

**WOODLANDS PARK PROPERTY LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 AUGUST 2022**



**WOODLANDS PARK PROPERTY LIMITED**

**OFFICERS AND REGISTERED OFFICE**

**DIRECTOR**

R Oren

**REGISTERED OFFICE**

Building 2  
Fields End Business Park  
Davey Road  
Thurnscoe  
Goldthorpe  
Rotherham  
S63 0JF

**WOODLANDS PARK PROPERTY LIMITED**

**STRATEGIC REPORT**

**FOR THE YEAR ENDED 31 AUGUST 2022**

The director presents his strategic report for the year ended 31 August 2022.

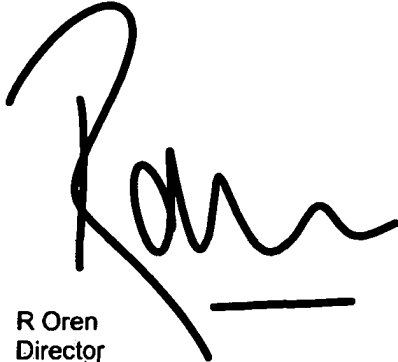
**Review of the business and future events**

The company is a property investment company.

**Principal risks and uncertainties**

The Board of Altrad Group manages risks at a group level and is committed to enhancing the group's risk management capability. Risk is assessed formally at business segment level through risk workshops and via the maintenance of risk registers. The updating of the risk registers is a continuous process involving the identification, evaluation and management of risks by individual managers. This enables the early identification of key risks and the taking of action to mitigate the likelihood of loss.

On behalf of the Board

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R Oren  
Director  
Date: 16 May 2023

**WOODLANDS PARK PROPERTY LIMITED**

**DIRECTOR'S REPORT**

**FOR THE YEAR ENDED 31 AUGUST 2022**

The director presents his report and the audited financial statements of the company for the year ended 31 August 2022.

**Results and dividends**

The company has made a profit of £25,000 during the year to 31 August 2022.

**Directors**

The following person served as director during the year and up to the date of this report, unless stated otherwise:

R Oren

The director had no beneficial interests in the shares of the company and was not remunerated for his services.

**Qualifying third party indemnity provisions**

As permitted by the Companies Act 2006, all directors are covered by indemnities from the ultimate parent undertaking. The directors are indemnified in respect of proceedings which may be brought by third parties and such indemnification was in place throughout the year and up to the date of approval of these financial statements. Neither these indemnifications nor insurance provides cover in the event that a director or officer is proved to have acted fraudulently or dishonestly.

The company has not made any qualifying indemnity provisions.

**Going concern**

The company's business activities, together with the risks that are likely to affect its financial position are described in the Strategic Report on page 2.

The company is part of a group that has considerable financial resources and long-term contracts with a number of customers across different geographic areas. Consequently, the director believes that the group and company are well placed to manage their business risks in the coming years. The company is also able to rely on the parent undertaking providing financial support in the foreseeable future, being not less than one year from the date of approval of these financial statements.

After making enquiries, the director has a reasonable expectation that the company and the group have adequate resources to continue in operational existence for the 12 months to 31 May 2024. Accordingly, the director continues to adopt the going concern basis in preparing the annual report and accounts.

**WOODLANDS PARK PROPERTY LIMITED**

**DIRECTOR'S REPORT (continued)**

**FOR THE YEAR ENDED 31 AUGUST 2022**

**Statement of director's 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 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 Financial Reporting Standard 102 (FRS 102). 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 those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards, including FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements;
- notify the company's shareholders in writing about the use of disclosure exemptions, if any, of FRS 102 used in the preparation of 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 proper 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.

On behalf of the Board

A handwritten signature in black ink, appearing to read 'R Orén', is written over a horizontal line.

R Orén  
Director  
Date: 16 May 2023

**WOODLANDS PARK PROPERTY LIMITED****STATEMENT OF FINANCIAL POSITION****AT 31 AUGUST 2022**

	Notes	2022 £000	2021 £000
<b>Fixed assets</b>			
Investment property	3	2,000	2,000
<b>Current assets</b>			
Debtors: Amounts falling due within one year	4	25	-
<b>Current liabilities</b>			
Creditors: Amounts falling due within one year	5	(2,000)	(2,000)
<b>Net assets</b>		<b>25</b>	<b>-</b>
<b>Capital and reserves</b>			
Called up share capital	6	-	-
Profit and loss account		(25)	-
<b>Total shareholders' funds</b>		<b>(25)</b>	<b>-</b>

The Company was dormant throughout the year ended 31 August 2022.

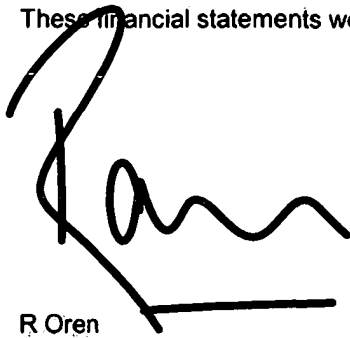
For the year ended 31 August 2022 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the Company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibility for:

- ensuring the Company keeps accounting records which comply with section 386; and
- preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of the financial period, and of its profit or loss for the financial period, in accordance with the requirements of section 395, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company.

These financial statements were approved by the Director on 6 May 2023 and signed on its behalf by:



R Oren  
Director

**WOODLANDS PARK PROPERTY LIMITED****NOTES TO THE FINANCIAL STATEMENTS****FOR THE YEAR ENDED 31 AUGUST 2022****1. Accounting policies****Basis of preparation**

These financial statements are prepared on a going concern basis under the historical cost convention, and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom.

These financial statements comply with FRS 102.

**2. Result of ordinary activities before interest and taxation**

The company did not trade during the current financial year and has made neither a profit nor a loss nor any other recognised gain or loss.

There were no employees of the company during the year. The director was not remunerated for his services to the company during the year.

**3. Investment property**

The investment property is an area of freehold land with a carrying value of £2.0 million and a fair value of £2.2 million. There are no accumulated impairment losses. No significant rent is received from the property. The investment property was transferred from a fellow subsidiary, Cape Calsil Systems Limited, in 2016, at fair value, deemed to be £2.0 million at the time of transfer.

The Group has determined that the highest and best use of the freehold land is its current use.

The fair value of the investment property is based upon an average of valuations as at 31 December 2017 performed by accredited independent valuers, who are specialists in valuing investment properties. A valuation model in accordance with the RICS Appraisal and Valuations Standards Manual has been applied. The director believes that the property valuation applied as at 31 December 2017 has not significantly altered and therefore the valuation has remained unchanged at 31 August 2022.

**4. Debtors: Amounts falling due within one year**

	<b>2022</b>	<b>2021</b>
	<b>£000</b>	<b>£000</b>
Amounts owed from Group undertakings	25	-

**5. Creditors: Amounts falling due within one year**

	<b>2022</b>	<b>2021</b>
	<b>£000</b>	<b>£000</b>
Amounts owed to Group undertakings	2,000	2,000

**WOODLANDS PARK PROPERTY LIMITED****NOTES TO THE FINANCIAL STATEMENTS (continued)****FOR THE YEAR ENDED 31 AUGUST 2022****6. Called up share capital**

	<b>2022</b>	<b>2021</b>
	<b>£000</b>	<b>£000</b>
Allotted and issued: 1 Ordinary Share of £1 each	-	-

**7. Ultimate parent undertaking**

The immediate parent undertaking is Cape Industrial Services Group Limited, a company registered in England and Wales.

The ultimate parent undertaking and controlling party is Altrad Investment Authority SAS. Copies of the financial statements of Altrad Investment SAS can be obtained from the Company Secretary, 16 Avenue de la Gardie, 34510 Florensac, France..