

COMPANY REGISTRATION NUMBER: 00632312

York & District Investment Company Limited
Financial Statements
31 December 2017

THURSDAY



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York & District Investment Company Limited

Financial Statements

Year ended 31 December 2017

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York & District Investment Company Limited

Officers and Professional Advisers

The board of directors

J. Guthrie
P.J. Guthrie
R. Guthrie
M. Robson
J.M. Hill
R.G. Urquhart

Company secretary

B.P. Swiers

Registered office

137 Scalby Road
Scarborough
North Yorkshire
YO12 6TB

Auditor

Scott-Moncrieff
Chartered accountants & statutory auditor
25 Bothwell Street
Glasgow
G2 6NL

Bankers

Svenska Handelsbanken AB (publ)
3 Thomas More Square
London
E1W 1WY

York & District Investment Company Limited

Directors' Report

Year ended 31 December 2017

The directors present their report and the financial statements of the company for the year ended 31 December 2017.

Principal activities

The principal activities of the company during the period have been running a property letting business and collection of income from other investments.

Directors

The directors who served the company during the year were as follows:

J. Guthrie
P.J. Guthrie
R. Guthrie
M. Robson
J.M. Hill
R.G. Urquhart

Directors' responsibilities statement

The directors are responsible for preparing the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

York & District Investment Company Limited

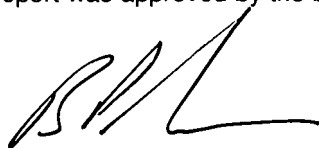
Directors' Report *(continued)*

Year ended 31 December 2017

Small company provisions

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

This report was approved by the board of directors on 14 June 2018 and signed on behalf of the board by:

A handwritten signature in black ink, appearing to be 'B.P. Swiers', written over a horizontal line.

B.P. Swiers
Company Secretary

York & District Investment Company Limited

Independent Auditor's Report to the Members of York & District Investment Company Limited

Year ended 31 December 2017

Opinion

We have audited the financial statements of York & District Investment Company Limited for the year ended 31 December 2017 which comprise the income statement, the statement of financial position, the statement of changes in equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

This report is made solely to the company's members, as a body, in accordance with chapter 3 of part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

York & District Investment Company Limited

Independent Auditor's Report to the Members of York & District Investment Company Limited (continued)

Year ended 31 December 2017

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

York & District Investment Company Limited

Independent Auditor's Report to the Members of York & District Investment Company Limited (continued)

Year ended 31 December 2017

Responsibilities of directors

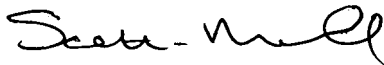
As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.



Bernadette Higgins (Senior Statutory Auditor)

For and on behalf of
Scott-Moncrieff
Chartered accountants & statutory auditor
25 Bothwell Street
Glasgow
G2 6NL

14 June 2018

York & District Investment Company Limited

Income Statement

Year ended 31 December 2017

		Year to 31 Dec 17 £	Period from 1 Oct 15 to 31 Dec 16 £
Turnover	Note 4	307,788	384,657
Cost of sales		<u>130,008</u>	<u>194,147</u>
Gross profit		177,780	190,510
Administrative expenses		66,425	60,767
Other operating income	5	<u>(2,099)</u>	<u>1,423,915</u>
Operating profit	6	109,256	1,553,658
Amounts written off investments	8	<u>12,368</u>	<u>(53,673)</u>
Profit before taxation		96,888	1,607,331
Tax on profit	9	<u>19,378</u>	<u>109,323</u>
Profit for the financial year		<u>77,510</u>	<u>1,498,008</u>

All the activities of the company are from continuing operations.

The company has no other recognised items of income and expenses other than the results for the year as set out above.

The notes on pages 10 to 16 form part of these financial statements.

York & District Investment Company Limited

Statement of Financial Position

31 December 2017

	Note	2017 £	2016 £
Fixed assets			
Investments	10	335,830	398,598
Investment Property	10	6,858,250	7,042,973
		<u>7,194,080</u>	<u>7,441,571</u>
Current assets			
Debtors	11	4,408	13,251
Cash at bank and in hand		52,027	116,989
		<u>56,435</u>	<u>130,240</u>
Creditors: amounts falling due within one year	12	<u>921,899</u>	<u>1,280,812</u>
Net current liabilities		<u>865,464</u>	<u>1,150,572</u>
Total assets less current liabilities		<u>6,328,616</u>	<u>6,290,999</u>
Provisions	13	<u>621,936</u>	<u>661,829</u>
Net assets		<u>5,706,680</u>	<u>5,629,170</u>
Capital and reserves			
Called up share capital	15	210,000	210,000
Profit and loss account	16	5,496,680	5,419,170
Members funds		<u>5,706,680</u>	<u>5,629,170</u>

These financial statements were approved by the board of directors and authorised for issue on 14 June 2018, and are signed on behalf of the board by:



R. Guthrie
Director

Company registration number: 00632312

The notes on pages 10 to 16 form part of these financial statements.

York & District Investment Company Limited

Statement of Changes in Equity

Year ended 31 December 2017

	Called up share capital £	Profit and loss account £	Total £
At 1 October 2015	210,000	3,921,162	4,131,162
Profit for the year		1,498,008	1,498,008
Total comprehensive income for the year	–	1,498,008	1,498,008
At 31 December 2016	210,000	5,419,170	5,629,170
Profit for the year		77,510	77,510
Total comprehensive income for the year	–	77,510	77,510
At 31 December 2017	<u>210,000</u>	<u>5,496,680</u>	<u>5,706,680</u>

The notes on pages 10 to 16 form part of these financial statements.

York & District Investment Company Limited

Notes to the Financial Statements

Year ended 31 December 2017

1. General information

The company is a United Kingdom company limited by shares. It is both incorporated and domiciled in the United Kingdom. The registered office is 137 Scalby Road, Scarborough, North Yorkshire, YO12 6TB.

The continuing activities of the company are property letting and collection of income from other investments.

2. Statement of compliance

These financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' ('FRS 102') and with the Companies Act 2006.

3. Accounting policies

3.1 Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

3.2 Acquisition and disposal of properties

Acquisitions of properties are accounted for on the date of unconditional contract and disposals of properties on the date of legal completion.

3.3 Going concern

The financial statements for the period ended 31 December 2017 have been prepared on a going concern basis on the strength of confirmation from the parent company that it will continue to provide financial support for the foreseeable future.

3.4 Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. Its financial statements are consolidated into the financial statements of Broadland Properties Limited which can be obtained from Companies House. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

- (a) Disclosures in respect of each class of share capital have not been presented.
- (b) No cash flow statement has been presented for the company.
- (c) Disclosures in respect of financial instruments have not been presented:
- (e) No disclosure has been given for the aggregate remuneration of key management personnel.

York & District Investment Company Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2017

3. Accounting policies *(continued)*

3.5 Investments

Quoted and unquoted investments are stated at cost less any diminution in value.

Nil redemption debentures included in other investments are written off over the life of the debentures.

3.6 Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Significant judgements

The judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements are as follows:

The company includes investment property at fair value, this is calculated by reference to market evidence of transaction values of similar property.

Key sources of estimation uncertainty

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

No critical accounting estimates or assumptions have been made by management in preparing these financial statements.

3.7 Revenue recognition

Turnover represents amounts receivable for rents and service charges.

3.8 Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

York & District Investment Company Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2017

3. Accounting policies *(continued)*

Income tax *(continued)*

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

3.9 Investment property

Investment property, which is property held to earn rentals and/ or for capital appreciation, is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is stated at its fair value at each reporting date. Gains or losses arising from changes in the fair value of investment property are included in profit or loss for the period in which they arise.

3.10 Debtors

Short term debtors are measured at transaction price, less any impairment.

3.11 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. Bank overdrafts, when applicable, are shown within current liabilities.

3.12 Creditors

Short term creditors are measured at the transaction price.

4. Turnover

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

5. Other operating income

	Year to 31 Dec 17 £	Period from 1 Oct 15 to 31 Dec 16 £
Investment property fair value adjustment	3,079	1,442,000
(Loss)/gain on disposal of investment property	(5,178)	(18,085)
	<u>(2,099)</u>	<u>1,423,915</u>

York & District Investment Company Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2017

6. Operating profit

Operating profit or loss is stated after charging:

	Year to 31 Dec 17	Period from 1 Oct 15 to 31 Dec 16
	£	£
Fees payable for the audit of the financial statements	<u>7,356</u>	<u>6,900</u>

7. Particulars of employees

There were no employees during the year apart from the directors, who are the key management personnel. The directors received no remuneration for their services.

The above details do not include directors' emoluments paid by the holding company and partially recharged to the company as part of a management charge. It is not practicable to separately identify the amount of the directors' emoluments included in the management charge. Full details are given in the holding company's financial statements.

8. Amounts written off investments

	Year to 31 Dec 17	Period from 1 Oct 15 to 31 Dec 16
	£	£
Impairment of other fixed asset investments	12,368	–
Reversal of impairment of other fixed asset investments	–	(53,673)
	<u>12,368</u>	<u>(53,673)</u>

9. Tax on profit

Major components of tax expense

	Year to 31 Dec 17	Period from 1 Oct 15 to 31 Dec 16
	£	£
Current tax:		
UK current tax expense	59,271	–
Deferred tax:		
Origination and reversal of timing differences	(39,893)	109,323
Tax on profit	<u>19,378</u>	<u>109,323</u>

York & District Investment Company Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2017

9. Tax on profit *(continued)*

Reconciliation of tax expense

The tax assessed on the profit on ordinary activities for the year is higher than (2016: lower than) the standard rate of corporation tax in the UK of 19.25% (2016: 20%).

	Year to 31 Dec 17 £	Period from 1 Oct 15 to 31 Dec 16 £
Profit on ordinary activities before taxation	96,888	1,607,331
Profit on ordinary activities by rate of tax	18,648	321,466
Group relief	—	(90,300)
Permanent timing differences	(4,542)	(4,531)
Difference in tax rates	5,272	(117,312)
Tax on profit	19,378	109,323

10. Investments

	Investment property £	Other investments £	Total £
Cost or valuation			
At 1 January 2017	7,042,973	758,615	7,801,588
Additions	27,198	—	27,198
Disposals	(215,000)	—	(215,000)
Revaluations	3,079	—	3,079
At 31 December 2017	6,858,250	758,615	7,616,865
Impairment			
At 1 January 2017	—	360,017	360,017
Impairment losses	—	62,768	62,768
At 31 December 2017	—	422,785	422,785
Carrying amount			
At 31 December 2017	6,858,250	335,830	7,194,080
At 31 December 2016	7,042,973	398,598	7,441,571

The fair value of the company's investment property at 31 December 2017 has been arrived at on the basis of a valuation by Mr R.G. Urquhart (MRICS), Mr R. Guthrie (MRICS) and Mr J.M. Hill (MRICS), directors of the company, by reference to market evidence.

11. Debtors

	2017 £	2016 £
Trade debtors	4,408	13,251

York & District Investment Company Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2017

12. Creditors: amounts falling due within one year

	2017	2016
	£	£
Trade creditors	605	38,140
Amounts owed to group undertakings	854,632	1,235,437
Accruals and deferred income	7,056	6,900
Corporation tax	59,271	—
Other creditors	335	335
	<u>921,899</u>	<u>1,280,812</u>

13. Provisions

	Deferred tax (note 14)
	£
At 1 January 2017	661,829
Unused amounts reversed	(39,893)
At 31 December 2017	<u>621,936</u>

14. Deferred tax

The deferred tax included in the statement of financial position is as follows:

	2017	2016
	£	£
Included in provisions (note 13)	<u>621,936</u>	<u>661,829</u>

The deferred tax account consists of the tax effect of timing differences in respect of:

	2017	2016
	£	£
Fair value adjustment of investment property	678,017	715,808
Provisions	(56,081)	(53,979)
	<u>621,936</u>	<u>661,829</u>

15. Called up share capital

Issued, called up and fully paid

	2017		2016	
	No.	£	No.	£
Ordinary shares of £1 each	<u>210,000</u>	<u>210,000</u>	<u>210,000</u>	<u>210,000</u>

Shares carry equal voting rights and each share also ranks equally with regard to dividend payments or any other distribution including a distribution arising from the winding up of the company.

16. Reserves

Profit and loss account - This reserve records retained earnings and accumulated losses.

York & District Investment Company Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2017

17. Operating leases

As lessor

The total future minimum lease payments receivable under non-cancellable operating leases are as follows:

	2017	2016
	£	£
Not later than 1 year	<u>220,839</u>	<u>204,766</u>

18. Contingencies

This company has given cross guarantees in respect of group borrowings from its bankers. The company has also entered into a group offset arrangement with its bankers. Security given includes a debenture over the whole assets of the company.

19. Related party transactions

Advantage is taken of the exemption for wholly owned subsidiaries given in FRS 102 from the requirement to separately disclose transactions with group companies

20. Controlling party

The directors regard Broadland Properties Limited as the ultimate controlling party. Broadland Properties Limited is the ultimate parent of the Group and the only parent for which group accounts are prepared, which can be obtained from Companies House. Broadland Properties Limited is registered in England.