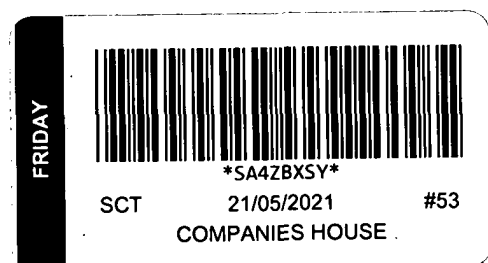


GRANITE PROPERTY LEASING LTD
No. SC243403

FILLETED ACCOUNTS
FOR THE YEAR ENDED 31 AUGUST 2020



GRANITE PROPERTY LEASING LTD

CONTENTS

	Page
Balance sheet	1
Notes to the financial statements	2 - 7

GRANITE PROPERTY LEASING LTD

BALANCE SHEET AS AT 31 AUGUST 2020

	Notes	£	2020 £	£	2019 £
Fixed assets					
Investment properties	3		1,015,500		1,015,500
Current assets					
Debtors	4	517,763		548,296	
Cash at bank and in hand		57,100		40,857	
		<u>574,863</u>		<u>589,153</u>	
Creditors: amounts falling due within one year	5	<u>(56,087)</u>		<u>(50,837)</u>	
Net current assets			<u>518,776</u>		<u>538,316</u>
Total assets less current liabilities			<u>1,534,276</u>		<u>1,553,816</u>
Creditors: amounts falling due after more than one year	6		<u>(353,720)</u>		<u>(372,695)</u>
Provisions for liabilities			<u>(12,281)</u>		<u>(10,988)</u>
Net assets			<u><u>1,168,275</u></u>		<u><u>1,170,133</u></u>
Capital and reserves					
Called up share capital	7		100		100
Revaluation reserve			154,516		155,809
Profit and loss reserves			<u>1,013,659</u>		<u>1,014,224</u>
Total equity			<u><u>1,168,275</u></u>		<u><u>1,170,133</u></u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

The directors confirm that the company was entitled to exemption from the requirement to have an audit under the provisions of section 477(1) of the Companies Act 2006 and that the members have not required the company to obtain an audit for the year in accordance with section 476(1) of that Act. The directors acknowledge their responsibility to ensure that the company keeps accounting records in accordance with section 386 and to prepare accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its loss for that financial year in accordance with section 394 and which otherwise comply with the Companies Act 2006 as far as applicable to the company.

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 7 May 2021 and are signed on its behalf by:

C Munro
Director



Company Registration No. SC243403

GRANITE PROPERTY LEASING LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2020

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 £.

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

After the closure of the 2020 financial year, there were no events that could have significant effects on the financial statements.

However, due to the uncertainty regarding the effects of the spread of Coronavirus and the consequent measures that have been put in place by the UK Government to combat it, the company has undertaken and continues to monitor the activity of reviewing the scenario and evaluating the management actions to mitigate the impact to the business. The company has adopted initiatives to safeguard the health of its people and actions aimed at maintaining operational activity. The effects of any adjustments to the financial statements are currently not determinable in light of the volatility of the scenario. These will be reflected in the 2021 results.

1.3 Turnover

Turnover represents amounts receivable for the renting of properties. The company recognises revenue over the period of rent and when collection of the resulting receivable is reasonably assured. Should the company consider that the criteria for revenue recognition are not met for a transaction, revenue recognition would be delayed until such a time as the transaction becomes fully earned or collectability is reasonably assured.

1.4 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 property is accounted for as tangible fixed assets.

1.5 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.

GRANITE PROPERTY LEASING LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2020

1 Accounting policies (continued)

1.6 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.

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.

1.7 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.

1.8 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.

GRANITE PROPERTY LEASING LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2020

1 Accounting policies (continued)

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.

1.9 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.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 2 (2019 - 4).

GRANITE PROPERTY LEASING LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2020

3 Investment properties

	2020 £
Fair value	
At 1 September 2019 and 31 August 2020	1,015,500

Investment properties comprises commercial and residential rental properties. The fair value of the investment properties of £1,015,500 was arrived at on the basis of a valuation carried out on 28 August 2018 by Graham and Sibbald Chartered Surveyors, who are not connected with the company. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The directors consider the fair value of investment properties of £1,015,500 to be reasonable at 31 August 2020.

	2020 £	2019 £
Cost	848,703	848,703
Accumulated depreciation	-	-
Carrying amount	848,703	848,703

4 Debtors	2020	2019
	£	£
Amounts falling due within one year:		
Other debtors	517,763	548,296

5 Creditors: amounts falling due within one year	2020	2019
	£	£
Bank loans	34,472	28,168
Corporation tax	7,725	5,774
Other creditors	13,890	16,895
	56,087	50,837

GRANITE PROPERTY LEASING LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2020

6 Creditors: amounts falling due after more than one year

	2020 £	2019 £
Bank loans and overdrafts	353,720	372,695

The bank loan is secured by 23 standard securities, created between 13 August 2003 and 2 April 2019 and a bond and floating charge, created on 31 January 2007 over all sums due and to become due in favour of National Westminster Bank PLC.

Creditors which fall due after five years are as follows:

	2020 £	2019 £
Payable by instalments	183,331	260,022

7 Called up share capital

	2020 £	2019 £
Ordinary share capital Issued and fully paid 100 Ordinary shares of £1 each	100	100

8 Related party transactions

	2020 £	2019 £
Amounts due to related parties		
Entities over which the entity has control, joint control or significant influence	400,000	433,500
Other related parties	113,328	112,462

The following amounts were outstanding at the reporting end date:

	2020 £	2019 £
Amounts due from related parties		
Entities over which the entity has control, joint control or significant influence	-	8,500
Other related parties	-	1,250

9 Directors' transactions

As at 31 August 2020 the company was due the directors £3,987 (2019 - £4,987). These loans are interest free with no set repayment terms.

GRANITE PROPERTY LEASING LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2020

10 Company information

Granite Property Leasing Ltd is a private company limited by shares incorporated in Scotland. The registered office is 33 Monearn Gardens, Milltimber, Aberdeen, AB13 0DX.