

Company Registration No. 09859599

LIVERPOOL AIRPORT PROPERTY HOLDINGS
LIMITED

ANNUAL REPORT AND FINANCIAL
STATEMENTS

FOR THE 147 DAY PERIOD ENDED 31 MARCH
2016

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Directors, Principal Professional Advisers and Registered Office

Directors: Robert M. Kennedy
Steven Underwood, A.C.A.
Ann-Marie L. O' Byrne
Neil Lees, A.C.I.S.

Secretary: Neil Lees, A.C.I.S.

**Registered Office
and Head Office:** Peel Dome
Intu Trafford Centre
Traffordcity
Manchester
M17 8PL

Registered Number: 09859599

Auditor: Deloitte LLP
Chartered Accountants and Statutory Auditor
Manchester
United Kingdom

Bankers: Royal Bank of Scotland

Property Valuers: Jones Lang LaSalle

Strategic Report *for the period ended 31 March 2016*

The directors submit their strategic report for the group for the period ended 31 March 2016.

Principal activities

The principal activities of the group is that of the provision of property investment and development.

Review of business, developments and prospects

The principal strategies of the Liverpool Airport Property Holdings Limited group (the 'group') are to increase the net asset value and rental income of the asset portfolio and to generate positive cash flow for reinvestment and continual asset growth.

The following key performance indicators, most of which can be derived directly from the financial statements, are used by the directors on a monthly basis to review the performance of the business:

	2016
	£'000
Annualised Rent Roll	1,114
Operating Loss	191
Net Debt	7,146
Overall Loan to Value	53%
Shareholder's Funds	2,777

As shown in the group profit and loss account, turnover totalled £326,000 for the period generated from rental of an hotel and a distribution centre. The investment properties were acquired late in the period causing revenue to be lower than the rent roll. The group's results and financial position are set out in the profit and loss account on page 8 and the balance sheet on page 9. The directors are unable to recommend the payment of a dividend.

Company background and share capital

The company was incorporated on 6 November 2016 to act as an intermediate holding company. These financial statements are for the 147 day period ended 31 March 2016.

The company was incorporated with issued share capital of 2 ordinary shares of £1.

During the period the 2 shares were converted to A ordinary shares and a further 1,601,632 £1 A ordinary shares were issued at par and 533,800 B ordinary shares were issued at par.

Strategic Report *continued*

Results and financial performance

The group's results and financial position are set out in the profit and loss account and balance sheets on pages 8 and 9.

Turnover on continuing activities for the period totalled £326,000

Operating loss for the period from continuing activities was £191,000

The net interest charge for the period was £94,000

Net loss for the period was £419,000

Net assets of the group were £2,777,000 at 31 March 2016.

Risks and uncertainties

The principal aim of the group is to maximise long term returns whilst minimising risks. Responsibility for management of each key risk is clearly identified and delegated by the directors to specific senior staff within the group. The directors consider the following to be the major items of risk affecting the group:

- economic cycles, including impact on tenant covenant quality;
- interest rates and their impact on property values;
- potential impact of adverse changes in property values on the group's ability to comply with its banking covenants in the future;
- the demand for commercial property and the availability of funding from prospective buyers; and
- some variable rate debt is not fixed via interest rate swaps, leaving the group with exposure to interest rate fluctuations.

Following the results of the EU referendum the impact on the above is uncertain and will be monitored closely.

On behalf of the Board



N. Lees

Director

14 October 2016

Report of the Directors *for the period ended 31 March 2016*

The directors submit their annual report together with the audited financial statements of the group for the period ended 31 March 2016.

Going concern

The directors have concluded, after making enquiries, they have a reasonable expectation that the company and the group has adequate resources to continue in operational existence for the foreseeable future and therefore they 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 statement of accounting policies in note 1 of the financial statements.

Share capital

Details of the share capital of the holding company are shown in note 14.

Directors

The directors who have held office during the financial period and thereafter are:

Robert M. Kennedy (appointed 11 December 2015)
Steven Underwood, A.C.A. (appointed 6 November 2015)
Ann-Marie L. O' Byrne (appointed 11 December 2015)
Neil Lees, A.C.I.S (appointed 6 November 2015)

Directors' responsibilities statement

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial period. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 102 the Financial Reporting Standard applicable in the UK and Republic of Ireland. 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 the group and of the profit or loss of the group for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's and the group's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Political and charitable contributions

During the financial period, contributions by the group for charitable purposes totalled £nil. The group made no political contributions during the financial period.

Report of the Directors *continued*

Employee involvement and health and safety at work

Regular meetings are held involving directors, managers and supervisory staff to convey information about the business. During the period, the group has provided training for employees at all levels through a structured programme of courses, seminars and workshops.

The policy of the group is to ensure, in so far as it is able to do so, the health, safety and welfare of everyone engaged in or affected by its activities.

Employment of disabled persons

It is the policy of the group to give full and fair consideration to applications for employment received from disabled persons. Within the limitations of their abilities, they are given the same opportunities for training, career development and promotion as are available to other group employees and if necessary, retraining is given to an employee who becomes disabled whilst in the group's employment.

Environment

The group is conscious of the impact of its operations on the environment. Necessary attention is given to environmental issues particularly when developing new projects, refurbishing existing properties and on possible acquisitions. Design consultants are encouraged to promote good environmental performance with consideration given to environmental risk, energy consumption, the use of environmentally friendly materials and the avoidance of materials hazardous to health.

Dividends

The directors do not declare payment of a final dividend.

Auditor and the disclosure of information to the auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as the directors are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all the steps that they ought to have taken as directors in order to make themselves 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.

Deloitte LLP were appointed as auditor in the year. A resolution to reappoint Deloitte LLP will be proposed at the forthcoming Annual General Meeting.

On behalf of the Board



N. Lees

Director

14 October 2016

Independent Auditor's Report to the members of Liverpool Airport Property Holdings Limited

We have audited the financial statements of Liverpool Airport Property Holdings Limited for the period ended 31 March 2016 which comprise the group profit and loss account, the statement of comprehensive income, the group and holding company balance sheets, the group and holding company statements of changes in equity and the related notes 1 to 16. 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), including FRS 102 the Financial Reporting Standard applicable in the UK and Republic of Ireland.

This report is made solely to the company's members, as a body, 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 members those matters we are required to state to them 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 members as a body, 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 set out on page 5, 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 groups and the parent 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 affairs of the group and the parent company as at 31 March 2016 and of the group's loss for the period 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.

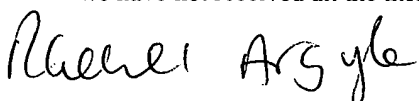
Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the report of the directors and the strategic 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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.



Rachel Argyle (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditor
Manchester, United Kingdom
14 October 2016

Group Profit and Loss Account *for the period ended 31 March 2016*

	Note	147 day period ended 31 March 2016 £'000
Turnover	2	326
Loss on ordinary activities before interest and taxation	3	(191)
Net interest payable and similar charges	4	(94)
Loss on ordinary activities before taxation		(285)
Tax on loss on ordinary activities	5	(134)
Loss for the financial period		(419)

All the above results derive from continuing operations.

There were no other gains or losses than as presented in the above profit and loss account, and accordingly, no separate statement of comprehensive income is presented.

The accompanying notes on pages 11 to 21 form an integral part of these financial statements.

Balance Sheets *as at 31 March 2016*

		Group	Holding
		2016	Company
	Note	£'000	2016
			£'000
Fixed assets			
Tangible assets			
Investment properties	7	13,350	-
Investments	8	-	3,196
		13,350	3,196
Current assets			
Debtors	9	118	-
Cash at bank and in hand		699	-
		817	-
Creditors (amounts falling due within one period)	10	(1,003)	-
Net current liabilities		(186)	-
Total assets less current liabilities		13,164	3,196
Creditors (amounts falling due after more than one period)	11	(10,365)	-
Provisions for liabilities	12	(22)	-
Net assets		2,777	3,196
Financed by capital and reserves			
Called-up share capital	14	2,135	2,135
Share premium account		1,061	1,061
Profit and loss account		(419)	-
Shareholder's funds		2,777	3,196

The financial statements for Liverpool Airport Property Holdings Limited, company number 08574506, were approved by the directors and authorised for issue on 14 October 2016.



N. Lees
Director

The accompanying notes on pages 11-21 form an integral part of these financial statements.

Group Statement of Changes in Equity *at 31 March 2016*

	Called-up share capital £'000	Share premium account £'000	Profit and loss account £'000	Total £'000
Share capital issued and allotted in the period	2,135	1,061	-	3,196
Loss for the financial period	-	-	(419)	(419)
Total comprehensive income	-	-	(419)	(419)
At 31 March 2016	2,135	1,061	(419)	2,777

Company Statement of Changes in Equity *at 31 March 2016*

	Called-up share capital £'000	Share premium account £'000	Profit and loss account £'000	Total £'000
Share capital issued and allotted in the period	2,135	1,061	-	2,135
Result for the financial period	-	-	-	-
At 31 March 2016	2,135	1,061	-	2,135

Notes to the Financial Statements

1. Accounting policies

The principal accounting policies are summarised below. The policies have been applied consistently throughout the period.

Company information

Liverpool Airport Property Holdings Limited is a limited company domiciled and incorporated in the United Kingdom with company registration number 09859599. The registered office is Peel Dome, Intu Trafford Centre, Traffordcity, Manchester, M17 8PL.

Accounting convention

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with Financial Reporting Standard 102 (FRS102) issued by the Financial Reporting Council.

Going concern

Taking into account the ongoing uncertainty within the economy, the expected level of trading and resources available to the company, the directors have a reasonable expectation that the company has adequate resources to continue in existence for the foreseeable future. Accordingly, the directors continue to adopt the going concern basis in preparing the annual report and accounts.

Group financial statements

The group financial statements consolidate the financial statements of the holding company and its subsidiary undertakings made up to 31 March each period from the date of acquisition.

The subsidiaries are consolidated under acquisition accounting principles. Results of subsidiary undertakings acquired or disposed of during the period are included from the date of acquisition or to the date of disposal to the extent of group ownership.

The separable net assets of subsidiary undertakings acquired are included in the group financial statements at their fair value to the group at the date of acquisition including provisions and liabilities taken into consideration in assessing the fair value of the business acquired.

Intra-group turnover and profits are eliminated on consolidation.

As permitted by section 408 of the Companies Act 2006, a separate profit and loss account for the holding company is not presented.

The group has applied FRS 102 Section 1A for Small Entities and therefore is not required to produce a cash flow statement on the grounds that it is a small group.

Investment properties

Investment properties for which fair value can be measured reliably without undue cost or effort on an ongoing basis are measured at fair value annually with any change recognised in the profit and loss account.

Properties in the course of development or practically completed but not substantially let are included in the balance sheet at cost subject to provisions if the directors consider it prudent having regard to the prevailing market conditions. Cost includes interest and directly attributable overheads whilst the property is in the course of development.

Reclassifications between investment properties, other fixed assets and stocks are made at the lower of net book value and net realisable value.

Investment property sales are recognised upon unconditional exchange.

Fixed asset investments

Fixed asset investments in subsidiary undertakings are stated at cost less provision for impairment. Cost represents the aggregate cash consideration, costs incurred and either the fair or the nominal value of shares issued.

Notes to the Financial Statements *continued*

1. Accounting policies *continued*

Taxation

Corporation tax payable is provided on taxable profits at the current rate.

Corporation tax is provided at amounts expected to be paid using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the group's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be 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 measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of the timing difference. Deferred tax relating to property, plant and equipment measured using the revaluation model and investment property is measured using the tax rates and allowances that apply to sale of the asset.

Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

Current tax assets and liabilities are offset only when there is a legally enforceable right to set off the amounts and the group intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Deferred tax assets and liabilities are offset only if: a) the group has a legally enforceable right to set off current tax assets against current tax liabilities; and b) the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Deferred tax is recognised in respect of non-depreciable assets measured using the revaluation model and investment properties measured at fair value, calculated using the tax rates and allowances that would apply to the disposal of such assets.

Turnover

Property rental income from investment property and the appropriate allocation of rental premiums are accounted for on an accruals basis and are recognised on a straight line basis over the lease term. Total turnover of the group has been derived from its principal activity wholly undertaken in the UK.

Trading property sales are accounted for on a legal completion basis.

Turnover excludes sales related taxes.

Interest

Interest directly attributable to both investment and trading properties in the course of development and other fixed assets is included in the cost thereof. Interest is capitalised on a simple interest basis without allowing for any tax relief thereon.

Notes to the Financial Statements *continued*

1. Accounting policies *continued*

Leased assets – group as lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

Dividends

Dividends payable are recognised in the profit and loss account in the period that they are declared and approved in accordance with FRS 21 “Events after the balance sheet date”.

Bank borrowings

Interest bearing bank loans and overdrafts are recorded at the proceeds received, net of direct issue costs. Finance charges, including premiums payable on settlement or redemption and direct issue costs, are accounted for on an accruals basis in the profit and loss account using the effective interest method and are added to the carrying amount of the instrument to the extent that they are not settled in the period in which they arise.

Financial assets

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 assets are recognised in the company’s statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets are classified into specified categories. The classification depends on the nature and purpose of the financial assets and is determined at the time of recognition.

Basic financial assets, which include trade and other receivables 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. Other financial assets classified as fair value through profit or loss are measured at fair value.

Impairment of Financial Assets

For financial assets carried at amortised cost, the amount of an impairment is the difference between the asset’s carrying amount and the present value of estimated future cash flows, discounted at the financial asset’s original effective interest rate.

For financial assets carried at cost less impairment, the impairment loss is the difference between the asset’s carrying amount and the best estimate of the amount that would be received for the asset if it were to be sold at the reporting date.

Where indicators exist for a decrease in impairment loss, and the decrease can be related objectively to an event occurring after the impairment was recognised, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired financial asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying amount value had no impairment been recognised.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

Financial liabilities

Basic financial liabilities are initially measured 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. Other financial liabilities classified as fair value through profit or loss are measured at fair value.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the company’s obligations are discharged, cancelled, or they expire.

Notes to the Financial Statements *continued*

1. Accounting policies *continued*

Critical Accounting Judgements and Key Sources of Estimation Uncertainty

In the application of the group's accounting policies, which are described above, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. This includes valuations of investments properties. 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 if the revision effects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

- Investment Properties

A key source of estimation and uncertainty relates to the valuation of investment properties, where a valuation is obtained annually, as at 31 March, either by professionally qualified external valuers, or by the groups' own internal qualified staff. The evidence to support these valuations is based primarily on recent, comparable market transactions on an arm's length basis. However, the assumptions applied are inherently subjective and so are subject to a degree of uncertainty.

Notes to the Financial Statements *continued***2. Analysis of turnover and operating profit**

	Group 147 day period ended 31 March 2016 £'000
Turnover	
Gross rental income	326
Administrative expenses	(517)
Operating loss	(191)

All of the group's turnover arose in the United Kingdom

3. Loss on ordinary activities before interest and taxation

	Group 147 day period ended 31 March 2016 £'000
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The analysis of auditors' remuneration is as follows:

Fees payable to the company's auditors and their associates for services to the group:

The audit of the company pursuant to legislation	4
The audit of the company's subsidiaries pursuant to legislation	8
Total audit fees	12

The above fees were borne by another company in the group and were not recharged. There has been no remuneration in the period for non- audit services.

4. Net interest payable and similar charges

	Group 147 day period ended 31 March 2016 £'000
Interest payable and similar charges:	
On bank loans and overdrafts	94

Notes to the Financial Statements *continued***5. Tax on loss on ordinary activities**

	Group
	147 day period ended 31 March 2016 £'000
Current tax:	
Payment in respect of group relief	112
Total current tax credit	112
Deferred tax:	
Origination and reversal of timing differences	22
Total deferred tax charge (note 12)	22
Total tax credit on ordinary activities	134
Reconciliation of current tax credit:	
Tax on loss on ordinary activities at standard UK corporation tax rate of 20%	(57)
Movement of deferred tax not recognised	54
Transfer pricing adjustments	(2)
Net disallowable expenditure	142
Difference in tax rate on current period deferred tax	(3)
Total current tax credit	134

The standard rate of tax applied to the reported profits is 20%

6. Particulars of staff

There were no employees during the period apart from the directors. No directors received any remuneration for their services to the group.

Notes to the Financial Statements *continued***7. Investment properties**

	Group
	Long Leasehold
	2016
	£'000
Cost or Valuation:	
Acquired on acquisition	8,000
Intercompany transfer	5,350
At 31 March 2016	13,350

The historical cost to the group of all investment properties is £13,350,000

The investment properties were professionally valued on a red book basis using the group's own Royal Institution of Chartered Surveyors qualified staff on the basis of open market value as at 31 March 2016.

8. Investments

	Holding Company
	£'000
Shares in subsidiary undertakings:	
Additions	3,196
At 31 March 2016	3,196

During the period the company acquired the entire share capital of subsidiary Liverpool Airports Property Intermediate Limited at nominal value.

Subsidiary undertakings

The subsidiary undertakings consolidated as at 31 March 2016, all of which were wholly owned unless otherwise stated, were as follows:

Incorporated	Company	Principal activities
England & Wales	Liverpool Airports Property Intermediate Limited	Holding company
England & Wales	Liverpool Airports Property Limited	Property investment
England & Wales	Liverpool Airports Hotel Limited	Property management

9. Debtors

	Group	Holding Company
	2016	2016
	£'000	£'000
Other debtors	72	-
Prepayments and accrued income	46	-
	118	-

Notes to the Financial Statements *continued***10. Creditors** (amounts falling due within one period)

	Group	Holding Company
	2016	2016
	£'000	£'000
Secured bank loans	150	-
Trade creditors	42	-
Amounts owed to associated undertakings	113	-
Other creditors	358	-
Accruals and deferred income	340	-
	1,003	-

Amounts payable to parent and subsidiary companies of the company carry interest of 1.5 per cent above base rate (2015: same) per annum charged on the outstanding loan balance and are repayable on demand.

11. Creditors (amounts falling due after more than one period)

	Group	Holding Company
	2016	2016
	£'000	£'000
Secured bank loans	7,695	-
Amounts owed to group undertakings	1,338	-
Other creditors	1,332	-
	10,365	-

The secured bank loan is secured by a fixed legal charge on the group's investment property. It is repayable in 2020 and bears interest at 3.57%.

Repayment of gross debt

	Group
	2016
	£'000
Bank loans	
Within 1 year	150
1-2 years	150
2-5 years	7,545
	7,845
Amounts owed by group undertakings	
Within 1 year	113
In over 5 years, not by instalments	1,338
	1,451
Other creditors	
Within 1 year	572
In over 5 years, not by instalments	1,332
	1,904

Notes to the Financial Statements *continued***12. Deferred taxation**

	Group
	£'000
Deferred taxation	
Profit and loss account (note 5)	22
At 31 March 2016	22

Provision is made for deferred taxation at a rate of 20%, the amount provided being:

	Group
	2016
	£'000
Contingent tax on property sales	22

There are unrecognised losses of £27,000.

The standard rate of tax applied to the reported profits is 20%.

The Government has announced that it intends to reduce the rate of corporation tax to 17% with effect from 1 April 2020. As this legislation was not substantively enacted as at 31 March 2016 the impact of the anticipated rate change is not reflected in the tax provisions reported in these accounts. Finance Act 2015 (No.2), which was substantively enacted in October 2015, included provisions to reduce the rate of corporation tax to 19% with effect from 1 April 2017 and 18% from 1 April 2020. Accordingly, deferred tax balances have been revalued to the lower rate of 18% in these accounts. During the year commencing 1 April 2016 the net reversal of deferred tax liabilities is not expected to increase/(decrease) the corporation tax charge for the year.

Notes to the Financial Statements *continued***13. Financial instruments and operating leases**

(a) The carrying values of the group and company's financial assets and liabilities are summarised by category below:

	Group	Holding company
	2016	2016
	£'000	£'000
Financial assets		
Measured at undiscounted amount receivable		
- Trade and other debtors (see note 9)	527	-

	Group	Holding company
	2016	2016
	£'000	£'000
Financial liabilities		
Measured at amortised cost		
- Loans payable (see note 11)	7,845	-
Measured at undiscounted amount payable		
- Trade and other creditors (see note 10)	3,002	1,062

(b) Operating lease receivables

The total future amounts receivable by the group under non-cancellable operating leases are as follows:

	Group
	2016
	£'000
Within one year	1,114
Between two and five years	4,458
In over five years	60,299
	65,871

Notes to the Financial Statements *continued***14. Called-up share capital**

	Holding Company and Group	
	Number	£'000
Allotted and fully paid		
Equity share capital		
Ordinary shares of £1 each:		
Allotted in the period	2	-
Converted to ordinary A shares	(2)	-
At 31 March 2016	-	-

Allotted and fully paid		
Equity share capital	Number	£'000
Ordinary A shares of £1 each:		
Converted from ordinary A shares	2	-
Allotted in the period	1,601,632	1,601
At 31 March 2016	1,601,634	1,601

Allotted and fully paid		
Equity share capital	Number	£'000
Ordinary B shares of £1 each:		
Allotted in the period	533,800	534
At 31 March 2016	533,800	534

Allotted and fully paid		
Equity share capital	Number	£'000
Total		
Allotted in the period	2,135,434	2,135
At 31 March 2016	2,135,434	2,135

The holders of the A shares are entitled to 50.1% of Liverpool Airports Property Holdings' distributable profits and to 50.1% of Liverpool Airports Property Holdings' assets on winding up. The holder of the B shares are entitled to 49.9% of Liverpool Airports Property Holdings' distributable profits and to 49.9% of Liverpool Airports Property Holdings' assets on winding up.

Shares were allotted in the period at par.

15. Related parties

During the period since acquisition to 31 March 2016, companies within Liverpool Airports Property Holdings Limited group have made sales to fellow subsidiary Peel Leisure Operations No1 Limited. The rent in the period totalled £164,000 and the amount outstanding as at 31 March 2016 was £nil.

16. Ultimate holding company

In the opinion of the directors there is no ultimate controlling party as the company is owned jointly by Peel Holdings Land and Property (UK) Limited and Liverpool City Council.