

PROPCO 50 BLACKFRIARS ST. LTD
(FORMERLY SAFESTAY (EDINBURGH)
HOLDINGS LIMITED)
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
PAGES FOR FILING WITH REGISTRAR

PROPCO 50 BLACKFRIARS ST. LTD
(FORMERLY SAFESTAY (EDINBURGH) HOLDINGS LIMITED)
COMPANY INFORMATION

Directors	A J Bleeker	(Appointed 30 June 2021)
	O Winter	(Appointed 30 June 2021)
Company number	10664889 (England and Wales)	
Registered office	Rivermead House 7 Lewis Court Grove Park Leicester LE19 1SD	
Auditor	Ashworth Moulds 11 Nicholas Street Burnley Lancashire BB11 2AL	

**PROPCO 50 BLACKFRIARS ST. LTD
(FORMERLY SAFESTAY (EDINBURGH) HOLDINGS LIMITED)
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PROPCO 50 BLACKFRIARS ST. LTD
(FORMERLY SAFESTAY (EDINBURGH) HOLDINGS LIMITED)
BALANCE SHEET

AS AT 31 DECEMBER 2021

	Notes	2021 £	£	2020 £	£
Fixed assets					
Intangible assets	3	512,000		652,000	
Tangible assets	4	12,172,405		12,440,421	
		<u>12,684,405</u>		<u>13,092,421</u>	
Current assets					
Debtors	5	80,698		1,059,313	
Cash at bank and in hand		2,074,659		-	
		<u>2,155,357</u>		<u>1,059,313</u>	
Creditors: amounts falling due within one year	6	<u>(10,067,721)</u>		<u>(9,296,857)</u>	
Net current liabilities		<u>(7,912,364)</u>		<u>(8,237,544)</u>	
Total assets less current liabilities		<u>4,772,041</u>		<u>4,854,877</u>	
Creditors: amounts falling due after more than one year	7	<u>(5,179,029)</u>		<u>(5,173,660)</u>	
Net liabilities		<u>(406,988)</u>		<u>(318,783)</u>	
Capital and reserves					
Called up share capital	8	1		1	
Profit and loss reserves		<u>(406,989)</u>		<u>(318,784)</u>	
Total equity		<u>(406,988)</u>		<u>(318,783)</u>	

The notes on pages 2 - 6 form an integral part of these financial statements.

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

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 21 September 2022 and are signed on its behalf by:

A J Bleeker
Director

Company Registration No. 10664889

PROPCO 50 BLACKFRIARS ST. LTD
(FORMERLY SAFESTAY (EDINBURGH) HOLDINGS LIMITED)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

Company information

Propco 50 Blackfriars St. Ltd is a private company limited by shares incorporated in England and Wales. The registered office is Rivermead House, 7 Lewis Court, Grove Park, Leicester, LE19 1SD.

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. The principal accounting policies adopted are set out below.

1.2 Going concern

The directors have reviewed their expectations of future trading performance, the budgets for 2022 and 2023 and the cash flow forecasts and projections. The directors are satisfied that the company will be able to operate within the level of its facilities for the foreseeable future. After reviewing all areas of the business, together with the principal risks and uncertainties, the directors are satisfied that the financial statements can continue to be prepared on a going concern basis. The cash flow forecast is continuously monitored.

1.3 Turnover

Turnover represents rent receivable from A & O Hostel & Hotel Edinburgh Ltd.

1.4 Intangible fixed assets other than goodwill

Intangible assets acquired separately from a business are recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses.

Intangible assets acquired on business combinations are recognised separately from goodwill at the acquisition date where it is probable that the expected future economic benefits that are attributable to the asset will flow to the entity and the fair value of the asset can be measured reliably; the intangible asset arises from contractual or other legal rights; and the intangible asset is separable from the entity.

Amortisation 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:

Head lease	10% straight line basis
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1.5 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 land and buildings	Shorter of 50 years and lease term
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**PROPCO 50 BLACKFRIARS ST. LTD
(FORMERLY SAFESTAY (EDINBURGH) HOLDINGS LIMITED)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

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.

1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible and intangible 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.

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.

A financial instrument is a contract giving rise to a financial asset (such as trade and other debtors, cash and bank balances) or a financial liability (such as trade and other creditors, bank and other loans, hire purchase and lease creditors) or an equity instrument (such as ordinary or preference shares).

Financial instruments are recognised in the company's balance sheet when the company becomes a party to the contractual provisions of the instrument.

All the company's financial instruments are basic financial instruments and are recognised at amortised cost using the effective interest method.

Amortised cost: the original transaction value, less amounts settled, less any adjustment for impairment.

Effective interest method: where a financial instrument falls due more than 12 months after the balance sheet date and is subject to a rate of interest which is below a market rate, the original transaction value is discounted using a market rate of interest to give the net present value of future cash flows.

Derecognition of financial assets

Financial assets cease to be recognised only when the contractual rights to the cash flows expire, or when substantially all the risks and rewards of ownership are transferred to another entity.

Financial liabilities cease to be recognised when and only when the company's obligations are discharged, cancelled, or they expire.

1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

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.

PROPCO 50 BLACKFRIARS ST. LTD
(FORMERLY SAFESTAY (EDINBURGH) HOLDINGS LIMITED)
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies **(Continued)**

1.9 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets and liabilities attributable to the lease are recognised at fair value at the inception of the lease. Lease payments are apportioned between finance charges and the reduction of the lease obligation using the effective interest rate method so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are deducted in measuring profit or loss.

1.10 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2021	2020
	Number	Number
Total	2	1

3 Intangible fixed assets

	Head lease
	£
Cost	
At 1 January 2021 and 31 December 2021	1,153,536
Amortisation and impairment	
At 1 January 2021	501,536
Amortisation charged for the year	140,000
At 31 December 2021	641,536
Carrying amount	
At 31 December 2021	512,000
At 31 December 2020	652,000

The company obtained the leasehold interest of the property in a prior year (see note 4). The intangible asset, being the leasehold interest, is being amortised on a straight line basis over the remaining term of the lease, which terminates in 2027.

PROPCO 50 BLACKFRIARS ST. LTD
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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

4 Tangible fixed assets

	Leasehold land and buildings £
Cost	
At 1 January 2021 and 31 December 2021	13,400,820
Depreciation and impairment	
At 1 January 2021	960,399
Depreciation charged in the year	268,016
At 31 December 2021	1,228,415
Carrying amount	
At 31 December 2021	12,172,405
At 31 December 2020	12,440,421

In a prior period the Company entered into a long lease agreement for the property, which had previously been held as a freehold interest. The newly-created leasehold was independently valued using a discounted cash flow method by Cushman and Wakefield on 14 March 2017.

5 Debtors

	2021 £	2020 £
Amounts falling due within one year:		
Amounts owed by group undertakings	39,375	997,563
Other debtors	6,323	61,750
Prepayments and accrued income	35,000	-
	<u>80,698</u>	<u>1,059,313</u>

6 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	8,264	-
Amounts owed to group undertakings	10,002,341	9,296,857
Taxation and social security	48,616	-
Accruals and deferred income	8,500	-
	<u>10,067,721</u>	<u>9,296,857</u>

PROPCO 50 BLACKFRIARS ST. LTD
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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

7 Creditors: amounts falling due after more than one year

	2021	2020
	£	£
Property financing liability	5,179,029	5,173,660
	<u> </u>	<u> </u>

This financing has a term of 150 years and is repaid quarterly, with an option to buy back the property after the end of year 25. As the company are reasonably certain to exercise the buyback option, based on the purchase price at the end of the lease, the liability has been calculated to the end of the 25-year period.

Amounts (plus interest) included above which fall due after five years are as follows:

Payable other than by instalments	5,206,621	5,199,529
	<u> </u>	<u> </u>

8 Called up share capital

	2021	2020	2021	2020
	Number	Number	£	£
Ordinary share capital				
Issued and fully paid				
Ordinary share of £1 each	1	1	1	1
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

9 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Mark Holmes BA FCA and the auditor was Ashworth Moulds.

10 Parent company

Alpha Holdings S.a.r.l. is the parent company of the smallest group for which consolidated financial statements are prepared. Alpha Holdings S.a.r.l. is incorporated in Luxembourg.

A copy of Alpha Holdings S.a.r.l.'s financial statements can be obtained from Rue Guillaume Kroll 12E, 1882 Luxembourg.

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.