

Delamere Park Management Limited
Filleted Financial Statements
30 September 2022



AGP
Chartered Accountants & statutory auditor
Sycamore House
Sutton Quays Business Park
Sutton Weaver
Runcorn
Cheshire
WA7 3EH

Delamere Park Management Limited

Balance Sheet

30 September 2022

| | Note | 2022 £ | 2021 £ |
|--|------|----------------|------------------|
| Fixed assets | | | |
| Tangible assets | 6 | 1,080,496 | 1,102,946 |
| Current assets | | | |
| Stocks | 7 | 5,730 | 5,094 |
| Debtors | 8 | 4,820 | 5,214 |
| Cash at bank and in hand | | 89,376 | 182,625 |
| | | <u>99,926</u> | <u>192,933</u> |
| Creditors: amounts falling due within one year | 9 | 82,820 | 45,122 |
| Net current assets | | <u>17,106</u> | <u>147,811</u> |
| Total assets less current liabilities | | 1,097,602 | 1,250,757 |
| Creditors: amounts falling due after more than one year | 10 | 113,484 | 124,891 |
| Net assets | | <u>984,118</u> | <u>1,125,866</u> |
| Capital and reserves | | | |
| Called up share capital | 12 | 5 | 5 |
| Revaluation reserve | 13 | 50,000 | 50,000 |
| Other reserves | 13 | 588,188 | 588,188 |
| Profit and loss account | 13 | 345,925 | 487,673 |
| Shareholders funds | | <u>984,118</u> | <u>1,125,866</u> |

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the income statement has not been delivered.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The balance sheet
continues on the following page.

The notes on pages 3 to 11 form part of these financial statements.

Delamere Park Management Limited

Balance Sheet *(continued)*

30 September 2022

These financial statements were approved by the board of directors and authorised for issue on 9 June 2023, and are signed on behalf of the board by:



L R Taylor
Director

Company registration number: 01013623

The notes on pages 3 to 11 form part of these financial statements.

Delamere Park Management Limited

Notes to the Financial Statements

Year ended 30 September 2022

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Delamere Park Residents Club, 59 Delamere Park Way West, Cuddington, Northwich, Cheshire, CW8 2UJ.

2. Statement of compliance

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

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.

Changes in accounting estimates

After reviewing the accounting policy for the pool and plant room refurbishment costs which are included within freehold land and buildings, the directors feel that this has a useful economic life of 15 years and so this has been applied to the current financial statements, as changes in accounting policies are only required to be applied prospectively.

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.

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Delamere Park Management Limited

Notes to the Financial Statements *(continued)*

Year ended 30 September 2022

3. Accounting policies *(continued)*

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in income statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probably that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

Delamere Park Management Limited

Notes to the Financial Statements *(continued)*

Year ended 30 September 2022

3. Accounting policies *(continued)*

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

| | | |
|--------------------------------------|---|---|
| Freehold land and buildings | - | not provided / pool and plant room refurbishment - 15 years straight line |
| Kitchen refurbishment | - | 25% on cost |
| Computer equipment | - | 33% on cost |
| Play area refurbishment | - | 20% on cost |
| Bar refurbishment | - | 25% on cost |
| Bar equipment, fixtures and fittings | - | 25% on cost |
| Landscape equipment | - | 20% on cost |

It is the company's policy to ensure that its freehold land and buildings are maintained to a high standard by an ongoing maintenance programme, ensuring that the estimated residual value exceeds net book amounts. As a consequence any element of depreciation would, in the opinion of the directors, be immaterial. No provision for depreciation of freehold land and buildings has therefore been included in the accounts.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Delamere Park Management Limited

Notes to the Financial Statements *(continued)*

Year ended 30 September 2022

3. Accounting policies *(continued)*

Finance leases and hire purchase contracts

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their useful estimated lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is shorter.

The interest element of these obligations is charged to the profit or loss over the relevant period. The capital element of the future payments is treated as a liability.

Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

Financial instruments

The company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

Defined contribution plans

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

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.

Creditors

Short term trade 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.

Delamere Park Management Limited

Notes to the Financial Statements (continued)

Year ended 30 September 2022

4. Staff costs

The average number of persons employed by the company during the year, including the directors, amounted to:

| | 2022 No. | 2021 No. |
|-----------|-------------|-------------|
| Employees | 19 | 20 |

The aggregate payroll costs incurred during the year, relating to the above, were:

| | 2022 £ | 2021 £ |
|-----------------------|----------------|----------------|
| Wages and salaries | 164,006 | 152,100 |
| Social security costs | 4,619 | 3,274 |
| Other pension costs | 2,440 | 2,057 |
| | <u>171,065</u> | <u>157,431</u> |

5. Tax on (loss)/profit

Major components of tax expense

| | 2022 £ | 2021 £ |
|-----------------------------|-----------|-----------|
| Current tax: | | |
| UK current tax expense | 30 | 18 |
| Tax on (loss)/profit | <u>30</u> | <u>18</u> |

UK corporation tax has been charged at 19% (2021: 19%)

On 02 November 1988 HM Revenue and Customs agreed that the company is engaged in Mutual Trading. Corporation tax is therefore only chargeable on interest received.

The company's status as a concern engaged in Mutual Trading will be subject to further review in the event of material change in the manner in which it conducts its affairs.

6. Tangible assets

| | At 1 Oct 2021 £ | Additions £ | Disposals £ | At 30 Sep 2022 £ |
|--------------------------------------|-----------------------|----------------|----------------|------------------------|
| Cost | | | | |
| Freehold land and buildings | 1,077,104 | — | — | 1,077,104 |
| Kitchen refurbishment | 4,943 | — | — | 4,943 |
| Computer equipment | 2,045 | 335 | — | 2,380 |
| Play area refurbishment | 18,614 | — | — | 18,614 |
| Bar refurbishment | 9,582 | — | — | 9,582 |
| Bar equipment, fixtures and fittings | 11,010 | 1,200 | — | 12,210 |
| Landscape equipment | 48,624 | 2,950 | (210) | 51,364 |
| | <u>1,171,922</u> | <u>4,485</u> | <u>(210)</u> | <u>1,176,197</u> |

Delamere Park Management Limited

Notes to the Financial Statements (continued)

Year ended 30 September 2022

6. Tangible assets (continued)

| | At 1 Oct 2021 £ | Charge for the year £ | Disposals £ | At 30 Sep 2022 £ |
|--------------------------------------|-----------------------|-----------------------------|----------------|------------------------|
| Depreciation | | | | |
| Freehold land and buildings | – | 16,571 | – | 16,571 |
| Kitchen refurbishment | 4,943 | – | – | 4,943 |
| Computer equipment | 568 | 691 | – | 1,259 |
| Play area refurbishment | 14,236 | 3,723 | – | 17,959 |
| Bar refurbishment | 9,582 | – | – | 9,582 |
| Bar equipment, fixtures and fittings | 8,866 | 950 | – | 9,816 |
| Landscape equipment | 30,781 | 5,000 | (210) | 35,571 |
| | <u>68,976</u> | <u>26,935</u> | <u>(210)</u> | <u>95,701</u> |

| | At 30 Sep 2022 £ | At 30 Sep 2021 £ |
|--------------------------------------|------------------------|------------------------|
| Carrying amount | | |
| Freehold land and buildings | 1,060,533 | 1,077,104 |
| Kitchen refurbishment | – | – |
| Computer equipment | 1,121 | 1,477 |
| Play area refurbishment | 655 | 4,378 |
| Bar refurbishment | – | – |
| Bar equipment, fixtures and fittings | 2,394 | 2,144 |
| Landscape equipment | 15,793 | 17,843 |
| | <u>1,080,496</u> | <u>1,102,946</u> |

Finance leases and hire purchase contracts

Included within the carrying value of tangible assets are the following amounts relating to assets held under finance leases or hire purchase agreements:

| | Fixtures, fittings and equipment £ |
|-----------------------|---|
| At 30 Sep 2022 | <u>9,375</u> |
| At 30 Sep 2021 | <u>12,684</u> |

7. Stocks

| | 2022 £ | 2021 £ |
|------------|--------------|--------------|
| Bar stocks | <u>5,730</u> | <u>5,094</u> |

Delamere Park Management Limited

Notes to the Financial Statements *(continued)*

Year ended 30 September 2022

8. Debtors

| | 2022 | 2021 |
|---------------|--------------|--------------|
| | £ | £ |
| Trade debtors | 120 | – |
| Other debtors | 4,700 | 5,214 |
| | <u>4,820</u> | <u>5,214</u> |

9. Creditors: amounts falling due within one year

| | 2022 | 2021 |
|---------------------------------|---------------|---------------|
| | £ | £ |
| Bank loans and overdrafts | 11,563 | 13,240 |
| Trade creditors | 7,031 | 11,731 |
| Corporation tax | 48 | 18 |
| Social security and other taxes | 1,734 | 2,763 |
| Other creditors | 62,444 | 17,370 |
| | <u>82,820</u> | <u>45,122</u> |

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

| | 2022 | 2021 |
|---------------------------|----------------|----------------|
| | £ | £ |
| Bank loans and overdrafts | 107,418 | 115,516 |
| Other creditors | 6,066 | 9,375 |
| | <u>113,484</u> | <u>124,891</u> |

The company has given a first legal charge over its freehold property to Barclays Bank plc as security for bank borrowings. The bank loans are repayable by the contractual repayment terms of each loan and incur interest of 2.5% and 4.55%.

Included within creditors: amounts falling due after more than one year is an amount of £58,241 (2021: £47,260) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

11. Finance leases and hire purchase contracts

The total future minimum lease payments under finance leases and hire purchase contracts are as follows:

| | 2022 | 2021 |
|--|--------------|---------------|
| | £ | £ |
| Not later than 1 year | 3,309 | 3,309 |
| Later than 1 year and not later than 5 years | 6,066 | 9,375 |
| | <u>9,375</u> | <u>12,684</u> |

Hire purchase obligations are secured on the assets concerned.

Delamere Park Management Limited

Notes to the Financial Statements *(continued)*

Year ended 30 September 2022

12. Called up share capital

Issued, called up and fully paid

| | 2022 | | 2021 | |
|----------------------------|----------|----------|----------|----------|
| | No. | £ | No. | £ |
| Ordinary shares of £1 each | <u>5</u> | <u>5</u> | <u>5</u> | <u>5</u> |

13. Reserves

| | Retained earnings £ | Revaluation reserve £ | Other reserves £ | Total £ |
|------------------------------|------------------------|--------------------------|---------------------|------------------|
| At 01 October 2021 | 487,673 | 50,000 | 588,188 | 1,125,861 |
| Profit / (loss) for the year | <u>(141,748)</u> | <u>–</u> | <u>–</u> | <u>(141,485)</u> |
| At 30 September 2022 | <u>345,925</u> | <u>50,000</u> | <u>588,188</u> | <u>984,376</u> |

Retained earnings - These represent annual surpluses which have accumulated over a number of years and have been used to assist with the rebuilding of the main club building after the fire in March 2004 and more recently the pool and plant area refurbishment.

Revaluation reserve - The freehold land and buildings were valued at £300,000 on 1 October 1980 on the transfer of the administration of the estate from Whelmar Limited to the Company.

A professional valuation has been sought previously but the restrictive nature of certain covenants in the Trust Deed governing the administration of Delamere Park precluded the valuer recommending a basis for valuation or an appropriate value for inclusion in the financial statements.

Included within the freehold land and buildings which were transferred to the Company from Whelmar Limited on 01 October 1980 was the main club building. The building was totally destroyed by fire on the night of Wednesday 10 March 2004. The directors of the Company consider that the value of this building when it was transferred to the Company from Whelmar Limited was £250,000.

Other reserves - These represent the insurance proceeds received after the fire on the night of Wednesday 10 March 2004 plus bank account interest received on the insurance proceeds which were deposited in a Business Base Rate Tracker Account separate from the other funds of the Company. The net book value of any assets destroyed in the fire and any other fire losses and investigation costs have been deducted from the insurance proceeds and the bank interest received.

14. Operating leases

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

| | 2022 £ | 2021 £ |
|--|--------------|--------------|
| Not later than 1 year | 2,829 | – |
| Later than 1 year and not later than 5 years | <u>–</u> | <u>3,175</u> |
| | <u>2,829</u> | <u>3,175</u> |

Delamere Park Management Limited

Notes to the Financial Statements *(continued)*

Year ended 30 September 2022

15. Pension commitments

The company operates a defined contribution scheme for the members of staff. The assets of the scheme are held separately from those of the company, being invested with insurance companies. Pension costs charged in the profit and loss account represent the contributions payable by the company in the year.

As the balance sheet date unpaid contributions of £1,032 (2021: £604) were due to the fund. These are included in other creditors.

16. Capital commitments

At 30 September 2022 the company had capital commitments totalling £nil (2021: £nil).

17. Summary audit opinion

The auditor's report for the year dated 9 June 2023 was unqualified, however, the auditor drew attention to the following by way of emphasis.

The financial statements of the company for the year ended 30 September 2021 were audited by the predecessor auditor who expressed an unmodified opinion on those financial statements.

The senior statutory auditor was Rachel Palombella FCA, for and on behalf of AGP.

18. Related party transactions

The shares issued are held by the directors of the company in their capacity as trustees of Delamere Park Management Trust, on behalf of the plot owners of Delamere Park.

19. Controlling party

The company was controlled during the year by the directors holding office. They are responsible for ascertaining the wishes of the plot owners of Delamere Park.