

**Company Registration No. 05126718 (England and Wales)**

**UNIFIED PROPERTY SERVICES LIMITED**

**FINANCIAL STATEMENTS**

**FOR THE PERIOD ENDED 30 MARCH 2020**

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# **UNIFIED PROPERTY SERVICES LIMITED**

## **COMPANY INFORMATION**

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<b>Directors</b>	Mr F Lalani	
	Mr J Mawji	
	Mr J Allen	
	Mrs K Lewis	(Appointed 24 June 2019)
	Mr D Rowe-Bewick	
	Mr P Max	
	Mr M Cleasby	(Appointed 1 September 2020)
	Mr M Ranson	(Appointed 1 September 2020)
<b>Company number</b>	05126718	
<b>Registered office</b>	Suite 22 The Globe Centre St James Square Accrington Lancashire BB5 0RE	
<b>Auditor</b>	UHY Hacker Young Quadrant House 4 Thomas More Square London E1W 1YW	

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# **UNIFIED PROPERTY SERVICES LIMITED**

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**UNIFIED PROPERTY SERVICES LIMITED****BALANCE SHEET****AS AT 30 MARCH 2020**

	Notes	2020 £	£	2019 £	£
<b>Fixed assets</b>					
Tangible assets	4	11,658,209		3,330,296	
<b>Current assets</b>					
Debtors	5	39,167		56,563	
Cash at bank and in hand		15,984		57,013	
		55,151		113,576	
<b>Creditors: amounts falling due within one year</b>	6	(1,462,054)		(2,054,131)	
<b>Net current liabilities</b>		(1,406,903)		(1,940,555)	
<b>Total assets less current liabilities</b>		10,251,306		1,389,741	
<b>Provisions for liabilities</b>	7	(1,258,539)		(49,846)	
<b>Net assets</b>		8,992,767		1,339,895	
<b>Capital and reserves</b>					
Called up share capital	8	4		4	
Revaluation reserve		7,215,400		-	
Profit and loss reserves		1,777,363		1,339,891	
<b>Total equity</b>		8,992,767		1,339,895	

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 18 February 2021 and are signed on its behalf by:

  
Mr D Rowe-Bewick  
Director

**Company Registration No. 05126718**

**UNIFIED PROPERTY SERVICES LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE PERIOD ENDED 30 MARCH 2020**

	Share capital	Revaluation reserve	Profit and loss reserves	Total
	£	£	£	£
<b>Balance at 1 July 2018</b>	4	-	1,023,660	1,023,664
<b>Period ended 17 May 2019:</b>				
Profit and total comprehensive income for the period	-	-	316,231	316,231
<b>Balance at 17 May 2019</b>	4	-	1,339,891	1,339,895
<b>Period ended 30 March 2020:</b>				
Profit for the period	-	-	189,833	189,833
Other comprehensive income:				
Revaluation of tangible fixed assets	-	8,669,706	-	8,669,706
Tax relating to other comprehensive income	-	(1,206,667)	-	(1,206,667)
Total comprehensive income for the period	-	7,463,039	189,833	7,652,872
Transfers	-	(247,639)	247,639	-
<b>Balance at 30 March 2020</b>	4	7,215,400	1,777,363	8,992,767

# **UNIFIED PROPERTY SERVICES LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

### **FOR THE PERIOD ENDED 30 MARCH 2020**

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#### **1 Accounting policies**

##### **Company information**

Unified Property Services Limited is a private company limited by shares incorporated in England and Wales. The registered office is Suite 22 The Globe Centre, St James Square, Accrington, Lancashire, BB5 0RE.

##### **1.1 Accounting convention**

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 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

##### **1.2 Going concern**

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

The COVID-19 pandemic has caused economic disruption and depression across the globe. The pandemic has already had a significant impact on the property market. However, this is not of particular concern to the company as there is no intention of disposing of the property, which is currently occupied by one of its fellow subsidiaries for its care home operations.

Further, the care homes have incorporated the yearly rental payments as part of its working capital plans and therefore, the company's cash flows are not under pressure.

Accordingly, the Board has given due consideration to all the potential risks and possible actions and concluded that it was appropriate to prepare the financial statements on a going concern basis.

##### **1.3 Reporting period**

The company's financial statements are presented for a period shorter than one year, comprising of 45 weeks to 30 March 2020, due to a change in ownership. The comparative period represents 46 weeks to 17 May 2019, therefore the comparative amounts presented in the financial statements are not entirely comparable.

##### **1.4 Turnover**

Turnover represents rent receivable and is recognised over the term of the lease.

# UNIFIED PROPERTY SERVICES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE PERIOD ENDED 30 MARCH 2020

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#### 1 Accounting policies

(Continued)

##### 1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% on costs
Leasehold land and buildings	over the term of the lease
Plant and equipment	20% on costs
Fixtures and fittings	20% on costs

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

##### 1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

##### 1.7 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

# UNIFIED PROPERTY SERVICES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE PERIOD ENDED 30 MARCH 2020

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#### 1 Accounting policies

(Continued)

##### 1.8 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 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### *Basic financial assets*

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

##### *Classification of financial liabilities*

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

##### *Basic financial liabilities*

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

##### 1.9 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

##### 1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.



# UNIFIED PROPERTY SERVICES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE PERIOD ENDED 30 MARCH 2020

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#### 1 Accounting policies

(Continued)

##### *Current tax*

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

##### *Deferred tax*

Deferred tax liabilities are generally recognised for all timing differences and 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. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

#### 1.11 Provisions

Provisions are recognised when the company has a legal or constructive present obligation as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in profit or loss in the period in which it arises.

#### 1.12 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

# UNIFIED PROPERTY SERVICES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE PERIOD ENDED 30 MARCH 2020

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#### 1 Accounting policies

(Continued)

##### 1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

##### 1.14 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leases asset are consumed.

#### 2 Employees

The average monthly number of persons (including directors) employed by the company during the period was:

	2020 Number	2019 Number
Total	7	3
	=====	=====

#### 3 Directors' remuneration

	2020 £	2019 £
Remuneration paid to directors	-	15,315
	=====	=====

# UNIFIED PROPERTY SERVICES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE PERIOD ENDED 30 MARCH 2020

#### 4 Tangible fixed assets

	Freehold land and buildings £	Leasehold land and buildings £	Plant and equipment £	Fixtures and fittings £	Total £
<b>Cost or valuation</b>					
At 18 May 2019	5,649,121	7,141	9,342	6,706	5,672,310
Revaluation	6,350,879	-	-	-	6,350,879
At 30 March 2020	12,000,000	7,141	9,342	6,706	12,023,189
<b>Depreciation and impairment</b>					
At 18 May 2019	2,318,827	7,141	9,340	6,706	2,342,014
Depreciation charged in the period	341,791	-	2	-	341,793
Revaluation	(2,318,827)	-	-	-	(2,318,827)
At 30 March 2020	341,791	7,141	9,342	6,706	364,980
<b>Carrying amount</b>					
At 30 March 2020	11,658,209	-	-	-	11,658,209
At 17 May 2019	3,330,294	-	2	-	3,330,296

Freehold land and buildings were revalued at 30 April 2019 by Avison Young who are not connected with the company. The freehold land and buildings were valued at £12m. The valuation was made on an open market basis and was based on recent market transactions on arm's length terms for similar properties.

The directors do not consider the market value of the freehold land and buildings as at 30 March 2020 to be materially different from the carrying value at the balance sheet date.

If revalued assets were stated on an historical cost basis rather than a fair value basis, the total amounts included would have been as follows:

	2020 £	2019 £
Cost	5,649,121	5,649,121
Accumulated depreciation	(2,412,979)	(2,318,827)
Carrying value	3,236,142	3,330,294

**UNIFIED PROPERTY SERVICES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE PERIOD ENDED 30 MARCH 2020**

**5 Debtors**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year:</b>		
Amounts owed by group undertakings	30,472	-
Other debtors	7,745	41,099
Prepayments and accrued income	-	15,464
	<u>38,217</u>	<u>56,563</u>
Deferred tax asset	950	-
	<u>39,167</u>	<u>56,563</u>

**6 Creditors: amounts falling due within one year**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	50	-
Trade creditors	1,220	5,013
Amounts owed to group undertakings	1,210,981	1,864,089
Corporation tax	249,108	133,820
Accruals and deferred income	695	51,209
	<u>1,462,054</u>	<u>2,054,131</u>

**7 Provisions for liabilities**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Dilapidations	15,000	15,000
Deferred tax liabilities	1,243,539	34,846
	<u>1,258,539</u>	<u>49,846</u>

Movements on provisions apart from deferred tax liabilities:

	<b>Dilapidations</b>
	<b>£</b>
At 18 May 2019 and 30 March 2020	<u>15,000</u>

# UNIFIED PROPERTY SERVICES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE PERIOD ENDED 30 MARCH 2020

#### 8 Called up share capital

	2020	2019
	£	£
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
4 Ordinary share of £1 each	4	4
	<u>4</u>	<u>4</u>

#### 9 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Marc Waterman.

The auditor was UHY Hacker Young.

#### 10 Financial commitments, guarantees and contingent liabilities

The company has provided a security to AIB Group (UK) PLC on behalf of its immediate parent company, National Care Group Ltd for its liabilities of £18,619,750 (2019 - £nil) by way of fixed and floating charges over the assets of the company.

#### 11 Operating lease commitments

##### Lessee

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

2020	2019
£	£
-	15,941
<u>-</u>	<u>15,941</u>

#### 12 Parent company

The immediate parent company is Unified Resources Limited and the ultimate parent company is National Care Group Holdings Limited, both companies are registered in England and Wales, and controlled by the directors.

National Care Group Holdings Limited prepares group financial statements and copies can be obtained from Companies House.