

**Dorset Caravan Park 4 Limited**

**Financial statements**

**Information for filing with the registrar**

**For the Year Ended 31 August 2021**



**Dorset Caravan Park 4 Limited**  
**Registered number: 11666163**

**Balance Sheet**  
**As at 31 August 2021**

	Note	2021 £	2020 £
<b>Fixed assets</b>			
Investments	4	12,619,354	12,619,354
<b>Current assets</b>			
Debtors: amounts falling due after more than one year	5	3,266,330	3,266,330
Debtors	5	1,771,002	1,511,665
		<u>5,037,332</u>	<u>4,777,995</u>
Creditors: amounts falling due within one year	6	(9,779,111)	(9,056,188)
<b>Net current liabilities</b>		(4,741,779)	(4,278,193)
Creditors: amounts falling due after more than one year	7	(8,978,850)	(8,978,850)
<b>Net liabilities</b>		<u>(1,101,275)</u>	<u>(637,689)</u>
<b>Capital and reserves</b>			
Called up share capital		100	100
Profit and loss account		(1,101,375)	(637,789)
		<u>(1,101,275)</u>	<u>(637,689)</u>

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: 18/05/2022

The notes on pages 2 to 5 form part of these financial statements.

## **Dorset Caravan Park 4 Limited**

### **Notes to the Financial Statements For the Year Ended 31 August 2021**

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#### **1. General information**

Dorset Caravan Park 4 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, 1550 Parkway, Whiteley, Fareham, PO15 7AG.

The company's principal activity is that of a holding company.

The accounts are presented in GBP, the functional currency and have been 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 Exemption from preparing consolidated financial statements**

The Company is a parent Company that is also a subsidiary included in the consolidated financial statements of its immediate parent undertaking established under the law of the UK and is therefore exempt from the requirement to prepare consolidated financial statements under section 400 of the Companies Act 2006.

##### **2.3 Going concern**

The directors have prepared cash flow forecasts which demonstrate that the cash reserves of the Company will be sufficient for it to be meet its debts as they fall due and therefore are able to continue as a going concern.

Post year end, the Company, as part of the Group headed by Time GB Properties Limited, has entered into the process to refinance the Group's main financing facility including an additional facility to fund Development, to further grow the business and generate increased sales. This further supports the use of the Going Concern assumption.

In the shorter term the Company continues to be reliant upon the intended support of its related companies and the directors.

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

##### **2.4 Turnover**

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover 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 turnover is recognised:

##### **Intro Fees**

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

## Dorset Caravan Park 4 Limited

### Notes to the Financial Statements For the Year Ended 31 August 2021

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#### 2. Accounting policies (continued)

##### 2.5 Interest income

Interest income is recognised in profit or loss using the effective interest method.

##### 2.6 Finance costs

Finance costs are charged to profit or loss 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.

##### 2.7 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

##### 2.8 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.

##### 2.9 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 (2020 - NIL) other than the directors, who did not receive any remuneration (2020 - £NIL).

#### 4. Fixed asset investments

Investments  
in subsidiary  
companies  
£

##### Cost or valuation

At 1 September 2020 and at 31 August 2021

12,619,354

#### 5. Debtors

2021                      2020  
£                              £

##### Due after more than one year

Amounts owed by group undertakings

3,266,330                      3,266,330

**Dorset Caravan Park 4 Limited**

**Notes to the Financial Statements  
For the Year Ended 31 August 2021**

**5. Debtors (continued)**

The debtors due after more than one year relate to intercompany loan agreements.

	2021 £	2020 £
<b>Due within one year</b>		
Amounts owed by group undertakings	1,771,002	1,509,695
Amounts owed by joint ventures and associated undertakings	-	1,620
Other debtors	-	250
Called up share capital not paid	-	100
	<u>1,771,002</u>	<u>1,511,665</u>

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

	2021 £	2020 £
Trade creditors	900,973	900,000
Amounts owed to group undertakings	1,533,261	811,572
Amounts owed to related parties	7,340,271	7,341,991
Accruals and deferred income	4,606	2,625
	<u>9,779,111</u>	<u>9,056,188</u>

**7. Creditors: Amounts falling due after more than one year**

	2021 £	2020 £
Amounts owed to group undertakings	<u>8,978,850</u>	<u>8,978,850</u>

**8. Related party transactions**

**Company directors**

As at the Balance Sheet date a director was owed £6,873,930 (2020 - £6,874,030) by the company.

**Companies under common control**

As at the Balance Sheet date the company was owed £Nil (2020 - £1,620) by companies under common control and owed £466,341 (2020 - £467,961) to companies under common control. There is also a balance of £900,013 (2020 - £900,000) in trade creditors owed to companies under common control.

## **Dorset Caravan Park 4 Limited**

### **Notes to the Financial Statements For the Year Ended 31 August 2021**

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#### **9. Controlling party**

The company is a subsidiary of Time GB Properties Lendco Ltd, which is the immediate parent company, incorporated in England and Wales.

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.

The smallest and largest group to provide consolidated accounts which include the results of the company is that headed by the ultimate parent, with registered office Royale House 1550 Parkway, Whiteley, Fareham, Hampshire, PO15 7AG. These consolidated accounts are publicly available from Companies House.

#### **10. Auditors' information**

The auditors' report on the financial statements for the year ended 31 August 2021 was unqualified.

The audit report was signed on  
behalf of Ensors Accountants LLP.

18/5/22

by Jayson Lawson (Senior Statutory Auditor) on