

Company Registration No. 10422164 (England and Wales)

**SDI (READING) LIMITED**  
**DIRECTORS' REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE PERIOD ENDED 28 APRIL 2019**

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## **SDI (READING) LIMITED**

### **COMPANY INFORMATION**

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**Directors**

AA Adegoke

AP O Dick

*(Appointed 14 March 2019)*

**Secretary**

T J Piper

**Company number**

10422164

**Registered office**

Unit A  
Brook Park East  
Shirebrook  
NG20 8RY

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# **SDI (READING) LIMITED**

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# **SDI (READING) LIMITED**

## **DIRECTORS' REPORT**

### **FOR THE PERIOD ENDED 28 APRIL 2019**

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The directors present their Directors' report and financial statements for the period ended 28 April 2019.

#### **Principal activities**

The principal activity of the company was that of property investment.

#### **Results and dividends**

The results for the period are set out on page 3.

No ordinary dividends were paid. The directors do not recommend payment of a final dividend.

#### **Directors**

The directors who held office during the period and up to the date of approval of the financial statements were as follows:

R I L Stockton	(Resigned 14 March 2019)
A A Adegoke	
A P O Dick	(Appointed 14 March 2019)

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

Fraser's Group plc has granted the directors of the company with Qualifying Third Party Indemnity provisions within the meaning given to the term by Sections 234 and 235 of the Companies Act 2006. This is in respect of liabilities to which they may become liable in their capacity as director of the company and of any company within the group. Such indemnities were in force throughout the financial year and will remain in force.

#### **Statement of directors' responsibilities**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. 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). 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 of the profit or loss of the company for that period. In preparing these financial statements, the directors are 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 have been followed, subject to 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 company will continue in business.

The directors are 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 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 hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the provisions applicable to the companies entitled to the small companies exemptions, provided by section 415A of the Companies Act 2006.

## **SDI (READING) LIMITED**

### **DIRECTORS' REPORT (CONTINUED)** **FOR THE PERIOD ENDED 28 APRIL 2019**

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On behalf of the board

DocuSigned by:

*Dahun Adegoke*

~~AP/ Adegoke~~<sup>5</sup>

**Director**

Date: 30 January 2020

Date: .....

# SDI (READING) LIMITED

## STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 28 APRIL 2019

		Period ended 28 April 2019 £	Period ended 29 April 2018 £
	Notes		
Revenue	3	561,000	517,570
Administrative expenses		(375,228)	(476,122)
Operating profit	4	185,772	41,448
Taxation	5	-	-
Profit and total comprehensive income for the financial period	10	185,772	41,448

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations. There were no recognised gains or losses for the current or prior period other than those shown above.

The notes on pages 7 - 12 form part of these financial statements.

**SDI (READING) LIMITED****STATEMENT OF FINANCIAL POSITION****AS AT 28 APRIL 2019**

	Notes	2019 £	2018 £
<b>Non-current assets</b>			
Investment property	6	7,726,439	8,130,467
<b>Current assets</b>			
Trade and other receivables	7	100	97,891
<b>Current liabilities</b>			
Trade and other payables	8	7,499,219	8,183,214
Deferred income		-	3,596
		7,499,219	8,186,810
<b>Net current liabilities</b>		(7,499,119)	(8,088,919)
<b>Total assets less current liabilities</b>		227,320	41,548
<b>Net assets</b>		227,320	41,548
<b>Equity</b>			
Called up share capital	9	100	100
Retained earnings	10	227,220	41,448
<b>Total equity</b>		227,320	41,548

For the financial period ended 28 April 2019 the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

**Directors responsibilities:**

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the act with respect to accounting records and the preparation of financial statements.

The notes on pages 7 - 12 form part of these financial statements.

## **SDI (READING) LIMITED**

### **STATEMENT OF FINANCIAL POSITION (CONTINUED)**

**AS AT 28 APRIL 2019**

The financial statements were approved by the board of directors and authorised for issue on 30 January 2020  
and are signed on its behalf by:

DocuSigned by:

*Datun Adegoke*

~~A Adegoke~~<sup>5</sup>

**Director**

**Company Registration No. 10422164**

# SDI (READING) LIMITED

## STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 28 APRIL 2019

	Share capital £	Retained earnings £	Total £
<b>Balance at 1 May 2017</b>	100	-	100
<b>Period ended 29 April 2018:</b>			
Profit and total comprehensive income for the period	-	41,448	41,448
<b>Balances at 29 April 2018</b>	100	41,448	41,548
<b>Period ended 28 April 2019:</b>			
Profit and total comprehensive income for the period	-	185,772	185,772
<b>Balances at 28 April 2019</b>	100	227,220	227,320

# **SDI (READING) LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 28 APRIL 2019**

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### **1 Accounting policies**

#### **Company information**

SDI (Reading) Limited is a private company limited by shares incorporated in England and Wales. The registered office is Unit A, Brook Park East, Shirebrook, NG20 8RY.

#### **1.1 Accounting convention**

The financial statements have been prepared under the historical cost convention, in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and the requirements of the Companies Act 2006.

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 cover the 52 weeks ended 28 April 2019 (2018: 52 weeks ended 29 April 2018).

As permitted by FRS 101 the company has taken advantage of the disclosure exemptions available under that standard in relation to presenting comparative information in respect of tangible assets, financial instruments, capital management, presentation of a cash flow statement, standards not yet effective and related party transactions with other wholly-owned members of the group.

Where required, equivalent disclosures are given in the group accounts of Frasers group plc. The group accounts of Frasers Group plc are available to the public and can be obtained as set out in note 11.

The principal accounting policies adopted are set out below.

#### **1.2 Going concern**

At the time of approving the financial statements, the directors have reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

#### **1.3 Revenue**

Revenue represents amounts receivable for rents and charges, net of VAT. Rental income arising from operating leases on investment properties is recognised on a straight line basis over the term of the lease.

#### **1.4 Investment properties**

Investment property is property held to earn rentals or for capital appreciation or both. In accordance with the option offered by IAS 40, investment properties are accounted for at cost less depreciation and any impairment.

Cost includes expenditure that is directly attributable to the acquisition or construction of the asset. Subsequent costs are included in the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the company and the costs can be measured reliably.

All other costs, including repairs and maintenance costs, are charged to the statement of comprehensive income in the period in which they are incurred.

Depreciation is provided on investment property, other than freehold land and is calculated on a straight line basis to allocate cost less assessed residual value, other than assets in the course of construction, over the estimated useful lives, as follows:

Investment property	25 years straight line
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## SDI (READING) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 28 APRIL 2019

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#### 1 Accounting policies

(Continued)

##### 1.5 Fair value measurement

IFRS 13 establishes a single source of guidance for all fair value measurements. IFRS 13 does not change when an entity is required to use fair value, but rather provides guidance on how to measure fair value under IFRS when fair value is required or permitted. The company is exempt under FRS 101 from the disclosure requirements of IFRS 13. There was no impact on the company from the adoption of IFRS 13.

##### 1.6 Financial assets

###### *Trade and other receivables*

Other receivables are recognised and carried at the lower of their original invoiced value and recoverable amount. Where the time value of money is material, receivables are carried at amortised cost.

##### 1.7 Financial liabilities

###### *Trade and other payables*

Other financial liabilities, including borrowings, trade payables and other short-term monetary liabilities, are initially measured at fair value net of transaction costs directly attributable to the issuance of the financial liability. They are subsequently measured at amortised cost using the effective interest method. For the purposes of each financial liability, interest expense includes initial transaction costs and any premium payable on redemption, as well as any interest or coupon payable while the liability is outstanding.

##### 1.8 Taxation

The tax expense represents the sum of the current tax expense.

###### *Current tax*

Current tax 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.

## **SDI (READING) LIMITED**

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

#### **FOR THE PERIOD ENDED 28 APRIL 2019**

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#### **2 Critical accounting estimates and judgements**

In the application of the company's accounting policies, the directors are 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, if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

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

##### **Critical judgements**

##### **Impairment of non-current assets**

The directors assess the impairment of tangible assets subject to amortisation or depreciation whenever events or changes in circumstances indicate that the carrying value may not be recoverable. Factors considered important that could trigger an impairment review include the following:

- Significant underperformance relative to historical or projected future operating results;
- Significant changes in the manner of the use of the acquired assets or strategy for the overall business; and
- Significant negative industry or economic trends.

##### **Taxation**

Management judgement is required to estimate the availability and allocation of tax losses within the group, based upon the level of taxable profits across the group.

**SDI (READING) LIMITED****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE PERIOD ENDED 28 APRIL 2019**


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<b>3 Revenue</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
<b>Revenue analysed by class of business</b>		
Rental income	561,000	517,570
	<u>          </u>	<u>          </u>

<b>4 Operating profit</b>	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Operating profit for the period is stated after charging/(crediting):		
Depreciation of investment property	404,028	404,033
	<u>          </u>	<u>          </u>

**5 Income tax expense**

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

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Profit before taxation	185,772	41,448
	<u>          </u>	<u>          </u>
Expected tax charge based on a corporation tax rate of 19.00%	35,297	7,875
Group relief	(76,036)	(45,913)
Depreciation on assets not qualifying for tax allowances	76,765	76,766
UK transfer pricing adjustment for notional interest	(36,026)	(38,728)
	<u>          </u>	<u>          </u>
<b>Taxation charge for the period</b>	<b>-</b>	<b>-</b>
	<u>          </u>	<u>          </u>

**SDI (READING) LIMITED****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE PERIOD ENDED 28 APRIL 2019****6 Investment property**

	<b>2019</b>
	<b>£</b>
<b>Cost</b>	
At 30 April 2018 and 28 April 2019	8,534,500
<b>Accumulated depreciation</b>	
At 30 April 2018	404,033
Charge for the period	404,028
At 28 April 2019	808,061
<b>Carrying value</b>	
At 28 April 2019	7,726,439
At 29 April 2018	8,130,467

The fair value of the investment property as at 28 April 2019 was estimated by management as being materially in line with the carrying value.

**7 Trade and other receivables**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Other receivables	100	97,891

**8 Trade and other payables**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Amounts due to fellow group undertakings	7,439,769	8,153,214
Accruals	-	30,000
Other payables	59,450	-
	<u>7,499,219</u>	<u>8,183,214</u>

**9 Share capital**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
<b>Ordinary share capital</b>		
<b><i>Issued and fully paid</i></b>		
100 Ordinary shares of £1 each	100	100
	<u>100</u>	<u>100</u>

**SDI (READING) LIMITED****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE PERIOD ENDED 28 APRIL 2019****10 Retained earnings**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
At the beginning of the period	41,448	-
Profit for the period	185,772	41,448
	<u>227,220</u>	<u>41,448</u>
At the end of the period	<u>227,220</u>	<u>41,448</u>

**11 Controlling party**

The ultimate controlling party is M J W Ashley, by virtue of his 100% ownership of MASH Holdings Limited, the ultimate parent company. MASH Holdings Limited indirectly holds the majority of shares in Frasers Group plc, who own 100% of the share capital of SDI Property Limited (the immediate parent company).

Frasers Group plc is the smallest company and MASH Holdings Limited is the largest company to consolidate these accounts. Both Frasers Group plc and MASH Holdings Limited are companies registered in England and Wales. A copy of the group accounts can be obtained from Companies House, Crown Way, Cardiff, CF14 3UZ.