

Company registration number SC188997 (Scotland)

WESTPOINT DEVELOPMENTS (SCOTLAND) LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2023
PAGES FOR FILING WITH REGISTRAR

WESTPOINT DEVELOPMENTS (SCOTLAND) LIMITED

COMPANY INFORMATION

Directors	S W Cullis G Lyon I Rigby
Secretary	I Rigby
Company number	SC188997
Registered office	3 Arthur Street Clarkston Glasgow United Kingdom G76 8BQ
Auditor	Azets Audit Services Titanium 1 King's Inch Place Renfrew Renfrewshire United Kingdom PA4 8WF

WESTPOINT DEVELOPMENTS (SCOTLAND) LIMITED

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WESTPOINT DEVELOPMENTS (SCOTLAND) LIMITED

DIRECTORS' REPORT

FOR THE PERIOD ENDED 31 MARCH 2023

The directors present their annual report and financial statements for the period ended 31 March 2023.

Principal activities

The principal activity of the company continued to be that of property development.

Directors

The directors who held office during the period and up to the date of signature of the financial statements were as follows:

S W Cullis

G Dickson

(Resigned 4 February 2022)

G Lyon

I Rigby

Auditor

The auditor, Azets Audit Services, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

Small companies exemption

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board

I Rigby

Director

22 June 2023

WESTPOINT DEVELOPMENTS (SCOTLAND) LIMITED

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023 £	£	2021 £	£
Current assets					
Stocks	4	-		6,691,953	
Debtors	5	112,446		796,447	
Cash at bank and in hand		-		62,030	
		<u>112,446</u>		<u>7,550,430</u>	
Creditors: amounts falling due within one year	6	<u>(112,346)</u>		<u>(7,545,640)</u>	
Net current assets			100		4,790
			<u>100</u>		<u>4,790</u>
Capital and reserves					
Called up share capital	7		100		100
Profit and loss reserves	8		-		4,690
			<u>100</u>		<u>4,790</u>
Total equity			<u>100</u>		<u>4,790</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 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 22 June 2023 and are signed on its behalf by:

S W Cullis
Director

Company Registration No. SC188997

WESTPOINT DEVELOPMENTS (SCOTLAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 MARCH 2023

1 Accounting policies

Company information

Westpoint Developments (Scotland) Limited is a private company limited by shares incorporated in Scotland. The registered office is 3 Arthur Street, Clarkston, Glasgow, United Kingdom, G76 8BQ.

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, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The directors have made the decision to wind down the company's operations. As such, the financial statements have been prepared on a basis other than going concern which includes, where appropriate, writing down the company's assets to their realisable value. The financial statements do not include any provision for future costs of terminating the business of the company except to the extent that such costs were committed at the balance sheet date.

1.3 Reporting period

The entity extended its reporting period from 30 September 2022 to 31 March 2023 so that all ongoing developments within the group structure could be completed prior to winding down the group's operations. The 18 month reporting period to 31 March 2023 is therefore not wholly comparable to the comparative amounts presented in the financial statements.

1.4 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

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.

Turnover from the sale of properties is recognised when the significant risks and rewards of ownership of the property have passed to the buyer (usually upon legal completion), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

1.5 Stocks

Work in progress is represented by costs incurred, net of amounts transferred to cost of sales, after deducting foreseeable losses.

The company capitalises borrowing costs and loan interest incurred during the development or re-development of properties to be sold in work in progress. On completion of the development or re-development, such costs cease to be included in work in progress.

Borrowing and interest costs are not capitalised in work in progress during extended periods in which active development is interrupted.

WESTPOINT DEVELOPMENTS (SCOTLAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

1.6 Cash at bank and in hand

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.

1.7 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.

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.

Other financial assets

Other financial assets are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss.

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.

Other financial liabilities

Debt instruments that do not meet the conditions in FRS 102 paragraph 11.9 are subsequently measured at fair value through profit or loss. Debt instruments may be designated as being measured at fair value through profit or loss to eliminate or reduce an accounting mismatch or if the instruments are measured and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

WESTPOINT DEVELOPMENTS (SCOTLAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2023

1 Accounting policies

(Continued)

1.8 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.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

1.9 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.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Key sources of estimation uncertainty

Fair value of financial instruments

Non basic financial instruments are carried at fair value through profit and loss. Calculation of the fair value is based on management's best estimate regarding expected development profit, appropriate interest rates and discount rates.

These estimates include a degree of uncertainty, particularly in relation to final projected profits during the early stages of development.

WESTPOINT DEVELOPMENTS (SCOTLAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2023

3 Employees

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

	2023 Number	2021 Number
Total	-	-

4 Stocks

	2023 £	2021 £
Stocks	-	6,691,953

Included within work in progress is £nil (2021 - £658,364) in respect of capitalised borrowing costs.

5 Debtors

	2023 £	2021 £
Amounts falling due within one year:		
Amounts owed by group undertakings	100	-
Other debtors	112,346	796,447
	<u>112,446</u>	<u>796,447</u>

6 Creditors: amounts falling due within one year

	2023 £	2021 £
Bank loans	-	3,831,329
Trade creditors	-	1,750
Corporation tax	112,346	23,695
Other creditors	-	3,688,866
	<u>112,346</u>	<u>7,545,640</u>

The company's bank facilities were secured by 1st ranking security over the developments, a floating charge over all the assets of the company and a costs overrun guarantee from Mr S Cullis. Following repayment of the loans, the security has been released.

A 2nd ranking security was held by The Scottish Ministers over the development at Doonfoot Road, Ayr.

WESTPOINT DEVELOPMENTS (SCOTLAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2023

7 Called up share capital

	2023 Number	2021 Number	2023 £	2021 £
Ordinary share capital Issued and fully paid				
Ordinary Shares of £1 each	100	100	100	100

There is one class of ordinary share with equal voting rights. There are no restrictions on the distribution of dividends and repayment of capital.

8 Profit and loss reserves

	2023 £	2021 £
At the beginning of the period	4,690	2,255
Profit for the period	480,136	2,435
Dividends declared and paid in the period	(484,826)	-
At the end of the period	-	4,690

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 Alan Brown and the auditor was Azets Audit Services.

10 Related party transactions

Transactions with related parties

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

	Purchase of construction services	
	2023	2021
	£	£
Companies with director(s) in common	2,180,418	6,321,584
	<u>2,180,418</u>	<u>6,321,584</u>
	Finance costs recognised	
	2023	2021
	£	£
Companies with director(s) in common	75,193	315,238
	<u>75,193</u>	<u>315,238</u>

WESTPOINT DEVELOPMENTS (SCOTLAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 MARCH 2023

10 Related party transactions (Continued)

The following amounts were outstanding at the reporting end date:

	2023	2021
Amounts due to related parties	£	£
Companies with director(s) in common	-	3,690,616
	<u> </u>	<u> </u>

The following amounts were outstanding at the reporting end date:

	2023	2021
Amounts due from related parties	£	£
Companies with director(s) in common	112,346	691,072
	<u> </u>	<u> </u>

The company is a wholly owned subsidiary of WPH (Land) Limited and as permitted by exemption under the terms of FRS 102 has made no disclosure of transactions with wholly owned subsidiaries within the group.

11 Parent company

WPH (Land) Limited, a company incorporated and registered in Scotland under number SC491311, is the ultimate parent company of the group. Copies of the accounts for the ultimate parent company can be obtained from 3 Arthur Street, Clarkston, Glasgow.

WPH (Land) Limited is controlled by S Cullis by virtue of his shareholding in that company.

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.