

Blackshaw (Phoenix) Limited

Registered number: 09157008

Information for filing with the Registrar

For the year ended 31 May 2021

STATEMENT OF FINANCIAL POSITION
AS AT 31 MAY 2021

	Note	2021 £	2020 £
Fixed assets			
Investment property	5	5,842,010	5,842,010
		<u>5,842,010</u>	<u>5,842,010</u>
Current assets			
Debtors: amounts falling due within one year	6	96,939	26,339
Cash at bank and in hand		81,794	76,569
		<u>178,733</u>	<u>102,908</u>
Creditors: amounts falling due within one year	7	(191,320)	(195,219)
Net current liabilities		<u>(12,587)</u>	<u>(92,311)</u>
Total assets less current liabilities		5,829,423	5,749,699
Creditors: amounts falling due after more than one year	8	(3,924,881)	(3,939,091)
Provisions for liabilities			
Deferred tax	10	(504,288)	(383,259)
		<u>(504,288)</u>	<u>(383,259)</u>
Net assets		<u>1,400,254</u>	<u>1,427,349</u>
Capital and reserves			
Called up share capital	11	1	1
Profit and loss account	12	1,400,253	1,427,348
		<u>1,400,254</u>	<u>1,427,349</u>

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 MAY 2021

The director considers that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 24 February 2022.

J S Brooksbank
Director

The notes on pages 3 to 11 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2021**

1. General information

Blackshaw (Phoenix) Limited ("the Company") is a private company, limited by shares and registered in England and Wales, registered number 09157008. The address of the registered office is Clifton House, Birkby Lane, Bailiff Bridge, Brighouse, HD6 4JJ.

The principal activity of the Company is that of letting and operating of own or leased real estate.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

These financial statements have been presented in pound sterling which is the functional currency of the Company, and rounded to the nearest £.

The following principal accounting policies have been applied:

2.2 Going concern

The use of the going concern basis of accounting is appropriate because there are no material uncertainties related to events or conditions that may cast significant doubt about the ability of the Company to continue as a going concern. The Company has the financial support of group and connected undertakings which ensures that the Company is able to meet all its working capital requirement.

The COVID-19 pandemic continues to affect the UK and global economies however the recent lifting of social restrictions by the government means the director anticipates the UK and global economies to return to growth in due course. It is not possible to predict how quickly and to what degree this may happen. The priorities of the director remain to comply with any remaining regulatory requirements to the fullest extent possible, and to maintain the safety and well-being of the Company's personnel. Accordingly the director has continued to prepare the financial statements on the going concern basis.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2021**

2. Accounting policies (continued)

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.4 Interest income

Interest income is recognised in profit or loss using the effective interest method.

2.5 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.6 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2021

2. Accounting policies (continued)

2.7 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income 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 operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of Financial Position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.8 Investment property

Investment property is carried at fair value determined annually by the director where the value has not been deemed to of changed significantly from its previously stated value. When the value is deemed to of changed significantly the fair value is determined by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

2.9 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.10 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2021**

2. Accounting policies (continued)

2.11 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.12 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Statement of Financial Position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of Financial Position.

2.13 Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties and loans to related parties.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position when there is an 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.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2021**

3. Judgements in applying accounting policies and key sources of estimation uncertainty

Critical judgements in applying the Company's accounting policies

The critical judgements that the director has made in the process of applying the Company's accounting policies that have the most significant effect on the statutory financial statements are discussed below.

(i) Assessing indicators of impairment

In assessing whether there have been any indicators of impairment of assets, the director has considered both external and internal sources of information such as market conditions, counterparty credit ratings and experience of recoverability. There have been no indicators of impairments identified during the current financial year.

(ii) Investment property valuation

Investment properties are subject to valuation on an annual basis. The director applies his judgement in assessing the valuation where the value has not been deemed to of changed significantly from its previously stated value. When the value is deemed to of changed significantly, the director will obtain a valuation by an appropriately qualified valuer. These valuations are inherently judgemental, but the director believes the surveyors responsible are appropriately qualified and experienced.

Key sources of estimation uncertainty

(i) Recoverability of debtors

The Company establishes a provision for debtors that are estimated not to be recoverable. When assessing recoverability, the directors have considered factors such as the aging of the debtors, past experience of recoverability, and the credit profile of individual or groups of customers.

4. Employees

The average monthly number of employees, including directors, during the year was 1 (2020 - 1).

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2021**

5. Investment property

	Freehold investment property £
Valuation	
At 1 June 2020	5,842,010
At 31 May 2021	<u>5,842,010</u>

The 2021 valuations were made by the director, on an open market value for existing use basis.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2021 £	2020 £
Historic cost	<u>3,886,257</u>	<u>3,971,914</u>

6. Debtors

	2021 £	2020 £
Trade debtors	17,796	19,939
Amounts owed by connected undertakings	79,074	-
Other debtors	69	-
Prepayments and accrued income	-	6,400
	<u>96,939</u>	<u>26,339</u>

Amounts owed by connected undertakings are interest free and repayable on demand.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2021**

7. Creditors: Amounts falling due within one year

	2021	2020
	£	£
Bank loans	16,723	16,059
Trade creditors	8,379	14,305
Amounts owed to group undertakings	36,962	62,401
Amounts owed to connected undertakings	25,010	25,010
Corporation tax	36,240	14,206
Other creditors	26,920	28,535
Accruals and deferred income	41,086	34,703
	<u>191,320</u>	<u>195,219</u>

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

A legal charge and debenture on the properties listed on Blackshaw (Phoenix) Limited property portfolio is in place as security over the bank loans.

An unlimited guarantee provided by various groups and connected undertakings supported by a legal mortgage on all properties in their respective undertakings exists as security over the various bank loans and facilities in place.

8. Creditors: Amounts falling due after more than one year

	2021	2020
	£	£
Bank loans	<u>3,924,881</u>	<u>3,939,091</u>

Secured loans

Bank loans are secured as detailed in note 8.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2021

9. Loans

Analysis of the maturity of loans is given below:

	2021 £	2020 £
Amounts falling due within one year		
Bank loans	16,723	16,059
	<u>16,723</u>	<u>16,059</u>
Amounts falling due 1-2 years		
Bank loans	17,815	17,235
Amounts falling due 2-5 years		
Bank loans	3,581,490	3,573,858
Amounts falling due after more than 5 years		
Bank loans	325,575	347,998
	<u>3,941,603</u>	<u>3,955,150</u>

10. Deferred taxation

	2021 £	2020 £
At beginning of year	(383,259)	(342,916)
Charged to profit or loss	(121,029)	(40,343)
At end of year	<u>(504,288)</u>	<u>(383,259)</u>

The provision for deferred taxation is made up as follows:

	2021 £	2020 £
Arising on fair value adjustments of investment properties	<u>(504,288)</u>	<u>(383,259)</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2021**

11. Share capital

	2021 £	2020 £
Allotted, called up and partly paid		
1 (2020 - 1) Ordinary share of £1.00	<u>1</u>	<u>1</u>

12. Reserves**Profit & loss account**

The profit and loss account reserve represents cumulative profits and losses made by the Company to date.

13. Related party transactions

The Company is a wholly owned subsidiary of the group headed by Blackshaw Holdings (2014) Limited and as such has taken advantage of the exemption permitted by Section 33 'Related Party Disclosures' not to provide disclosures of transactions entered into with the parent company or other wholly owned subsidiaries within the group.

At the year end, the following amounts were due from/(to) related parties, where J S Brooksbank is also a director:

	2021 £	2020 £
Entities under common control	<u>54,064</u>	<u>(25,010)</u>

14. Controlling party

The immediate and ultimate parent company is Blackshaw Holdings (2014) Limited, a company registered in England and Wales.

There is no single ultimate controlling party.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.