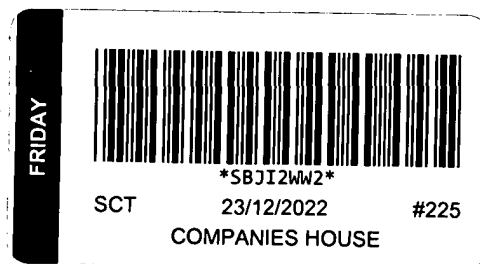




WEST COAST ESTATES LIMITED
No. SC133782

FILLETED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021



WEST COAST ESTATES LIMITED

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WEST COAST ESTATES LIMITED**BALANCE SHEET
AS AT 31 DECEMBER 2021**

	Notes	£	2021 £	£	2020 £
Fixed assets					
Tangible assets	3		3,433		4,039
Investment properties	4		11,102,606		10,530,999
Investments	5		1,502,321		1,504,880
			<u>12,608,360</u>		<u>12,039,918</u>
Current assets					
Debtors	6	376,278		360,767	
Cash at bank and in hand		99,644		93,565	
			<u>475,922</u>	<u>454,332</u>	
Creditors: amounts falling due within one year	7	(6,113,517)		(1,044,046)	
Net current liabilities			<u>(5,637,595)</u>		<u>(589,714)</u>
Total assets less current liabilities			<u>6,970,765</u>		<u>11,450,204</u>
Creditors: amounts falling due after more than one year	8		(103,303)		(4,036,875)
Provisions for liabilities			<u>(109,594)</u>		<u>(138,403)</u>
Net assets			<u>6,757,868</u>		<u>7,274,926</u>
Capital and reserves					
Called up share capital	9		125		125
Share premium account			126,506		126,506
Revaluation reserve			1,821,553		1,854,457
Profit and loss reserves			4,809,684		5,293,838
Total equity			<u>6,757,868</u>		<u>7,274,926</u>

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 special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the board of directors and authorised for issue on 23 December 2022 and are signed on its behalf by:


Iftikar Mian
Director

Company Registration No. SC133782

WEST COAST ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

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 company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

The company has taken advantage of the exemption not disclose transactions and balances with other members of the group.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. In arriving at this conclusion, the directors have given due consideration to the possible impact of the Covid-19 pandemic on future operations. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

The financial statements have been prepared on the going concern basis, which assumes that the company will continue in operation existence for a minimum period of 12 months from the date of signing the audited financial statements.

The going concern assumption is based upon confirmation of support from the directors of the company that they will continue to support the company by providing sufficient funding and financial support as required to enable the company to discharge all its liabilities and continue as a going concern for a minimum period of at least 12 months from the date of signing the audited financial statements.

Looking forward, the company has secured a loan from the bank of £3.7m that will run for 10 years after the initial drawdown of the loan. The directors are confident that this loan facility is sufficient to allow the company to pay its liabilities as they fall due.

Financial forecasts have been prepared for the period to 31 December 2023 which reflect the expected liabilities of the company and this shows that the company can meet its liabilities as they fall due throughout this period.

Thus, the directors continue to adopt the going concern basis in preparing the financial statements.

WEST COAST ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies (continued)

1.3 Income

Turnover is recognised at the fair value of the consideration received or receivable for rental income and sale of properties provided in the normal course of business, and is shown net of VAT and other sales related taxes.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

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.

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

Share of profits from investments are recognised when the shareholder's right to receive payment has been established.

1.4 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:

Plant and equipment	10% - 25% Straight line
Fixtures, fittings & equipment	20% Straight line
Computer equipment	25% Straight line

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.

1.5 Investment properties

Investment properties, which are properties held to earn rentals and/or for capital appreciation, are initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently they are measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment properties are accounted for as tangible fixed assets.

1.6 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

WEST COAST ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies (continued)

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

1.7 Impairment of fixed assets

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

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.8 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 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.

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

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

WEST COAST ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies (continued)

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.10 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.11 Taxation

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

Current tax

The tax currently payable is based on taxable profit for the year. 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.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

WEST COAST ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies (continued)

1.12 Provisions

Provisions are recognised when the company has a legal or constructive present obligation as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in profit or loss in the period in which it arises.

1.13 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.14 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.15 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leases asset are consumed.

1.16 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

2 Employees

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

	2021 Number	2020 Number
Total	12	12

WEST COAST ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

3 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 January 2021	46,669
Additions	926
	<hr/>
At 31 December 2021	47,595
	<hr/>
Depreciation and impairment	
At 1 January 2021	42,630
Depreciation charged in the year	1,532
	<hr/>
At 31 December 2021	44,162
	<hr/>
Carrying amount	
At 31 December 2021	3,433
	<hr/>
At 31 December 2020	4,039
	<hr/>

4 Investment property

	2021 £
Fair value	
At 1 January 2021	10,530,999
Additions	2,041,981
Disposals	(1,886,607)
Revaluations	416,233
	<hr/>
At 31 December 2021	11,102,606
	<hr/>

Investment properties comprise commercial and residential properties. The fair value of the investment properties have been arrived at on the basis of valuations carried out in November and December 2019 by J & E Shepherd Chartered Surveyors, who are not connected with the company. The valuations were made on an open market value basis by reference to market evidence of transaction prices for similar properties. The directors consider these valuations to remain appropriate as at 31 December 2021.

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2021 £	2020 £
Cost	8,398,810	8,243,291
Accumulated depreciation	-	-
	<hr/>	<hr/>
Carrying amount	8,398,810	8,243,291
	<hr/>	<hr/>

WEST COAST ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

5 Fixed asset investments

	2021 £	2020 £
Investments	1,502,321	1,504,880
Movements in fixed asset investments		
		Shares in group undertakings £
Valuations		
At 1 January 2021		1,805,535
Valuation changes		(74,412)
At 31 December 2021		1,731,123
Impairment		
At 1 January 2021		300,655
Impairment loss reversals		(71,853)
At 31 December 2021		228,802
Carrying amount		
At 31 December 2021		1,502,321
At 31 December 2020		1,504,880

6 Debtors

	2021 £	2020 £
Amounts falling due within one year:		
Trade debtors	92,331	-
Amounts owed by group undertakings	125,750	282,956
Other debtors	158,197	77,811
	376,278	360,767

WEST COAST ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

7 Creditors: amounts falling due within one year

	2021 £	2020 £
Bank loans	4,913,997	280,390
Trade creditors	159,660	86,546
Amounts owed to group undertakings	145,671	-
Corporation tax	103,303	8,125
Other taxation and social security	2,911	173,088
Other creditors	787,975	495,897
	<u>6,113,517</u>	<u>1,044,046</u>

The Royal Bank of Scotland plc holds a standard security charge over specific investment properties held in the company and a bond and floating charge over the whole of the assets of the company.

Close Brothers Limited holds a standard security charge over specific investment properties held in the company and a bond and floating charge over the whole of the assets of the company.

8 Creditors: amounts falling due after more than one year

	2021 £	2020 £
Bank loans	-	3,850,000
Corporation tax	103,303	186,875
	<u>103,303</u>	<u>4,036,875</u>

9 Called up share capital

	2021 Number	2020 Number	2021 £	2020 £
Ordinary share capital Issued and fully paid				
Ordinary shares of £1 each	125	125	125	125

10 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.

Emphasis of matter

Without qualifying our opinion, we draw attention to note 1.2 to the financial statements, which contains further narrative related to the going concern of the company.

The senior statutory auditor was Robert J C Bain MA CA CTA and the auditor was Hall Morrice LLP.

WEST COAST ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

11 Operating lease commitments

Lessee

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2021 £	2020 £
Total	-	1,267

Lessor

At the reporting end date the company had contracted with tenants for the following minimum lease payments:

	2021 £	2020 £
Total	3,893,312	3,322,593

12 Related party transactions

Transactions with related parties

During the year the company entered into the following transactions with related parties:

	Management Fees	
	2021 £	2020 £
Entities with control, joint control or significant influence over the company	4,200	4,200

The following amounts were outstanding at the reporting end date:

	2021 £	2020 £
Amounts due from related parties		
Entities over which the entity has control, joint control or significant influence	125,750	177,500

13 Directors' transactions

As at 31 December 2021 the company was due the directors £619,895 (2020 - £319,897). One of these loans is charged interest at a rate of 1.09% and all have no set repayment terms. During the year the company paid interest to the directors of £4,209 (2020 - £6,699).

14 Company information

West Coast Estates Limited is a private company limited by shares incorporated in Scotland. The registered office is Salma House, 3 East North Street, Aberdeen, AB24 5HT.