

BMF Property Limited

FINANCIAL STATEMENTS

for the year ended

30 June 2017



Company Registration No. 01475288

BMF PROPERTY LIMITED

COMPANY INFORMATION

DIRECTORS

A Allen
W Blagdon
I Cooke
A Davies
L Fuller
P Gullett
B Jones
P Martin
B Metcalfe
A Morgan
G Munford
D Pougher
H Pridding
A Trafford
P Woods

SECRETARY

J Day

COMPANY NUMBER

01475288

REGISTERED OFFICE

Marine House
Thorpe Lea Road
Egham
Surrey
TW20 8BF

AUDITOR

RSM UK Audit LLP
3rd Floor
One London Square
Cross Lanes
Guildford
Surrey
GU1 1UN

BMF PROPERTY LIMITED

DIRECTORS' REPORT

The directors present their report and financial statements of BMF Property Limited for the year ended 30 June 2017.

PRINCIPAL ACTIVITIES

The principal activity of the company during the year was to hold the leasehold property for the use by the company's parent undertaking.

RESULTS

The profit for the year after taxation was £40,190 (2016: £24,924).

DIRECTORS

The following directors have held office since 1 July 2016:

A Bowers	(Resigned 31 January 2017)
F Pankhurst	(Resigned 1 July 2016)
H Pridding	(Appointed 13 July 2016)
A Allen	(Appointed 11 July 2017)
W Blagdon	(Appointed 11 July 2017)
A Davies	(Appointed 11 July 2017)
L Fuller	(Appointed 11 July 2017)
P Gullett	(Appointed 11 July 2017)
A Morgan	(Appointed 11 July 2017)
A Trafford	(Appointed 11 July 2017)
I Cooke	(Appointed 11 July 2017)
B Jones	(Appointed 11 July 2017)
P Martin	(Appointed 11 July 2017)
B Metcalfe	(Appointed 11 July 2017)
P Woods	(Appointed 11 July 2017)
G Munford	(Appointed 11 July 2017)
D Pougher	(Appointed 7 February 2017)

STATEMENT AS TO DISCLOSURE OF INFORMATION TO THE AUDITOR

The directors have confirmed that, as far as they are aware, there is no relevant audit information of which the auditors are unaware. Each of the directors have confirmed that they have taken all the steps that they ought to have taken as directors, in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditor.

AUDITOR

The auditor, RSM UK Audit LLP, Chartered Accountants, has indicated its willingness to continue in office.

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

By order of the board



J Day
Secretary

7th December 2017

BMF PROPERTY LIMITED

DIRECTORS' RESPONSIBILITIES IN THE PREPARATION OF FINANCIAL STATEMENTS

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 of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- a. *select suitable accounting policies and then apply them consistently;*
- b. *make judgements and accounting estimates that are reasonable and prudent;*
- c. *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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BMF PROPERTY LIMITED

Opinion

We have audited the financial statements of BMF Property Limited (the 'company') for the year ended 30 June 2017 which comprise the statement of comprehensive income, balance sheet, statement of changes in equity and notes to the financial statements, 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 30 June 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

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.

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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BMF PROPERTY LIMITED (CONTINUED)

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 exemption from the requirement to prepare a strategic report or in preparing the directors' report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 3, 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: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

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.

RSM UK Audit LLP

Christopher Hurren BA FCA (Senior Statutory Auditor)
For and on behalf of RSM UK Audit LLP, Statutory Auditor
Chartered accountants
3rd Floor
One London Square
Cross Lanes
Guildford
Surrey
GU1 1UN

14 DECEMBER 2017

BMF PROPERTY LIMITED

STATEMENT OF COMPREHENSIVE INCOME

For the year ended 30 June 2017

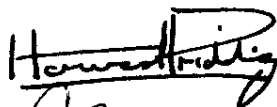
	<i>Notes</i>	2017 £	2016 £
TURNOVER	1	57,093	56,492
Other operating expenses	2	(113)	(3,317)
OPERATING PROFIT		<u>56,980</u>	<u>53,175</u>
Fair value deficit on investment property	6	(30,000)	(30,000)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	3	<u>26,980</u>	<u>23,175</u>
Taxation	5	<u>13,210</u>	<u>1,749</u>
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION		<u><u>40,190</u></u>	<u><u>24,924</u></u>

BMF PROPERTY LIMITED**STATEMENT OF FINANCIAL POSITION (Company Registration Number: 01475288)**
30 June 2017

	Notes	2017 £	2016 £
FIXED ASSETS			
Tangible assets	6	1,440,000	1,470,000
CURRENT ASSETS			
Debtors	7	10,135	1,454
Cash at bank and in hand		2,843	2,992
		12,978	4,446
PREPAYMENTS AND ACCRUED INCOME		3,228	-
CREDITORS: Amounts falling due within one year	8	(1,142,107)	(1,183,919)
NET CURRENT LIABILITIES		(1,125,901)	(1,179,473)
TOTAL ASSETS LESS CURRENT LIABILITIES		314,099	290,527
PROVISIONS FOR LIABILITIES	9	-	(16,618)
NET ASSETS		314,099	273,909
CAPITAL AND RESERVES			
Called up share capital	10	92	92
Profit and loss account	10	314,007	273,817
TOTAL EQUITY		314,099	273,909

The financial statements on pages 6 to 15 were approved by the board of directors and authorised for issue on 12th December 2017 and are signed on its behalf by:

H Pridding



Director

D Pougher



Director

BMF PROPERTY LIMITED**STATEMENT OF CHANGES IN EQUITY (Company Registration Number: 01475288)**
30 June 2017

	Share Capital	Profit and loss account	Total
	£	£	£
Balance at 1 July 2015	92	248,893	248,985
Profit for the year	-	24,924	24,924
	<hr/>	<hr/>	<hr/>
Balance at 30 June 2016	92	273,817	273,909
Profit for the year	-	40,190	40,190
	<hr/>	<hr/>	<hr/>
Balance at 30 June 2017	<hr/> <hr/> 92	<hr/> <hr/> 314,007	<hr/> <hr/> 314,099

BMF PROPERTY LIMITED

ACCOUNTING POLICIES

COMPANY INFORMATION

BMF Property Limited is a private company limited by shares domiciled and incorporated in England. The address of the company's registered office and principal place of business is Marine House, Thorpe Lea Road, Egham, Surrey, TW20 8BF. The company's principal activity is to hold the leasehold property for the use by the company's parent undertaking.

BASIS OF ACCOUNTING

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, and under the historical cost convention modified to include investment properties at fair value.

REDUCED DISCLOSURES

In accordance with FRS 102, the Company has taken advantage of the exemptions from the following disclosure requirements;

- Section 7 'Statement of Cash Flows' – Presentation of a Statement of Cash Flow and related notes and disclosures
- Section 11 'Basic Financial Instruments' & Section 12 'Other Financial Instrument Issues' – Carrying amounts, interest income/expense and net gains/losses for each category of financial instrument; basis of determining fair values; details of collateral, loan defaults or breaches, details of hedges, hedging fair value changes recognised in profit or loss and in other comprehensive income.
- Section 33 'Related Party Disclosures' – Compensation for key management personnel

The financial statements of the Company are consolidated in the financial statements of British Marine Federation. The consolidated financial statements of British Marine Federation are available from its registered office, Marine House, Thorpe Lea Road, Egham, Surrey, TW20 8BF.

FUNCTIONAL AND PRESENTATIONAL CURRENCIES

The financial statements are presented in sterling which is also the functional currency of the company.

GOING CONCERN

In preparing these accounts the directors have highlighted the net current liabilities position. The net current liabilities are primarily owed to group companies who have agreed only to recall the debt when they have sufficient funds available from normal trade.

On this basis the directors consider it appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments that would result from a withdrawal of the support of group companies.

TURNOVER

Rental income from investment properties leased out under operating leases is recognised in the profit and loss account on an accruals basis over the term of the lease. The effect of rent reviews is only recognised when such reviews have been agreed with tenants. Where rents are subject to fixed indexation in lieu of rent reviews, the rents are recognised on a systematic basis as income in the periods in which they are earned.

INVESTMENT PROPERTIES

Investment properties are initially measured at cost and subsequently measured at fair value whilst a reliable measure of fair value is available without undue cost or effort. Changes in fair value are recognised in profit or loss.

BMF PROPERTY LIMITED

ACCOUNTING POLICIES

TAXATION

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current tax is based on taxable profit for the year. Taxable profit differs from total comprehensive income because it excludes items of income or expense that are taxable or deductible in other periods. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date. Deferred tax is not discounted.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is recognised on differences between the value of assets (other than goodwill) and liabilities recognised in a business combination and the amounts that can be deducted or assessed for tax. The deferred tax recognised is adjusted against goodwill.

Current and deferred tax is charged or credited in profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

BMF PROPERTY LIMITED

ACCOUNTING POLICIES

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, in full, to all of its financial instruments.

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument, and are offset only when the Company currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets

Trade and group debtors

Trade and group debtors which are receivable within one year and which do not constitute a financing transaction are initially measured at the transaction price. Trade debtors are subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses.

Financial liabilities and equity

Equity instruments

Financial instruments classified as equity instruments are recorded at the fair value of the cash or other resources received or receivable, net of direct costs of issuing the equity instruments.

Creditors

Creditors payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

Where the arrangement with a creditor constitutes a financing transaction, the creditor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar instrument.

Derecognition of financial assets and liabilities

A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party. A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

CRITICAL ACCOUNTING ESTIMATES AND AREAS OF JUDGEMENT

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

The company makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that 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.

Valuation of investment properties

The key accounting estimate in preparing these financial statements relates to the carrying value of the investment property which is stated at fair value. The company uses reports provided by Chartered Surveyors as a basis for determining the directors' estimation of the fair value of the investment properties. However, the valuation of the company's investment property is inherently subjective, as it is made on the basis of valuation assumptions which may in future not prove to be accurate.

BMF PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2017

1. TURNOVER AND PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

The total turnover and profit on ordinary activities before taxation of the company for the year has been derived from its principal activity wholly undertaken in the United Kingdom.

2. OTHER OPERATING EXPENSES	2017	2016
	£	£
Administrative expenses	113	3,317

3. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

Auditor's remuneration is borne by the parent company.

4. EMPLOYEES AND DIRECTORS REMUNERATION

There were no employees during either the current or prior year apart from the directors, who received no emoluments (2016: £Nil).

5. TAXATION	2017	2016
	£	£
UK CORPORATION TAX		
Current tax on profit for the year	3,717	-
CURRENT TAX CHARGE	3,717	-
DEFERRED TAX		
Deferred tax charge current year	78	97
Effect of change in tax rate	1,665	(1,846)
Adjustments in respect of prior periods	(18,670)	-
TAX CREDIT ON PROFIT ON ORDINARY ACTIVITIES	(13,210)	(1,749)
FACTORS AFFECTING THE TAX (CREDIT) FOR THE YEAR		
The tax assessed for the year is lower than the small company rate of corporation tax 19.75% (2016: 20%) as explained below:		
Profit on ordinary activities before taxation	26,980	23,175
Profit on ordinary activities before taxation multiplied by small company rate of UK corporation tax of 19.75% (2016: 20%)	5,329	4,635
Effects of:		
Changes in tax rates	1,665	(1,846)
Group relief	(7,459)	(10,538)
Non-deductible expenses	5,925	-
Deferred tax adjustment for prior years	(18,670)	-
Other adjustments	-	6,000
Total tax credit	(13,210)	(1,749)

BMF PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2017

6. TANGIBLE FIXED ASSETS

Leasehold investment property

	2017	2016
	£	£
Valuation		
At 1 July 2016	1,470,000	1,500,000
Revaluation	(30,000)	(30,000)
At 30 June 2017	<u>1,440,000</u>	<u>1,470,000</u>

The long leasehold properties were valued on an existing use basis by Perry Hill, a firm of independent Chartered Surveyors as at June 2015 at a valuation of £1,500,000. In the opinion of the directors the value of the property at 30 June 2017 was £1,440,000 (2016: £1,470,000). Valuations take in account tenure, lease terms, market conditions, inflation assumptions and sales prices based upon on known market transactions for similar properties.

The original cost of the leasehold investment property was £2,183,536 (2016: £2,183,536).

7. DEBTORS

	2017	2016
	£	£
Trade debtors	8,373	-
Amounts owed by group undertakings	1,454	1,454
Deferred tax asset (note 9)	308	-
	<u>10,135</u>	<u>1,454</u>

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017	2016
	£	£
Amounts owed to group undertakings	1,107,947	1,153,727
Other taxes and social security costs	1,708	2,965
Other creditors	28,735	27,227
Corporation tax payable	3,717	-
	<u>1,142,107</u>	<u>1,183,919</u>

BMF PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2017

9 DEFERRED TAX

	<i>Deferred Taxation</i> £
Deferred tax provision at 1 July 2016	16,618
Transfer to profit and loss account	(16,926)
	<hr/>
Deferred tax asset at 30 June 2017	(308)
	<hr/>

Deferred taxation provided in the financial statements is as follows:

	2017 £	2016 £
Accelerated capital allowances	(308)	16,618
	<hr/>	<hr/>

10 SHARE CAPITAL AND RESERVES

	2017 £	2016 £
Allotted, issued and fully paid		
92 (2016: 92) Ordinary Shares of £1 each	92	92
	<hr/>	<hr/>

Profit and loss account

Cumulative profit and loss net of distributions to owners.

11 COMMITMENTS UNDER OPERATING LEASES

At the year end, the Company had contracted with tenants, under non-cancellable operating leases, for the following future minimum lease payments:

	2017 £	2016 £
Amounts receivable:		
Less than one year	54,547	12,912
Between one and five years	90,780	51,648
	<hr/>	<hr/>
	145,327	64,560
	<hr/>	<hr/>

The operating leases represent amounts due from tenants in respect of the investment property. This relates to one property rented to two tenants with current annual income of £55,185 and lease expiry dates of August 2019 and June 2021. The next rent reviews will take place in August 2017 and June 2019 respectively.

BMF PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2017

12 CONTINGENT LIABILITIES

The company is included in the group registration for VAT purposes and is therefore jointly and severally liable for all other participating group undertakings' unpaid debts in the connection. The total liability for the VAT group is £604,143 at 30 June 2017 (2016: £586,864).

13 RELATED PARTY TRANSACTIONS

The company has taken advantage of the exemptions provided by Section 33 of FRS 102 'Related Party Disclosures' and has not disclosed transactions entered into between two or more members of a group, provided that any subsidiary undertaking which is party to the transaction is wholly owned by a member of that group.

14 CONTROL

The immediate and ultimate parent company is British Marine Federation, a company limited by guarantee and registered in England and Wales.

British Marine Federation prepares group financial statements, copies of which can be obtained from this company's registered office. There is no overall control of the company.