Registered number: 10824413

Waterside Country Park Limited

Unaudited

Financial statements

Information for filing with the registrar

For the Period Ended 31 August 2019

Waterside Country Park Limited
Registered number:10824413

Balance Sheet
As at 31 August 2019

	Note		31 August 2019 £		*31 December 2018 £*
Fixed assets					
Tangible assets	4		**26,503,091**		*15,823,821*
Current assets					
Stocks	5	**236,259**		*213,759*	
Debtors: amounts falling due within one year	6	**496,582**		*152,745*	
Cash at bank and in hand		**6,141**		*201,596*	
		738,982		*568,100*	
Creditors: amounts falling due within one year	7	**(3,372,223)**		*(5,266,379)*	
Net current liabilities			**(2,633,241)**		*(4,698,279)*
Total assets less current liabilities			**23,869,850**		*11,125,542*
Creditors: amounts falling due after more than one year	8		**(4,880,226)**		*-*
Provisions for liabilities					
Deferred tax	9		**(3,277,172)**		*(2,014,856)*
Net assets			**15,712,452**		*9,110,686*
Capital and reserves					
Called up share capital	10		**100**		*100*
Revaluation reserve	11		**15,997,021**		*9,175,723*
Profit and loss account	11		**(284,669)**		*(65,137)*
			15,712,452		*9,110,686*

Balance Sheet (continued)
As at 31 August 2019

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the period in question in accordance with section 476 of Companies Act 2006.

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 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:

J.M. Williams

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Jason Williams
Director

Date: 19 May 2020

The notes on pages 3 to 10 form part of these financial statements.

1. General information

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

The address of the registered office is Royale House, Southwick Road, North Boarhunt, Fareham, PO17 6JN.

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

The reporting date has been changed from 31 December to 31 August in anticipation of the group re-finance in September 2019.

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.

2. Accounting policies (continued)

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Pitch Fees
Pitch fees are recognised on an accruals basis in the period to which they relate.

Sale of Homes
Sales of homes are recognised when the risks and rewards of ownership are transferred to the customer, usually on occupation when the written statement is signed or the legal completion takes place.

2.4 Interest income

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

2.5 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.6 Current and deferred taxation

The tax expense for the period 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. Accounting policies (continued)

2.7 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
Office & computer equipment	-	20%

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.

2.8 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.

2.9 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Work in progress includes labour and attributable overheads.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

2.10 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. Accounting policies (continued)

2.11 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.

2.12 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 average monthly number of employees during the period was 3 (2018 - 19).

The directors did not receive any remuneration.

4. Tangible fixed assets

	Freehold property £	Office equipment £	Total £
Cost or valuation			
At 1 January 2019	15,820,000	5,475	15,825,475
Additions	2,596,386	-	2,596,386
Revaluations	8,083,614	-	8,083,614
At 31 August 2019	26,500,000	5,475	26,505,475
Depreciation			
At 1 January 2019	-	1,654	1,654
Charge for the period on owned assets	-	730	730
At 31 August 2019	-	2,384	2,384
Net book value			
At 31 August 2019	26,500,000	3,091	26,503,091
At 31 December 2018	*15,820,000*	*3,821*	*15,823,821*

The group borrowings are secured by way of a fixed charge over the assets of the group, this includes those held by this company.

4. Tangible fixed assets (continued)

The freehold property was valued in August 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:

	31 August 2019 £	*31 December 2018 £*
Cost	**7,226,481**	*4,630,094*

5. Stocks

	31 August 2019 £	*31 December 2018 £*
Work in progress	**21,355**	*21,355*
Homes for resale	**214,904**	*192,404*
	236,259	*213,759*

6. Debtors

	31 August 2019 £	*31 December 2018 £*
Trade debtors	**421,184**	*123,326*
Amounts owed by related parties	**14,883**	*4,021*
Other debtors	**4,694**	*5,100*
Called up share capital not paid	**100**	*100*
Prepayments and accrued income	**55,721**	*20,198*
	496,582	*152,745*

7. Creditors: Amounts falling due within one year

	31 August 2019 £	*31 December 2018 £*
Bank overdrafts	-	*4,187*
Payments received on account	**2,000**	*2,000*
Trade creditors	**197,257**	*224,218*
Amounts owed to group undertakings	**118,035**	*4,558,808*
Amounts owed to related parties	**2,856,403**	*68,585*
Other taxation and social security	**52,370**	*9,161*
Other creditors	**1,096**	*705*
Accruals and deferred income	**145,062**	*398,715*
	3,372,223	*5,266,379*

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

	31 August 2019 £
Amounts owed to group undertakings	**4,880,226**

9. Deferred taxation

	2019 £
At beginning of year	**(2,014,856)**
Charged to other comprehensive income	**(1,262,316)**
At end of year	**(3,277,172)**

The provision for deferred taxation is made up as follows:

	31 August 2019 £	*31 December 2018 £*
Accelerated capital allowances	**(673)**	*(673)*
Tax on unrealised gain	**(3,276,499)**	*(2,014,183)*
	(3,277,172)	*(2,014,856)*

10. Share capital

	31 August 2019 £	*31 December 2018 £*
Allotted, called up and unpaid		
100 *(2018 - 100)* Ordinary shares of £1.00 each	**100**	*100*

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 the company owed £2,500,000 (2018 - £nil) to directors.

Companies under common control

During the year the company made sales of £300,000 (2018 - £Nil) to companies under common control.

As at the balance sheet date the company was owed £14,883 (2018 - £4,021) by companies under common control and owed £356,403 (2018 - £68,585) to companies under common control. There are also balances of £300,000 (2018 - £nil) in trade debtors owed by and £27,866 (2018 - £nil) in trade creditors owed to companies under common control.

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 £385,470 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 31 August 2019 that has significantly affected, or may significantly affect the company's operations.

14. Controlling party

The company is a subsidiary of Essex Caravan Park 2018 Limited, which is the immediate parent company, incorporated in England and Wales.

At the Balance Sheet date Time GB Estates Limited was the ultimate parent company, the ultimate controlling party was Robert Lee Jack Bull by virtue of his 100% shareholding in Time GB Estates Limited.

As of 5 September 2019 the ultimate parent company is Time GB Properties Limited, incorporated in England and Wales. The ultimate controlling party is still Robert Lee Jack Bull by virtue of his 100% shareholding in Time GB Properties Limited.