625,592)	
<b>Net current liabilities</b>		(4,926,273)		(16,269,825)	
<b>Total assets less current liabilities</b>		17,473,727		1,630,175	
<b>Creditors: amounts falling due after more than one year</b>	12	(11,036,728)		-	
<b>Provisions for liabilities</b>	14	(722,000)		-	
<b>Net assets</b>		5,714,999		1,630,175	
<b>Capital and reserves</b>					
Called up share capital	16	1		1	
Hedging reserve		(387,198)		-	
Retained earnings		6,102,196		1,630,174	
<b>Total equity</b>		5,714,999		1,630,175	

The financial statements were approved and signed by the director and authorised for issue on 31 March 2017



Mr R N Luck  
Director

Company Registration No. 8821214

# LR (DURHAM) LIMITED

## STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 SEPTEMBER 2016

	Called up share capital	Revaluation reserve	Hedging reserve	Retained earnings	Total
	£	£	£	£	£
<b>Balance at 1 October 2014</b>	1	670,558	-	747,773	1,418,332
Effect of transition to FRS 102	-	(670,558)	-	610,558	(60,000)
<b>Balance at 1 October 2014</b>	1	-	-	1,358,331	1,358,332
Profit and total comprehensive income for the financial year	-	-	-	271,843	271,843
<b>Balance at 30 September 2015</b>	1	-	-	1,630,174	1,630,175
Profit for the year	-	-	-	4,472,022	4,472,022
<i>Other comprehensive (expense)/ income:</i>					
Cash flow hedges - change in value of hedging instruments	-	-	(478,022)	-	(478,022)
Tax relating to other comprehensive income	-	-	90,824	-	90,824
Total comprehensive income for the year	-	-	(387,198)	4,472,022	4,084,824
<b>Balance at 30 September 2016</b>	1	-	(387,198)	6,102,196	5,714,999

Included within retained earnings is an amount of £3,948,558 (2015: £170,558) relating to investment property revaluations and associated deferred tax which is non-distributable.

# **LR (DURHAM) LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2016**

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### **1 Accounting policies**

#### **General information**

LR (Durham) Limited is a company limited by shares incorporated in England and Wales. The registered office is Quadrant House, Floor 6, 4 Thomas More Square, London, E1W 1YW.

#### **1.1 Statement of compliance**

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.

#### **1.2 Basis of preparation and summary of significant accounting policies**

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

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 £.

These financial statements for the year ended 30 September 2016 are the first financial statements of LR (Durham) Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 October 2014. An explanation of how transition to FRS 102 has affected the reported financial position and financial performance is given in note 19.

#### **1.3 Exemptions for qualifying entities under FRS 102**

FRS 102 allows a qualifying entity certain disclosure exemption if certain conditions have been complied with, including notification of and no objection to, the use of exemptions by the company's shareholders. A qualifying entity is defined as a member of a group that prepares publicly available financial statements, which give a true and fair view, in which that member is consolidated. The company is a qualifying entity as its results are consolidated into the financial statements of Loopsign Limited which are publicly available.

As a qualifying entity, the company has taken advantage of the following exemptions:

- from the requirement to prepare a statement of cash flows as required by paragraph 3.17 (d) of FRS 102; and
- from the requirement to present financial instruments disclosures, as required by FRS 102 paragraphs 11.39 to 11.48A, paragraph 12.26 and 12.29.

#### **1.4 Going concern**

The company is currently funded by a bank loan repayable in October 2020 and an inter-company loan from fellow group undertaking London and Regional Properties Limited ("LRP"). LRP has indicated that it will not demand repayment of its loan to the company within the next year. Therefore, the director considers that the company is a going concern.

#### **1.5 Turnover**

Turnover represents rental income, net of value added tax, which is recognised over the term of the lease on a straight-line basis.

#### **Deferred income**

Income from properties is allocated in the year to which it relates, with payments received in advance held as deferred income and credited to the statement of comprehensive income when earned.

# LR (DURHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

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### 1 Accounting policies

(Continued)

#### 1.6 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as the reporting end date. The surplus or deficit on revaluation is recognised in the profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible assets.

#### 1.7 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.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### **Other financial assets**

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publically traded and whose fair values cannot be measured reliably are measured at cost less impairment.

##### **Impairment of financial assets**

Financial assets, other than those held at fair value through profit or loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

# LR (DURHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

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### 1 Accounting policies

(Continued)

#### ***Derecognition of financial assets***

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

#### ***Classification of financial liabilities***

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.

#### ***Basic financial liabilities***

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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 receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

#### ***Other financial liabilities***

Derivatives, including interest rate swaps and forward foreign exchange contracts, 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 in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

#### ***Derecognition of financial liabilities***

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

# LR (DURHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

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### 1 Accounting policies

(Continued)

#### 1.8 Hedge accounting

The company applies hedge accounting for transactions entered into to manage the cash flow exposures of borrowings. Interest rate swaps are held to manage the interest rate exposures and are designated as cash flow hedges of floating rate borrowings.

At the inception of the hedge relationship, the company documents the relationship between the hedging instrument and the hedged item along with risk management objectives and strategy for undertaking various hedge transactions. At the inception of the hedge and on an ongoing basis, the company documents whether the hedging instrument is highly effective in offsetting changes in fair values or cash flows of the hedged item.

##### Cash flow hedges

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges is recognised in other comprehensive income.

The gain or loss relating to the ineffective portion is recognised immediately in profit or loss, and is included in the 'other gains and losses' line in this item.

The gain or loss recognised in other comprehensive income is reclassified to profit or loss when the hedge relationship ends. Hedge accounting is discontinued when the hedging instrument expires, no longer meets the hedging criteria, the forecast transaction is no longer highly probable, the hedged debt instrument is derecognised or the hedging instrument is terminated.

#### 1.9 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

#### 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. Taxable profit differs from net profit as reported in the statement of comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. 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. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited to the statement of comprehensive income, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

# LR (DURHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

### 2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the director is 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.

#### **Key sources of estimation uncertainty**

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

#### ***Recoverability of debtors***

The company makes an estimate of the recoverable value of its trade debtors. When carrying out the assessment the director considers factors including the aging profile of the debtors, historic experience and performance of debtors' business.

#### ***Valuation of investment properties***

Investment properties are professionally valued annually using a yield methodology. This uses market rental values capitalised at a market capitalisation rate but there is an inevitable degree of judgement involved in that each property is unique and value can only ultimately be reliably tested in the market itself.

### 3 Turnover

An analysis of the company's turnover is as follows:

	2016 £	2015 £
<b>Net rental income</b>		
Rental income	1,185,051	1,181,418
Recoverable property expenses	-	6,857
Turnover	1,185,051	1,188,275
Recoverable property expenses	-	(6,857)
Property outgoings	-	(6,857)
Net rental income	1,185,051	1,181,418



# LR (DURHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

### 4 Operating profit

	2016 £	2015 £
Operating profit for the year is stated after charging:		
Fees payable to the company's auditors for the audit of the company's financial statements	-	-

Auditors' remuneration has been borne by London and Regional Properties Limited.

### 5 Director's remuneration

The director did not receive any emoluments in respect of his services to the company (2015: £nil). The company has no employees other than the director (2015: none).

The above details of director's emoluments do not include the emoluments which are paid by a fellow subsidiary and recharged to the company as part of a management charge. This management charge, which in 2016 amounted to £35,552 (2015: £35,443), also includes a recharge of administration costs borne by the fellow subsidiary on behalf of the company and it is not possible to identify separately the amount of the director's emoluments. Mr Luck is an employee of a fellow subsidiary and the total emoluments of Mr Luck are included in the aggregate of employee wages and salaries included in the financial statements of the ultimate parent company.

### 6 Interest receivable and similar income

	2016 £	2015 £
Interest on bank deposits	6	-

### 7 Interest payable and similar charges

	2016 £	2015 £
Interest on bank overdrafts and loans	329,893	-
Interest payable to group undertakings	96,884	431,250
Amortisation of loan fees	25,825	-
	452,602	431,250

### 8 Tax on profit on ordinary activities

	2016 £	2015 £
<b>Deferred tax</b>		
Origination and reversal of timing differences	722,000	(60,000)

#### Factors affecting tax charge for the year

From 1 April 2015 the rate of corporation tax has reduced from 21% to 20%, giving a blended average rate for the comparative year of 20.5%.

# LR (DURHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

### 8 Tax on profit on ordinary activities

(Continued)

The charge for the year can be reconciled to the profit per the statement of comprehensive income as follows:

	2016 £	2015 £
Profit on ordinary activities before taxation	5,194,022	211,843
Expected tax charge based on the standard rate of corporation tax in the UK of 20.00% (2015: 20.50%)	1,038,804	43,428
Tax effect of expenses that are not deductible in determining taxable profit	(900,000)	102,500
Utilisation of tax losses	(138,804)	(145,928)
Arising on investment properties	722,000	(60,000)
Tax expense/(credit) for the year	722,000	(60,000)

In addition to the amount charged to the profit and loss account, the following amounts relating to tax have been recognised directly in other comprehensive income:

	2016 £	2015 £
Deferred tax arising on:		
Revaluation of financial instruments treated as cash flow hedges	(90,824)	-

The corporation tax charge for the year has been reduced by £138,804 (2015: £145,928) because of losses surrendered by fellow subsidiary undertakings. No payment for this surrender will be made by the company.

#### Factors that may affect future tax charges

With effect from 1 April 2017 and 1 April 2020, the UK corporation tax rate will be reduced to 19% and 17% respectively. These changes, which were announced in March 2015 budget and affirmed in March 2016 budget, will have no significant impact on these financial statements.

### 9 Investment properties

	2016 £
Fair value	
At 1 October 2015	17,900,000
Net gains or losses through fair value adjustments	4,500,000
At 30 September 2016	22,400,000

# LR (DURHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

### 9 Investment properties

(Continued)

The investment property was valued by the director after taking independent advice from a professional valuer on an open market value basis at 30 September 2016. The valuation has been made in accordance with the Appraisal and Valuation Manual of the Royal Institution of Chartered Surveyors in the United Kingdom.

### 10 Debtors

	2016 £	2015 £
<b>Amounts falling due within one year:</b>		
Trade debtors	-	355,766
Amounts due from fellow group undertakings	1	1
	<u>1</u>	<u>355,767</u>
<b>Amounts falling due after one year:</b>		
Deferred tax asset (note 15)	90,824	-
	<u>90,824</u>	<u>-</u>
<b>Total debtors</b>	<u>90,825</u>	<u>355,767</u>

Amounts due from fellow group undertakings are interest free, repayable on demand and unsecured.

### 11 Creditors: amounts falling due within one year

	Notes	2016 £	2015 £
Bank loans and overdrafts	13	446,692	-
Trade creditors		60	-
Amounts due to fellow group undertakings		4,096,378	16,234,583
Other taxation and social security		52,164	59,304
Accruals and deferred income		421,810	331,705
		<u>5,017,104</u>	<u>16,625,592</u>

Amounts due to fellow group undertakings are interest free, repayable on demand and unsecured apart from £11,500,000 up to 22 December 2015 which bore interest at 3.75% per annum (2015: £11,500,000).

The bank loan is stated net of finance charges of £33,308 (2015: £nil) to be allocated to future periods.

# LR (DURHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

### 12 Creditors: amounts falling due after more than one year

	Notes	2016 £	2015 £
Bank loans and overdrafts	13	10,558,706	-
Derivative financial instruments		478,022	-
		<u>11,036,728</u>	<u>-</u>

The bank loan is stated net of finance charges of £101,294 (2015: £nil) to be allocated to future periods.

#### Derivative financial instruments

The company borrows at floating rates of interest and then employs derivative financial instruments in the form of an interest rate swap to receive interest at 3 month LIBOR and pay fixed interest of 1.498%. The swap is based on principal amounts of the company's outstanding bank loans and matures on 15 October 2020.

The instrument is used to hedge the company's exposure to interest rate movements on the outstanding bank loans. The fair value of the interest rate swap at the year end was £478k (2015: £nil). The company has elected to apply hedge accounting. The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges is recognised in other comprehensive income.

Cash flows on both the loans and the interest rate swaps are paid quarterly until maturity of the swaps and loans.

### 13 Loans and overdrafts

	2016 £	2015 £
Bank loans	11,005,398	-
Payable within one year	446,692	-
Between one and two years	446,692	-
Between two and five years	10,112,014	-

The bank loans are secured over the investment property of the company, repayable in quarterly instalments and by a bullet on 15 October 2020. The loans bear interest at an effective fixed interest rate of 3.75% pa.

### 14 Provisions for liabilities

	2016 £	2015 £
Deferred tax liabilities	722,000	-
	<u>722,000</u>	<u>-</u>

# LR (DURHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 SEPTEMBER 2016

#### 15 Deferred taxation

Deferred tax assets and liabilities are offset where the company has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

	Liabilities 2016 £	Liabilities 2015 £	Assets 2016 £	Assets 2015 £
<b>Balances:</b>				
Investment property	722,000	-	-	-
Derivative financial instruments	-	-	90,824	-
	<u>722,000</u>	<u>-</u>	<u>90,824</u>	<u>-</u>
<b>Movements in the year:</b>			Liabilities £	Assets £
Balance at 1 October 2015			-	-
Charge to profit or loss			722,000	-
Credit to other comprehensive income			-	90,824
			<u>722,000</u>	<u>90,824</u>
Balance at 30 September 2016			<u>722,000</u>	<u>90,824</u>

#### 16 Called up share capital

	2016 £	2015 £
<b>Ordinary share capital</b>		
<i>Authorised</i>		
1,000 (2015: 1,000) ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
<i>Issued and fully paid</i>		
1 (2015: 1) ordinary shares of £1 each	<u>1</u>	<u>1</u>

#### 17 Related party transactions

As the company is a wholly owned subsidiary of Loopsign Limited, the company has taken advantage of the exemption under section 33.1A of FRS102 from disclosing transactions or balances with entities which form part of the group.

# **LR (DURHAM) LIMITED**

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

***FOR THE YEAR ENDED 30 SEPTEMBER 2016***

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### **18 Controlling party**

The immediate parent undertaking is London & Regional Group Investments Limited, a company incorporated and registered in England and Wales.

The ultimate parent undertaking is Loopsign Limited, a company incorporated in England and Wales.

London & Regional Group Holdings Limited is the parent undertaking of the smallest group of undertakings to consolidate these financial statements as at 30 September 2016. Loopsign Limited is the parent undertaking of the largest group of undertakings to consolidate these financial statements at 30 September 2016. The consolidated financial statements of Loopsign Limited can be obtained from the company secretary at Quadrant House, Floor 6, 4 Thomas More Square, London E1W 1YW.

The ultimate controlling parties are I M Livingstone and R J Livingstone through their joint ownership of Loopsign Limited.

# LR (DURHAM) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2016

### 19 Reconciliations on adoption of FRS 102

This is the first year that the company has presented its results under FRS 102. The last financial statements under the UK GAAP were for the year ended 30 September 2015. The date of transition to FRS 102 was 1 October 2014. Set out below are the changes in accounting policies which reconcile profit for the financial year ended 30 September 2015 and the total equity as at 1 October 2014 and 30 September 2015 between UK GAAP as previously reported and FRS 102.

#### Reconciliation of equity

		1 October 2014	30 September 2015
	Notes	£	£
Equity as reported under previous UK GAAP		1,418,332	1,630,175
<i>Adjustments arising from transition to FRS 102:</i>			
Investment properties	1	-	-
Deferred taxation	2	(60,000)	-
Equity reported under FRS 102		<u>1,358,332</u>	<u>1,630,175</u>

#### Reconciliation of profit

	Notes	2015 £
Profit as reported under previous UK GAAP		711,843
<i>Adjustments arising from transition to FRS 102:</i>		
Investment properties	1	(500,000)
Deferred taxation	2	60,000
Profit reported under FRS 102		<u>271,843</u>

#### Notes to reconciliations on adoption of FRS 102

##### 1. Investment properties

FRS 102 requires the changes in the fair values of investment properties be recognised in profit or loss for the year. Under previous UK GAAP these changes were recognised outside of profit or loss and presented separately in a revaluation reserve. This change has decreased the reported profit for the year ended 30 September 2015 by £500,000 but has not affected the measurement of investment property on the balance sheet.

##### 2. Deferred taxation

Under previous UK GAAP the company was not required to provide for taxation on revaluations of investment properties, unless the company had entered into a binding sale agreement. Under FRS 102 deferred taxation is provided on the timing difference arising from revaluations. A deferred tax liability of £60,000 arose on transition to FRS 102 and was recognised at the transition date. During the comparative year ended 30 September 2015 the fair value of the investment properties decreased resulting in the reversal of the of the deferred tax liability recognised on the date of transition. The net effect from the recognition of deferred taxation on the net assets position reported at 30 September 2015 was £nil.