

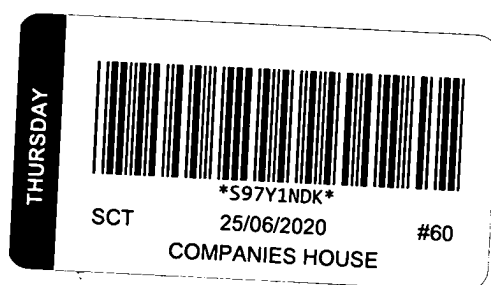
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Scott-Moncrieff
business advisers and accountants

With **Campbell Dallas**
a Cogan company

EDINBURGH SELF STORAGE LIMITED
Company registration number SC288778
FILING FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019



EDINBURGH SELF STORAGE LIMITED
REGISTERED NUMBER: SC288778

BALANCE SHEET
AS AT 30 SEPTEMBER 2019

	Note	2019 £	2018 £
Fixed assets			
Tangible assets	6	9,593,078	9,685,614
Investments	7	681,003	406,003
		<u>10,274,081</u>	<u>10,091,617</u>
Current assets			
Stocks		3,189	3,032
Debtors: amounts falling due within one year	8	111,819	91,710
Bank and cash balances		374,157	59,845
		<u>489,165</u>	<u>154,587</u>
Creditors: amounts falling due within one year	9	(703,466)	(696,182)
Net current liabilities		<u>(214,301)</u>	<u>(541,595)</u>
Total assets less current liabilities		<u>10,059,780</u>	<u>9,550,022</u>
Creditors: amounts falling due after more than one year	10	(2,187,500)	(1,897,500)
Provisions for liabilities			
Deferred tax		(968,295)	(980,964)
Net assets		<u><u>6,903,985</u></u>	<u><u>6,671,558</u></u>
Capital and reserves			
Called up share capital	13	5,000	5,000
Revaluation reserve	14	4,548,676	4,548,677
Profit and loss account	14	2,350,309	2,117,881
		<u>6,903,985</u>	<u>6,671,558</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 income and retained earnings 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:

S S Hodgson
Director

Date: 25/2/20

The notes on pages 3 to 13 form part of these financial statements.

EDINBURGH SELF STORAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2019

1. General information

These financial statements are presented in Pounds Sterling (GBP), as that is the currency in which (the majority of) the company's transactions are denominated. They comprise the financial statements of the company drawn up for the year ended 30 September 2019.

The company is a private company limited by shares and is incorporated in the United Kingdom and registered in Scotland. Details of the registered office can be found on the company information page of these financial statements. The company's registered number is SC288778.

The principal activity of the company in the year under review was that of providing storage solutions and related services to commercial and domestic customers.

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 preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company's accounting policies (see note 3).

The following principal accounting policies have been applied:

EDINBURGH SELF STORAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2019

2. Accounting policies (continued)

2.2 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:

Sale of goods

Turnover from the sale of packaging is recognised when all of the following conditions are satisfied:

- the company has transferred the significant risks and rewards of ownership to the buyer;
- the company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of turnover can be measured reliably;
- it is probable that the company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Rendering of services

Turnover from a contract to provide insurance and storage services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of turnover can be measured reliably;
- it is probable that the company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.3 Borrowing costs

All borrowing costs are recognised in the Statement of income and retained earnings in the year in which they are incurred.

2.4 Pensions

Defined contribution pension plan

The company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payment obligations.

The contributions are recognised as an expense in the Statement of income and retained earnings when they fall due. Amounts not paid are shown in accruals as a liability in the Balance sheet. The assets of the plan are held separately from the company in independently administered funds.

EDINBURGH SELF STORAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2019

2. Accounting policies (continued)

2.5 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of income and retained earnings, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

2.6 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Land is not depreciated. Depreciation on other assets is charged as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight line method.

Depreciation is provided on the following basis:

Property improvements	- 2-20%	straight line
Freehold property	- 2%	straight line
Fixtures and fittings	- 5 - 16.67%	straight line
Office equipment	- 20%	straight line
Computer equipment	- 33%	straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of income and retained earnings.

EDINBURGH SELF STORAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2019

2. Accounting policies (continued)

2.7 Valuation of investments

Investments are accounted for at cost less impairment.

2.8 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

2.9 Associates

Associates are held at cost less impairment.

2.10 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.

2.11 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.12 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.

EDINBURGH SELF STORAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2019

2. Accounting policies (continued)

2.13 Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

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. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

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 income and retained earnings.

2.14 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

The presentation of the financial statements requires management to make judgments, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that the actual outcomes could differ from those estimates. The directors are satisfied that the accounting policies are appropriate and applied consistently.

4. Employees

The average monthly number of employees, including directors, during the year was 12 (2018 - 12).

EDINBURGH SELF STORAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019

5. Directors' remuneration

	2019 £	2018 £
Directors' emoluments	48,000	48,000
Company contributions to defined contribution pension schemes	40,000	40,000
	<u>88,000</u>	<u>88,000</u>

EDINBURGH SELF STORAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019

6. Tangible fixed assets

	Freehold property £	Fixtures & fittings £	Computer & office equipment £	Property improvements £	Total £
Cost					
At 1 October 2018	9,338,581	52,787	3,199	1,038,192	10,432,759
Additions	-	-	26,093	31,136	57,229
Disposals	-	(890)	-	(4,578)	(5,468)
At 30 September 2019	9,338,581	51,897	29,292	1,064,750	10,484,520
Depreciation					
At 1 October 2018	319,708	18,520	1,597	407,319	747,144
Charge for the year on owned assets	106,569	2,718	5,134	35,345	149,766
Disposals	-	(890)	-	(4,578)	(5,468)
At 30 September 2019	426,277	20,348	6,731	438,086	891,442
Net book value					
At 30 September 2019	8,912,304	31,549	22,561	626,664	9,593,078
At 30 September 2018	9,018,872	34,267	1,602	630,873	9,685,614

EDINBURGH SELF STORAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2019

7. Fixed asset investments

	Investments in subsidiary companies £	Investments in associates £	Total £
Cost or valuation			
At 1 October 2018	3	406,000	406,003
Additions	-	275,000	275,000
At 30 September 2019	3	681,000	681,003
Net book value			
At 30 September 2019	3	681,000	681,003
At 30 September 2018	3	406,000	406,003

The Investment in associates of £406,000 above represents a 25% holding of the ordinary share capital of NSM Farms Limited.

There were no distributions from NSM Farms Limited recognised as income during the year.

The £275,000 addition represents a 25% interest in NSM Partnership.

There were no distributions from NSM Partnership recognised as income during the year.

Subsidiary undertakings

The following were subsidiary undertakings of the company:

Name	Class of shares	Holding	Principal activity
Edinburgh Self Storage Containers Limited	Ordinary	100 %	Dormant
Edinburgh Self Storage Solutions Limited	Ordinary	100 %	Dormant
Edinburgh Storage Limited	Ordinary	100 %	Dormant

All subsidiaries were dormant for the year and therefore made no profit and have no reserves other than share capital.

EDINBURGH SELF STORAGE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

8. Debtors

	2019 £	2018 £
Trade debtors	74,503	56,666
Prepayments	37,316	35,044
	<u>111,819</u>	<u>91,710</u>

9. Creditors: Amounts falling due within one year

	2019 £	2018 £
Bank loans	210,000	210,000
Trade creditors	42,173	59,282
Corporation tax	135,451	136,017
Other taxation and social security	58,927	50,289
Other creditors	63,506	66,956
Accruals and deferred income	193,409	173,638
	<u>703,466</u>	<u>696,182</u>

10. Creditors: Amounts falling due after more than one year

	2019 £	2018 £
Bank loans	2,187,500	1,897,500
	<u>2,187,500</u>	<u>1,897,500</u>

Secured loans

Included in creditors are bank loans totalling £2,397,500 (2018: £2,107,500) which are secured by a first standard security over 140 Balgreen Road, Edinburgh, EH12 5XQ and a floating charge over all the assets of the company.

EDINBURGH SELF STORAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019

11. Loans

Analysis of the maturity of loans is given below:

	2019 £	2018 £
Amounts falling due within one year		
Bank loans	210,000	210,000
	<u>210,000</u>	<u>210,000</u>
Amounts falling due 2-5 years		
Bank loans	840,000	840,000
	<u>840,000</u>	<u>840,000</u>
Amounts falling due after more than 5 years		
Bank loans	1,347,500	1,057,500
	<u>1,347,500</u>	<u>1,057,500</u>
	<u>2,397,500</u>	<u>2,107,500</u>

12. Deferred taxation

	2019 £
At beginning of year	(980,964)
Charged to statement of income and retained earnings	12,669
At end of year	<u><u>(968,295)</u></u>

EDINBURGH SELF STORAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2019

12. Deferred taxation (continued)

The provision for deferred taxation is made up as follows:

	2019 £	2018 £
Accelerated capital allowances	(40,227)	(52,896)
Tax on unrealised fixed asset gains	(928,068)	(928,068)
	<u>(968,295)</u>	<u>(980,964)</u>

The above provision for tax on unrealised fixed asset gains would only become payable if the property was sold by means of a property transaction.

13. Share capital

	2019 £	2018 £
Shares classified as equity		
Authorised, allotted, called up and fully paid		
5,000 Ordinary shares shares of £1 each	<u>5,000</u>	<u>5,000</u>

14. Reserves

Revaluation reserve

The revaluation reserve represents unrealised revaluation adjustments from previous valuations of the fixed assets of the company.

15. Commitments under operating leases

At 30 September 2019 the company had future minimum lease payments under non-cancellable operating leases as follows:

	2019 £	2018 £
Not later than 1 year	902	2,707
Later than 1 year and not later than 5 years	1,805	8,122
	<u>2,707</u>	<u>10,829</u>

EDINBURGH SELF STORAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2019

16. Related party transactions

During the year, the company charged a management fee of £24,000 (2018: £22,500) to Heathhall Business Centre Limited, a company in which the directors are also directors. In addition, the company settled expenses of £67,105 (2018: £37,370) on behalf of Heathhall Business Centre Limited. Of this amount £nil (2018: £nil) was repayable to the company at the year end.

Heathhall Business Centre Limited settled expenses of £18,196 on behalf of the company during the year. Of this amount £nil (2018: £nil) was repayable to the company at the year end.

Heathhall Business Centre Limited transferred funds of £79,799 to the company during the year and the company transferred funds of £30,891 to Heathhall Business Centre Limited.

During the year, the company settled expenses of £18,720 on behalf of Duchrae Estates Limited, a company in which directors S S Hodgson and E A Jack are also directors. Of this amount £nil was repayable to the company at the year end.

During the year, the company settled expenses of £1,556 on behalf of Fishfigure Limited, a company in which directors S S Hodgson and P D R Landale are also directors. Of this amount £nil was repayable to the company at the year end.

During the year, the company settled expenses of £12,453 on behalf of NSM Partnership, a partnership in which the company holds a 25% interest. Of this amount £nil was repayable to the company at the year end. The company also contributed capital of £275,000 during the year to NSM Partnership.

During the year the company paid dividends to the following directors:

S S Hodgson £75,000 (2018: £75,000)
A W Jack £150,000 (2018: £150,000)
P D R Landale £75,000 (2018: £75,000)

17. Controlling party

There is no ultimate controlling party.

18. Auditor's information

The audit report for these financial statements was unqualified and did not include any matter to which the auditor drew attention by way of emphasis. The senior statutory auditor who signed the audit report was Mike Harkness and the auditor was Scott-Moncrieff Audit Services.

19. Other professional services provided by the auditor

In common with many other businesses of our size and nature we use our auditor to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.