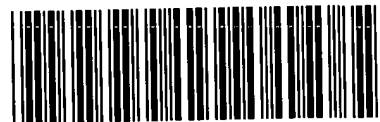

BLACKPOLE TRADING ESTATE (1978) LIMITED

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 NOVEMBER 2020

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COMPANIES HOUSE

BLACKPOLE TRADING ESTATE (1978) LIMITED

COMPANY INFORMATION

Directors Mathew Clements
Guy Gusterson

Registered number 00581658

Registered office
Park Point
17 High Street
Longbridge
Birmingham
B31 2UQ

BLACKPOLE TRADING ESTATE (1978) LIMITED

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BLACKPOLE TRADING ESTATE (1978) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 30 NOVEMBER 2020

The directors present their report and the financial statements for the year ended 30 November 2020.

Principal activity

The principal activity of the company in the year under review was that of property investment.

Results and dividends

The loss for the year, after taxation, amounted to £45,483 (2019 - loss £117,355).

No dividends will be distributed for the year ended 30 November 2020 (2019: £nil).

Directors

The directors who served during the year were:

Mathew Clements (appointed 1 April 2020)

Guy Gusterson

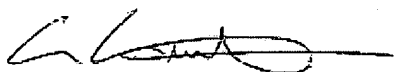
Robert Hudson (resigned 1 April 2020)

Going concern

The financial position of the company is set out in the Balance Sheet and the accompanying Notes to the Financial Statements.

The company is reliant on the support of its ultimate parent undertaking, St. Modwen Properties PLC, to be able to meet its liabilities as they fall due. However, the directors consider that the company is an integral part of St. Modwen Properties PLC's structure and strategy and this is evidenced by a letter of support from St. Modwen Properties PLC, which states its intent to provide the necessary financial support to ensure that the company is a going concern for at least twelve months from the date of signing of these financial statements. After making enquiries and taking account of the factors noted above, the directors have a reasonable expectation that the company will have access to adequate resources to continue in existence for the foreseeable future. Thus, they continue to adopt the going concern basis in preparing the annual financial statements. In doing so, the directors have considered the latest guidelines from the Financial Reporting Council regarding the preparation of financial statements on a going concern basis.

This report was approved by the board on 5 August 2021 and signed on its behalf.



Guy Gusterson
Director

BLACKPOLE TRADING ESTATE (1978) LIMITED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 NOVEMBER 2020

	Note	2020 £	2019 £
Turnover	3	6,412	11,835
Cost of sales		(55,902)	(147,088)
Gross loss		(49,490)	(135,253)
Other operating expense	4	(500)	(7,800)
Loss on revaluation of investment property		(7,000)	-
Operating loss	5	(56,990)	(143,053)
Tax on loss	6	11,507	25,698
Loss for the financial year		(45,483)	(117,355)

There was no other comprehensive income for 2020 (2019:£NIL).

The notes on pages 6 to 14 form part of these financial statements.

BLACKPOLE TRADING ESTATE (1978) LIMITED
REGISTERED NUMBER: 00581658

BALANCE SHEET
AS AT 30 NOVEMBER 2020

	Note	2020 £	2019 £
Fixed assets			
Investment property	7	48,000	55,000
		<u>48,000</u>	<u>55,000</u>
Current assets			
Debtors	8	3,137,388	3,129,872
		<u>3,137,388</u>	<u>3,129,872</u>
Creditors: amounts falling due within one year	9	(84,774)	(38,153)
		<u>(84,774)</u>	<u>(38,153)</u>
Net current assets		3,052,614	3,091,719
Total assets less current liabilities		3,100,614	3,146,719
Provisions for liabilities			
Deferred taxation	11	(5,400)	(6,022)
		<u>(5,400)</u>	<u>(6,022)</u>
Net assets		3,095,214	3,140,697
Capital and reserves			
Called up share capital	12	1,000	1,000
Revaluation reserve		33,611	39,991
Profit and loss account		3,060,603	3,099,706
		<u>3,095,214</u>	<u>3,140,697</u>

The company is entitled to exemption from audit under Section 479A of the Companies Act 2006 relating to subsidiary companies for the year ended 30 November 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2020 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

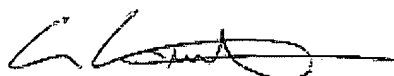
- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating

BLACKPOLE TRADING ESTATE (1978) LIMITED
REGISTERED NUMBER: 00581658

BALANCE SHEET (CONTINUED)
AS AT 30 NOVEMBER 2020

to financial statements, so far as applicable to the company.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 5 August 2021.



Guy Gusterson
Director

The notes on pages 6 to 14 form part of these financial statements.

BLACKPOLE TRADING ESTATE (1978) LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 NOVEMBER 2020

	Called up share capital £	Revaluation reserve £	Profit and loss account £	Total equity £
At 1 December 2018	1,000	39,990	3,217,062	3,258,052
Changes in equity				
Loss for the year	-	-	(117,355)	(117,355)
Transfer of net unrealised gains to fair value reserve	-	1	(1)	-
At 1 December 2019	1,000	39,991	3,099,706	3,140,697
Changes in equity				
Loss for the year	-	-	(45,483)	(45,483)
Surplus on revaluation of freehold property	-	(6,380)	6,380	-
At 30 November 2020	<u>1,000</u>	<u>33,611</u>	<u>3,060,603</u>	<u>3,095,214</u>

The notes on pages 6 to 14 form part of these financial statements.

BLACKPOLE TRADING ESTATE (1978) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2020

1. General information

Blackpole Trading Estate (1978) Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. Accounting policies

2.1 Basis of preparation of financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 101 "Reduced Disclosure Framework" ("FRS 101"). The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

In preparing these financial statements, the company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs"), but makes amendments where necessary in order to comply with the Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

The company has taken advantage of the disclosure exemptions included within paragraph 8 of FRS 101. The main impact of these disclosure exemptions is that these financial statements do not include a cash flow statement, financial instruments, fair value and related party disclosures or comparative information in respect of certain assets. Where required, equivalent disclosures are given in the consolidated financial statements of St. Modwen Properties PLC.

2.2 Going concern

The company is reliant on the support of its ultimate parent undertaking, St. Modwen Properties PLC, to be able to meet its liabilities as they fall due. However, the directors consider that the company is an integral part of St. Modwen Properties PLC's structure and strategy and this is evidenced by a letter of support from St. Modwen Properties PLC, which states its intent to provide the necessary financial support to ensure that the company is a going concern for at least twelve months from the date of signing of these financial statements. After making enquiries and taking account of the factors noted above, the directors have a reasonable expectation that the company will have access to adequate resources to continue in existence for the foreseeable future. Thus, they continue to adopt the going concern basis in preparing the annual financial statements. In doing so, the directors have considered the latest guidelines from the Financial Reporting Council regarding the preparation of financial statements on a going concern basis.

2.3 Turnover

Turnover is recognised when performance obligations are satisfied by transferring a promised good or service to a customer. Turnover is measured at the fair value of the consideration received excluding discounts, VAT and other sales taxes or duty. Any non-cash consideration is measured at fair value and any deferred consideration is measured at present value, unless the deferral is for a period of one year or less, in which case no adjustment is made to the consideration. The specific performance obligations identified for each of the company's significant revenue streams (other than rental income, which is accounted for under IFRS 16 Leases) are set out below.

BLACKPOLE TRADING ESTATE (1978) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2020

2. Accounting policies (continued)

2.4 Rental income

Rental income from leases granted is accounted for under IFRS 16 Leases. Rental income from leases granted, adjusted for the impact of any cash incentives given to the lessee and to reflect any rent free incentive periods, is recognised in the Profit and Loss Account on a straight- line basis over the lease term.

2.5 Management fee income

Management fees are recognised when the group has substantially fulfilled its obligations in respect of the transaction and hence the amount of revenue can be measured reliably and it is probable that economic benefits will flow to the group.

2.6 Investment property

Investment properties are properties which are held either to earn rental income or for capital appreciation or both. Investment properties are carried at fair value following initial recognition at the present value of the consideration payable. To establish fair value, investment properties are independently valued on the basis of market value. Any unrealised surplus or deficit arising is recognised in the profit and loss account for the year and subsequently transferred to the fair value reserve. Investment properties are not depreciated.

Once classified as an investment property, a property remains in this category until development with a view to sale commences, at which point the asset is transferred to inventories at current valuation.

Where an investment property is being redeveloped for continued use as an investment property, the property remains within investment property and any movement in valuation is recognised in the profit and loss account. Capital expenditure, including capitalised interest on qualifying assets and labour costs where applicable, that is directly attributable to the redevelopment or refurbishment of investment property, up to the point of it being completed for its intended use, is included in the carrying value of the property.

Investment property disposals are recognised on completion. Profits and losses arising are recognised through the profit and loss account and the profit or loss on disposal is determined as the difference between the sales proceeds and the carrying amount of the asset.

2.7 Financial instruments

Financial assets and financial liabilities are recognised when the company becomes a party to the contractual provisions of the instrument.

2.8 Trade and other debtors

Trade and other debtors are initially recognised at fair value and subsequently carried at amortised cost less any allowance for expected credit losses. The expected credit losses on trade and other debtors are estimated using a provision matrix based on the company's historical credit loss experience, adjusted for factors that are specific to the individual debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date. Balances are written off when the probability of recovery is assessed as being remote.

BLACKPOLE TRADING ESTATE (1978) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2020

2. Accounting policies (continued)

2.9 Cash and cash equivalents

Cash and cash equivalents comprises cash balances and short-term deposits with banks with initial maturity less than three months.

2.10 Trade and other creditors

Trade and other creditors are initially recognised at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest rate method. Where payment is on deferred terms the liability is initially recorded by discounting the nominal amount payable to net present value. The discount to nominal value is amortised over the period of the deferred arrangement and charged to finance costs.

2.11 Taxation

Current tax assets and liabilities are measured at the amount expected to be recovered from, or paid to, the taxation authorities, based on tax rates and laws that are enacted or substantively enacted by the balance sheet date. Full payment is made for transfer pricing adjustments and group relief surrendered between group undertakings.

Deferred income tax is recognised on all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements, using the rates of tax expected to apply based on legislation enacted or substantively enacted at the balance sheet date.

Deferred income tax assets are recognised only to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, carried forward tax credits or tax losses can be utilised.

Deferred income tax assets and liabilities are measured on an undiscounted basis at the tax rates that are expected to apply when the related asset is realised or liability is settled, based on tax rates and laws substantively enacted at the balance sheet date.

2.12 Leases

Rental income from leases granted, adjusted for the impact of any cash incentives given to the lessee and to reflect any rent-free incentive periods, is recognised on a straight-line basis over the lease term.

2.13 Key sources of estimation uncertainty

In the application of the company's accounting policies outlined above, the directors are required to make estimates and assumptions about the carrying amounts 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 and so actual results may differ from these estimates. The key assumptions concerning the future, and other key sources of estimation uncertainty at the reporting period that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

BLACKPOLE TRADING ESTATE (1978) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2020**

2. Accounting policies (continued)

2.14 Valuation of investment property

Investment properties are held at fair value, which is determined by independent valuations undertaken by external valuation experts in accordance with the Appraisal and Valuation Manual of the Royal Institution of Chartered Surveyors. These valuations are based on prevailing market conditions and evidence of transaction prices for similar properties together with assumptions including yields, estimated rental values, gross development values and the appropriateness of remediation expenditure and costs to complete. Market conditions and assumptions are expected to change over time and any increase in yields or costs to complete or any decreases in estimated rental values or gross development values in subsequent periods would result in a decrease in the fair value of investment properties. The company adopts the valuation performed by its independent valuers as the fair value of its investment properties, following review by management.

3. Turnover

An analysis of turnover by class of business is as follows:

	2020	2019
	£	£
Rental income	1,807	3,997
Management fee income	4,605	7,838
	6,412	11,835

Analysis of turnover by country of destination:

	2020	2019
	£	£
United Kingdom	6,412	11,835
	6,412	11,835

4. Other operating expense

	2020	2019
	£	£
Loss on sale of investment property	(500)	(7,800)
	(500)	(7,800)

BLACKPOLE TRADING ESTATE (1978) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2020**

5. Loss before taxation

The company has no profits or losses other than those recognised in the Statement of Comprehensive Income for the current or previous year.

The company had no employees or staff costs for the current financial year or the prior financial year.

None of the directors received any remuneration paid by the company during the current financial year or the prior financial year. The remuneration of the directors is paid by other group undertakings and no part of their remuneration is specifically attributable to their services to this company.

6. Taxation

	2020 £	2019 £
Corporation tax		
Current tax on profits for the year	(10,885)	(25,698)
	<u>(10,885)</u>	<u>(25,698)</u>
Total current tax	<u><u>(10,885)</u></u>	<u><u>(25,698)</u></u>
Deferred tax		
Change in rate used for provision of deferred tax	708	-
Property revaluations	(1,330)	-
Total deferred tax	<u><u>(622)</u></u>	<u><u>-</u></u>
Taxation on loss on ordinary activities	<u><u>(11,507)</u></u>	<u><u>(25,698)</u></u>

BLACKPOLE TRADING ESTATE (1978) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2020

6. Taxation (continued)

Factors affecting tax credit for the year

The tax assessed for the year is lower than (2019 - *higher than*) the standard rate of corporation tax in the UK of 19% (2019 - 19%). The differences are explained below:

	2020 £	2019 £
Loss on ordinary activities before tax	(56,990)	(143,053)
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2019 - 19%)	(10,828)	(27,180)
Effects of:		
Taxation on investment property	95	1,482
Change in rate used for provision of deferred tax	708	-
Adjustments in respect of prior years	(1,482)	-
Total tax credit for the year	(11,507)	(25,698)

Factors that may affect future tax charges

Legislation enacted during the year ended 30 November 2020 included provisions which reversed a proposed reduction in the main rate of corporation tax from 19% to 17% with effect from 1 April 2020. Current tax and deferred tax have therefore been provided at 19%.

BLACKPOLE TRADING ESTATE (1978) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2020

7. Investment property

	Freehold investment property £
Valuation	
At 1 December 2019	55,000
Revaluations	(7,000)
At 30 November 2020	48,000

Freehold investment properties were revalued as at 30 November 2020 and 30 November 2019 by Cushman & Wakefield, Chartered Surveyors in accordance with the Appraisal and Valuation Manual of the Royal Institution of Chartered Surveyors, on the basis of market value. The independent valuers provide the fair value of the company's properties every 6 months.

The investment property balance includes the impact of cumulative revaluation movements and would have been included on a historical cost basis at £8,988 (2019: £8,988).

8. Debtors

	2020 £	2019 £
Trade debtors	34,193	35,565
Amounts owed by group undertakings	3,089,723	3,067,109
Prepayments and accrued income	4,069	1,500
Corporation tax	9,403	25,698
	3,137,388	3,129,872

All amounts owed by group undertakings are interest free and repayable on demand.

BLACKPOLE TRADING ESTATE (1978) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2020**

9. Creditors: Amounts falling due within one year

	2020 £	2019 £
Bank overdrafts (see note 11)	3,000	-
Trade creditors	1,368	7,359
Other creditors	22,588	14,854
Accruals and deferred income	54,768	15,819
Other taxation and social security	3,050	121
	<u>84,774</u>	<u>38,153</u>

10. Financial liabilities - borrowings

	2020 £	2019 £
Current:		
Bank overdrafts	<u>3,000</u>	<u>-</u>

All bank overdrafts are repayable in 1 year or less.

11. Deferred taxation

	2020 £	2019 £
At beginning of year	(6,022)	(6,022)
Charged to profit or loss	622	-
At end of year	<u>(5,400)</u>	<u>(6,022)</u>

The provision for deferred taxation is made up as follows:

	2020 £	2019 £
Property revaluations	5,400	6,022
	<u>5,400</u>	<u>6,022</u>

BLACKPOLE TRADING ESTATE (1978) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2020**

12. Share capital

	2020	2019
	£	£
Allotted, issued and fully paid		
1,000 (2019 - 1,000) Ordinary shares of £1.00 each	1,000	1,000

13. Ultimate parent company

The company's immediate and ultimate parent company is St. Modwen Properties PLC, a company registered in England and Wales. Copies of the group annual report and financial statements of St. Modwen Properties PLC are available from the registered office of Park Point, 17 High Street, Longbridge, B31 2UQ. This is the smallest and largest group into which this company is consolidated.

14. Related party transactions

As the company is wholly owned by the group, it has taken the exemption under paragraph 8 FRS 101 not to disclose transactions with other companies in the group.