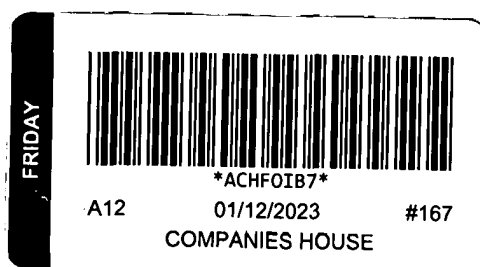


Registration number: 12857638

Scarborough B3 Coast Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 28 February 2023



Scarborough B3 Coast Limited

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Scarborough B3 Coast Limited

Company Information

Directors	M Jackson J J Tutton
Company secretary	Esplanade Secretarial Services Limited
Registered office	Europa House 20 Esplanade Scarborough YO11 2AQ

Scarborough B3 Coast Limited

Directors' Report for the Year Ended 28 February 2023

The directors present their report and the financial statements for the year ended 28 February 2023.

The principal activity of the company was that of property development up until the date of change of ownership. As at 28 February 2023 the principal activity is that of property investment.

Directors of the company

The directors who held office during the year were as follows:

M Jackson

J J Tutton

Dividends

The directors recommend a final dividend payment of £nil (2022:£nil) be made in respect of the financial year ended 28 February 2023.


Going concern

The Directors' assessment of the going concern status of the company is detailed in note 2 of these financial statements.

Small companies provision statement

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

Approved and authorised by the Board on 30 November 2023 and signed on its behalf by:

.....
J J Tutton
Director

Scarborough B3 Coast Limited

Profit and Loss Account for the Year Ended 28 February 2023

	Note	2023 £	2022 £
Turnover	3	216,842	-
Cost of sales		<u>(2,238,285)</u>	<u>-</u>
Gross loss		(2,021,443)	-
Administrative expenses		<u>2,323,899</u>	<u>(6,938)</u>
Operating profit/(loss)		<u>302,456</u>	<u>(6,938)</u>
Other interest receivable and similar income	4	1,001	-
Interest payable and similar expenses	5	<u>(447,481)</u>	<u>-</u>
		<u>(446,480)</u>	<u>-</u>
Loss before tax		(144,024)	(6,938)
Tax on loss	9	<u>-</u>	<u>-</u>
Loss for the financial year		<u><u>(144,024)</u></u>	<u><u>(6,938)</u></u>

The above results were derived from continuing operations.

The company has no recognised gains or losses for the year other than the results above.

The notes on pages 7 to 14 form an integral part of these financial statements.

Scarborough B3 Coast Limited

Statement of Comprehensive Income for the Year Ended 28 February 2023

	2023 £	2022 £
Loss for the year	<u>(144,024)</u>	<u>(6,938)</u>
Total comprehensive loss for the year	<u><u>(144,024)</u></u>	<u><u>(6,938)</u></u>

The notes on pages 7 to 14 form an integral part of these financial statements.

Scarborough B3 Coast Limited

(Registration number: 12857638)
Balance Sheet as at 28 February 2023

	Note	2023 £	2022 £
fixed assets			
Investment property	10	32,432,111	-
Current assets			
stocks	11	-	21,199,530
Debtors	12	114,402	1,092,823
Cash at bank and in hand	13	3,199,364	178,606
		<u>3,313,766</u>	<u>22,470,959</u>
Creditors: Amounts falling due within one year	14	<u>(9,234,838)</u>	<u>(22,477,896)</u>
Net current liabilities		<u>(5,921,072)</u>	<u>(6,937)</u>
Total assets less current liabilities		26,511,039	(6,937)
Creditors: Amounts falling due after more than one year	14	<u>(26,662,000)</u>	<u>-</u>
Net liabilities		<u>(150,961)</u>	<u>(6,937)</u>
Capital and reserves			
Called up share capital	15	1	1
Profit and loss account	16	<u>(150,962)</u>	<u>(6,938)</u>
Shareholders' deficit		<u>(150,961)</u>	<u>(6,937)</u>


For the financial year ending 28 February 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime

Approved and authorised by the Board on 30 November 2023 and signed on its behalf by:


.....
J J Tutton
Director

Scarborough B3 Coast Limited

Statement of Changes in Equity for the Year Ended 28 February 2023

	Share capital £	Profit and loss account £	Total £
At 1 March 2022	1	(6,938)	(6,937)
Loss for the year	-	(144,024)	(144,024)
Total comprehensive loss	-	(144,024)	(144,024)
At 28 February 2023	1	(150,962)	(150,961)
	Share capital £	Retained earnings £	Total £
Loss for the year	-	(6,938)	(6,938)
New share capital subscribed	1	-	1
At 28 February 2022	1	(6,938)	(6,937)

The notes on pages 7 to 14 form an integral part of these financial statements.

Scarborough B3 Coast Limited

Notes to the Unaudited Financial Statements for the Year Ended 28 February 2023

1 General information

The company is a private company limited by share capital, incorporated in England and Wales, company registration number 12857638.

The address of its registered office is:

Europa House
20 Esplanade
Scarborough
YO11 2AQ

The principal place of business is:

Building 3125
Century Way
Thorpe Park
Leeds
LS15 8ZB

These financial statements were authorised for issue by the Board on 30 November 2023.

Principal Activity

The principal activity of the company was that of property development up until the date of change of ownership. As at 28 February 2023 principal activity of the company is that of property investment.

2 Accounting policies

Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland and the Companies Act 2006'.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value. They are presented in GBP and are rounded to the nearest pound.

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Summary of disclosure exemptions

The Company has taken advantage of the exemption, under FRS 102 paragraph 1.12(b), from preparing a statement of cash flows, on the basis that it is a qualifying entity and its ultimate parent company, Scarborough Group International Limited, includes the Company's cash flows in its own consolidated financial statements.

The Company has taken the exemption under FRS102 paragraph 1.12(c), from disclosing the carrying value of financial instruments not measured at fair value on the basis that it is a qualifying entity and its ultimate parent company, Scarborough Group International Limited, discloses the carrying value of financial instruments in its own consolidated financial statements.

Scarborough B3 Coast Limited

Notes to the Unaudited Financial Statements for the Year Ended 28 February 2023

Going Concern

These financial statements have been prepared on a going concern basis as the immediate parent company, Scarborough Premier Developments Limited, as the largest creditor of the company, has confirmed in writing that it will continue to provide financial support for the foreseeable future to the company and will not seek repayment of amounts due from the company unless it is able to do so. The Directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The Directors have considered the impact of COVID-19 virus upon the company and the development, the company doesn't expect there to be any material impact on development values or timetable. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Judgements and key source of estimation uncertainty

(i) Impairment of investments

In considering the carrying value of the investments the directors have assessed the value of the underlying assets to determine if a provision is required. No provisions have been deemed necessary.

(ii) Recoverability of intercompany receivable balances

The company makes an estimate of the recoverable value of intercompany debtors. When assessing impairment of intercompany debtors, management considers historical experience and knowledge of any other specific factors affecting an intercompany debtor's ability to pay. No provisions have been deemed necessary.

(iii) Stock provisioning

The value of the Company's property assets is affected by market conditions. During the preparation of these financial statements, key management have given consideration to the carrying value of trading properties and development sites to determine if any stock provision is required. When making this judgement, key management have referred to a mixture of independent, external property valuation reports and internally prepared development appraisals. No provisions have been deemed necessary.

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

The amount of revenue can be reliably measured;

it is probable that future economic benefits will flow to the entity;

and specific criteria have been met for each of the company's activities.

Tax

The tax expense for the period comprises current tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates taxable income

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Scarborough B3 Coast Limited

Notes to the Unaudited Financial Statements for the Year Ended 28 February 2023

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Trade debtors are amounts due from customers for services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Stocks

Stock properties held for resale and development work in progress are stated at the lower of cost and net realisable value. For development properties, cost is based on the cost of the land and the cost incurred to date including any demolition costs and interest paid in respect of borrowings to finance the relevant development. Net realisable value is based on estimated selling price after taking into account all further costs expected to be incurred on disposal.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the profit and loss account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Scarborough B3 Coast Limited

Notes to the Unaudited Financial Statements for the Year Ended 28 February 2023

Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and loans to related parties.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

3 Turnover

The analysis of the company's Turnover for the year from continuing operations is as follows:

	2023	2022
	£	£
Rental income from investment property	216,842	-

4 Other interest receivable and similar income

	2023	2022
	£	£
Other finance income	1,001	-

5 Interest payable and similar expenses

	2023	2022
	£	£
Interest on bank overdrafts and borrowings	447,481	-

6 Staff costs

The average number of employees (excluding directors) during the period was nil (2022:nil).

7 Directors' remuneration

No remuneration was paid to the directors during the period (2022:£nil).

Scarborough B3 Coast Limited

Notes to the Unaudited Financial Statements for the Year Ended 28 February 2023

8 Auditors' remuneration

The previous years auditors fees of £2,000 was borne by Scarborough Management Limited. The company is no longer audited.

Auditors remuneration, in respect of non audit services was disclosed within the accounts of Scarborough Group International Limited.

9 Taxation

	2023 £	2022 £
Tax expense/(receipt) in the income statement	-	-

The tax on profit before tax for the year is the same as the standard rate of corporation tax in the UK (2022 - the same as the standard rate of corporation tax in the UK) of 19% (2022 - 19%).

The differences are reconciled below:

	2023 £	2022 £
Loss before tax	(144,024)	(6,938)
Corporation tax at standard rate	(27,365)	(1,318)
Expenses not deductible for tax purposes	423,526	-
Income not taxable for tax purposes	(500,685)	-
Deferred tax credit relating to changes in tax rates or laws	(64,073)	(416)
Fixed asset differences	(98,373)	-
Movement in deferred tax not recognised	266,971	1,734
Unexplained difference	(1)	-
Total tax charge/(credit)	-	-

Changes to the UK corporation tax rates were announced as part of the Finance Bill 2021. The rate applicable from 1 April 2021 remains at 19% with an increase to 25% from 1 April 2023. These rates have been taken into consideration when calculating tax and any deferred tax balances at the reporting date.

Tax charged/(credited) in the income statement.

10 Investment properties

	2023 £
At 1 March	32,432,111
At 28 February	32,432,111

There has been no valuation of investment property by an independent valuer.

Scarborough B3 Coast Limited

Notes to the Unaudited Financial Statements for the Year Ended 28 February 2023

11 Stocks

	2023 £	2022 £
Developments in progress	-	21,199,530

12 Debtors

Current	Note	2023 £	2022 £
Trade debtors		114,402	-
Amounts owed by related parties	18	-	303,063
Other debtors		-	789,760
		<u>114,402</u>	<u>1,092,823</u>

13 Cash and cash equivalents

	2023 £	2022 £
Cash at bank	<u>3,199,364</u>	<u>178,606</u>

14 Creditors

	Note	2023 £	2022 £
Due within one year			
Loans and borrowings	17	-	83,710
trade creditors		102,412	27,018
Amounts due to group undertakings	18	7,932,584	20,104,558
Social security and other taxes		12,200	-
Other payables		435,541	507,305
Accruals		<u>752,101</u>	<u>1,755,305</u>
		<u>9,234,838</u>	<u>22,477,896</u>
Due after one year			
Loans and borrowings	17	<u>26,662,000</u>	-

15 Share capital

Allotted, called up and fully paid shares

Scarborough B3 Coast Limited

Notes to the Unaudited Financial Statements for the Year Ended 28 February 2023

	2023	£	2022	£
	No.		No.	
Ordinary shares of £1 each	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

The company has total of 1 allotted share, which was allotted on 4 September 2020. The value of each share is £1.

16 Reserves

The profit and loss account reserves represents accumulated losses.

17 Loans and borrowings

	2023	2022
	£	£
Non-current loans and borrowings		
Bank borrowings	<u>26,662,000</u>	<u>-</u>

	2023	2022
	£	£
Current loans and borrowings		
Bank borrowings	<u>-</u>	<u>83,710</u>

Bank borrowings relate to a single loan with Oaknorth Bank. The loan is repayable either on demand or 21 months from the 1st utilisation date (17 March 2022).

Interest on the loan is payable annually at 6.6%.

The bank loan is secured by way of a legal charge over the property known as B3 Property and company guarantees with Scarborough Group International Limited.

18 Related party transactions

The Company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned, in accordance with section 33 of FRS 102.

Summary of transactions with other related parties

Thorpe Park Developments Limited

(50% owned by wider group)

Management fees of £1,012,108 (2022:£743,577) were charged during the year. Included within the debtors at the balance sheet date the amount due from Thorpe Park Developments Limited was £nil (2022:£303,063).

Scarborough B3 Coast Limited

Notes to the Unaudited Financial Statements for the Year Ended 28 February 2023

19 Financial instruments

The company had the following financial instruments:

Financial assets measured at transaction price

	Note	2023	2022
		£	£
Cash and cash equivalents	14	3,199,364	178,606
Other Debtors	13	114,402	789,760
Owed by/ (from) participating interests	13	-	303,063

Financial liabilities measured at transaction price

	Note	2023	2022
Trade Creditors	15	102,412	27,018
Other Creditors	15	1,199,842	2,346,320
Owed to participating interests	15	7,932,584	20,104,558

21 Parent and ultimate parent undertaking

The company is controlled by the immediate parent company, Scarborough Partnership Limited, a company registered in England and Wales.

Scarborough Partnership Limited is owned by The Scarborough 1992 Trust and the Scarborough IIP Trust. In the opinion of the directors the company has no ultimate controlling party.