

Company Registration No. 10031034 (England and Wales)

QUALIA CARE DEVELOPMENTS LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2018
PAGES FOR FILING WITH REGISTRAR

QUALIA CARE DEVELOPMENTS LIMITED

COMPANY INFORMATION

| | |
|--------------------------|--|
| Directors | R S Forster P Heslop D Howarth |
| Company number | 10031034 |
| Registered office | St. James House No. 28 Park Place Leeds West Yorkshire LS1 2SP |
| Accountants | Hentons Northgate 118 North Street Leeds West Yorkshire LS2 7PN |
| Bankers | Santander UK PLC 9 Nelson Street Bradford West Yorkshire BD1 5AN |

QUALIA CARE DEVELOPMENTS LIMITED

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QUALIA CARE DEVELOPMENTS LIMITED

BALANCE SHEET

AS AT 31 MARCH 2018

| | Notes | 2018 £ | £ | 2017 £ | £ |
|---|-------|------------------|--------------------|------------------|--------------------|
| Fixed assets | | | | | |
| Tangible assets | 3 | | 13,860 | | 5,318 |
| Investment properties | 4 | | 9,741,923 | | 3,801,075 |
| | | | <u>9,755,783</u> | | <u>3,806,393</u> |
| Current assets | | | | | |
| Debtors | 5 | 3,678,393 | | 1,979,152 | |
| Cash at bank and in hand | | 2,134,032 | | 921,602 | |
| | | <u>5,812,425</u> | | <u>2,900,754</u> | |
| Creditors: amounts falling due within one year | 6 | (11,020,436) | | (5,355,071) | |
| Net current liabilities | | | <u>(5,208,011)</u> | | <u>(2,454,317)</u> |
| Total assets less current liabilities | | | <u>4,547,772</u> | | <u>1,352,076</u> |
| Capital and reserves | | | | | |
| Called up share capital | 7 | | 100 | | 100 |
| Profit and loss reserves | | | 4,547,672 | | 1,351,976 |
| Total equity | | | <u>4,547,772</u> | | <u>1,352,076</u> |

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

For the financial Period ended 31 March 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the Period in question in accordance with section 476.

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

The financial statements were approved by the board of directors and authorised for issue on 30 April 2019 and are signed on its behalf by:

R S Forster
Director

D Howarth
Director

Company Registration No. 10031034

QUALIA CARE DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 MARCH 2018

1 Accounting policies

Company information

Qualia Care Developments Limited is a private company limited by shares incorporated in England and Wales. The registered office is St. James House, No. 28 Park Place, Leeds, West Yorkshire, LS1 2SP.

1.1 Accounting convention

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

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

The financial statements have been prepared 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.

1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Revenue from the sale of leases is recognised in full at the start of the period of the lease when the significant risks and rewards of ownership have passed to the buyer, the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably. Revenue from lease premiums is recognised over a period of 10 years commencing from the month in which the sale of the lease is recognised in revenue.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

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

| | |
|-----------------------|-------------------|
| Leasehold alterations | 20% Straight line |
| Computer equipment | 33% Straight line |

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

QUALIA CARE DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2018

1 Accounting policies

(Continued)

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

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

1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

1.6 Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

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 balance sheet 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.

QUALIA CARE DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2018

1 Accounting policies

(Continued)

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.

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, 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 payments 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.

1.8 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.

1.9 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 profit and loss account 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.

1.10 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

QUALIA CARE DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2018

2 Employees

The average monthly number of persons (including directors) employed by the company during the Period was 12 (2017 - 13).

3 Tangible fixed assets

| | Leasehold alterations £ | Computer equipment £ | Total £ |
|------------------------------------|-------------------------------|----------------------------|------------|
| Cost | | | |
| At 1 April 2017 | 3,840 | 3,352 | 7,192 |
| Additions | 14,400 | - | 14,400 |
| Disposals | (3,840) | - | (3,840) |
| At 31 March 2018 | 14,400 | 3,352 | 17,752 |
| Depreciation and impairment | | | |
| At 1 April 2017 | 768 | 1,106 | 1,874 |
| Depreciation charged in the Period | 2,448 | 1,106 | 3,554 |
| Eliminated in respect of disposals | (1,536) | - | (1,536) |
| At 31 March 2018 | 1,680 | 2,212 | 3,892 |
| Carrying amount | | | |
| At 31 March 2018 | 12,720 | 1,140 | 13,860 |
| At 31 March 2017 | 3,072 | 2,246 | 5,318 |

4 Investment property

| | 2018 £ |
|-------------------|-----------|
| Fair value | |
| At 1 April 2017 | 3,801,075 |
| Additions | 5,940,848 |
| At 31 March 2018 | 9,741,923 |

Investment property comprises £9,741,923. The fair value of the investment property has been arrived at on the basis of a valuation carried out at the balance sheet date by the directors. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties and by giving due consideration to any devaluation caused by the sale of leases.

QUALIA CARE DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2018

5 Debtors

| | 2018 | 2017 |
|---|------------------|------------------|
| | £ | £ |
| Amounts falling due within one year: | | |
| Trade debtors | 43,948 | 136,466 |
| Amounts owed by group undertakings and undertakings in which the company has a participating interest | 2,626,105 | 1,232,136 |
| Other debtors | 1,008,340 | 610,550 |
| | <u>3,678,393</u> | <u>1,979,152</u> |

6 Creditors: amounts falling due within one year

| | 2018 | 2017 |
|--|-------------------|------------------|
| | £ | £ |
| Trade creditors | 85,695 | 365,568 |
| Amounts due to group undertakings and undertakings in which the company has a participating interest | 1,277,616 | - |
| Other taxation and social security | 1,341,749 | 380,323 |
| Other creditors | 8,315,376 | 4,609,180 |
| | <u>11,020,436</u> | <u>5,355,071</u> |

7 Called up share capital

| | 2018 | 2017 |
|-------------------------------|------------|------------|
| | £ | £ |
| Ordinary share capital | | |
| Issued and fully paid | | |
| 100 Ordinary of £1 each | <u>100</u> | <u>100</u> |

8 Directors' transactions

Loans have been granted by the company to its directors as follows:

| Description | % Rate | Opening balance £ | Amounts advanced £ | Interest charged £ | Closing balance £ |
|--------------|--------|----------------------|-----------------------|-----------------------|----------------------|
| Robin Foster | 3.00 | (64,940) | 748,592 | 1,682 | 685,334 |
| | | <u>(64,940)</u> | <u>748,592</u> | <u>1,682</u> | <u>685,334</u> |

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.