

Christchurch Marina Park Limited

Financial statements

Information for filing with the registrar

For the Year Ended 30 September 2019

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Christchurch Marina Park Limited
Registered number: 10203943

Balance Sheet
As at 30 September 2019

	Note	2019 £	2018 £
Fixed assets			
Tangible assets	4	5,950,000	6,500,000
Current assets			
Debtors: amounts falling due within one year	6	386,832	384,935
Cash at bank and in hand		291	4,195
		<u>387,123</u>	<u>389,130</u>
Creditors: amounts falling due within one year	7	(2,494,383)	(2,276,598)
Net current liabilities		<u>(2,107,260)</u>	<u>(1,887,468)</u>
Total assets less current liabilities		<u>3,842,740</u>	<u>4,612,532</u>
Creditors: amounts falling due after more than one year	8	(3,767,906)	(3,448,037)
Provisions for liabilities			
Deferred tax	9	(112,602)	(248,947)
Net (liabilities)/assets		<u><u>(37,768)</u></u>	<u><u>915,548</u></u>
Capital and reserves			
Called up share capital	10	100	100
Revaluation reserve	11	549,764	1,134,091
Profit and loss account	11	(587,632)	(218,643)
		<u><u>(37,768)</u></u>	<u><u>915,548</u></u>

Christchurch Marina Park Limited
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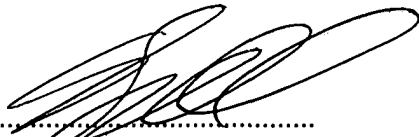
Balance Sheet (continued)
As at 30 September 2019

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 by:



.....
Robert Lee Jack Bull
Director

Date: 21.8.20

The notes on pages 3 to 9 form part of these financial statements.

Christchurch Marina Park Limited

Notes to the Financial Statements For the Year Ended 30 September 2019

1. General information

Christchurch Marina Park Limited is a Private company, limited by shares and incorporated in England and Wales under the Companies Act 2006.

The principal place of business is Wick Lane, Christchurch, Dorset

The company's principal activity is that of operating a park home site.

The accounts are presented in GBP, the functional currency, and are rounded to the nearest £.

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 following principal accounting policies have been applied:

2.2 Going concern

Following the year end the Company has been affected by restrictions imposed by the UK Government in response to the COVID-19 pandemic. The result of this is that the Company's ability to complete on sales have been affected.

This has resulted in a delay of cashflows which have been partially offset by financial support from the Group lenders in deferring interest payments, use of the Coronavirus Job Retention Scheme, deferral of liabilities, Rates Grants and general reduction in spending.

The directors have prepared cash flow forecasts which demonstrate that the cash reserves of the group will be sufficient for it to be able to continue as a going concern during the restrictions and once the restrictions are lifted. However, there is a level of uncertainty about how long some of the restrictions will last and the level of sales demand once the restrictions have ended which could affect this assessment.

The company continues to be reliant upon the support of its parent company, fellow group subsidiaries, related companies, the directors and group lenders.

The financial statements do not contain any adjustments that would be required if the company were not able to continue as a going concern.

Christchurch Marina Park Limited

**Notes to the Financial Statements
For the Year Ended 30 September 2019**

2. Accounting policies (continued)

2.3 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, 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 balance sheet 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 Balance Sheet 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 balance sheet date.

2.4 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Freehold property	-	Not depreciated, carried at valuation
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Comprehensive Income.

Christchurch Marina Park Limited

Notes to the Financial Statements For the Year Ended 30 September 2019

2. Accounting policies (continued)

2.5 Revaluation of tangible fixed assets

Individual freehold and leasehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the Balance Sheet date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Statement of Comprehensive Income unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the excess losses are recognised in profit or loss.

2.6 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.

2.7 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.

2.8 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.

3. Employees

The Company has no employees other than the directors, who did not receive any remuneration (2018 - £NIL).

The directors are executives of the holding company, Royale Parks Limited, and are also directors of other group entities. The directors were remunerated through Royale Parks Limited during the period, but it is not practicable to allocate this between their services as executives of Royale Parks Limited and their services as directors of the fellow subsidiaries.

Christchurch Marina Park Limited

Notes to the Financial Statements
For the Year Ended 30 September 2019

4. Tangible fixed assets

	Freehold property £
Cost or valuation	
At 1 October 2018	6,500,000
Additions	170,672
Revaluations	(720,672)
At 30 September 2019	<u>5,950,000</u>
Net book value	
At 30 September 2019	<u>5,950,000</u>
At 30 September 2018	<u>6,500,000</u>

The borrowings in the parent entity, Royale Parks Limited are secured by way of a fixed charge over the assets of the group, this includes those held by this company.

The freehold property has been valued in July 2019 by an independent 3rd party.

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

	2019 £	2018 £
Cost	<u>5,287,634</u>	<u>5,116,962</u>

5. Stock & WIP

Christchurch Marina Park Limited

Notes to the Financial Statements
For the Year Ended 30 September 2019

6. Debtors

	2019 £	2018 £
Trade debtors	-	540
Amounts owed by group undertakings	40,937	40,937
Amounts owed by related parties	341,621	341,500
Other debtors	1,606	240
Prepayments and accrued income	2,668	1,718
	<u>386,832</u>	<u>384,935</u>

7. Creditors: Amounts falling due within one year

	2019 £	2018 £
Trade creditors	5,076	5,535
Amounts owed to group undertakings	2,436,176	2,219,485
Amounts owed to related parties	46,000	46,000
Corporation tax	-	1,318
Accruals and deferred income	7,131	4,260
	<u>2,494,383</u>	<u>2,276,598</u>

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

	2019 £	2018 £
Amounts owed to group undertakings	<u>3,767,906</u>	<u>3,448,037</u>

9. Deferred taxation

	2019 £
At beginning of year	(248,947)
Charged to other comprehensive income	136,345
At end of year	<u>(112,602)</u>

Christchurch Marina Park Limited

**Notes to the Financial Statements
For the Year Ended 30 September 2019**

9. Deferred taxation (continued)

The provision for deferred taxation is made up as follows:

	2019 £	2018 £
Tax on unrealised gain	<u>(112,602)</u>	<u>(248,947)</u>

10. Share capital

	2019 £	2018 £
Allotted, called up and fully paid		
100 (2018 - 100) Ordinary shares of £1.00 each	<u>100</u>	<u>100</u>

11. Reserves

Revaluation reserve

The aggregate surplus or deficit arising on revaluation is transferred to the revaluation reserve except where a deficit is deemed to represent a permanent diminution in value in which case it is charged to the Statement of Comprehensive Income.

Profit and loss account

Profit and loss account represents cumulative profits or losses net of dividends paid and other adjustments.

12. Related party transactions

Company directors

As at the balance sheet date a director was owed £46,000 (2018 - £Nil) by the company.

Companies under common control

As at the balance sheet date the company was owed £341,621 (2018 - £341,500) by companies under common control and owed £nil (2018 - £46,000) to companies under common control.

Christchurch Marina Park Limited

Notes to the Financial Statements For the Year Ended 30 September 2019

13. Post balance sheet events

In the Spring 2020 Budget the government announced that the previously enacted reductions in corporation tax rates to 17% for 2020/21 and 2021/22 will not now go ahead and the rate for both years will remain at 19%. The change to the 2020/21 tax rate was substantively enacted on 17 March 2020 when a resolution under the Provisional Collection of Taxes Act was passed. The change to the 2021/22 tax rate will form part of the Finance Bill and will be substantively enacted when this is passed by the House of Commons later in the year.

This non-adjusting post balance sheet event affects the calculation and disclosure of deferred tax in the financial statements, resulting in an increase of £13,247 in the provision.

Subsequent to the reporting date, the COVID-19 pandemic has become global. The directors considers this to be a non-adjusting event after the reporting date. Since the reporting date this has caused increasing disruption to populations, to business and economic activity. As this situation is rapidly developing, it is not yet practicable to estimate the potential impact this may have on the company.

No other matter or circumstance has arisen since 30 September 2019 that has significantly affected, or may significantly affect the company's operations.

Furthermore the Directors have reviewed the property valuations as at 30 September 2019 and do not believe there has been any subsequent impairment at the reporting date.

14. Controlling party

The company is a subsidiary of Royale Parks Limited, the immediate and ultimate parent company, incorporated in England and Wales. The directors consider that no one party controls the Group.

15. Auditors' information

The auditors' report on the financial statements for the year ended 30 September 2019 was unqualified.

In their report, the auditors emphasised the following matter without qualifying their report:

We draw attention to note 2.2 in the financial statements and concerns around the impact of the COVID-19 pandemic since the reporting date. As stated in note 2.2, these events or conditions, along with the other matters as set forth in note 2.2, indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

The audit report was signed on 29/2020 by Paul Cullen FCCA (Senior Statutory Auditor) on behalf of Price Bailey LLP.