

# **Premier Marinas Holdings Limited**

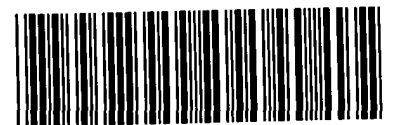
Report and Financial Statements

Period Ended

1 October 2017

Company Number 05524490

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# Premier Marinas Holdings Limited

## Report and financial statements for the period ended 1 October 2017

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### Directors

P H Bradshaw  
M S Clare  
P J Pereira Gray  
T J Livett  
L N Patel

### Secretary and registered office

C Kloet, Swanwick Marina, Swanwick, Southampton, Hampshire, SO31 1ZL

### Company Number

05524490

### Auditors

Deloitte LLP, London, United Kingdom



# Premier Marinas Holdings Limited

## Strategic report for the period ended 1 October 2017

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### Introduction

The directors present their strategic report together with the audited consolidated financial statements for the period ended 1 October 2017.

### Business review

The results for the period are set out in the consolidated statement of comprehensive income on page 7.

The directors are satisfied with the performance of the group for the period and with its financial position at the end of the period.

The group's head office provides senior management and shared service functions for finance, marketing, property development, HR and IT. The group's businesses, which are managed individually, report into the head office which is responsible for setting and monitoring performance targets. A broad range of performance indicators are applied and the directors are satisfied with the performance of all of the group's business against the targets set for the year.

The directors do not anticipate any significant changes to the level of business activity in the coming year.

### Going concern

The group's business activities, together with the factors likely to affect its future development, performance and position are set out in the Business Review above. In addition, the Strategic Report includes the group's policies and processes for managing its capital; its financial risk management; and its exposure to credit risk and liquidity risk.

The group meets its day to day working capital requirements through surplus cash. The group's forecasts and projections, taking account of possible changes in trading performance, show that the group will be able to operate within the level of its current facilities.

The directors believe that the company is well placed to manage its business risks successfully despite the current uncertain economic outlook.

On the basis of the cash flows generated by the group and equity financing provided by the shareholders, the directors have an expectation that the company and the group have the resources required to continue in operational existence for the foreseeable future. Thus, they continue to adopt the going concern basis in preparing the annual report and accounts.



# Premier Marinas Holdings Limited

## Strategic report for the period ended 1 October 2017 (*continued*)

### Principal risks and uncertainties

The group's activities expose it to a number of risks and uncertainties.

There is a risk that the markets for the group's products and services or its competitive position could deteriorate. The group manages these risks through building strong relationships with its customers and by maintaining high standards of customer service. The group conducts regular market research to ensure that it continues to meet its customers' expectations.

The group recognises that its employees are critical to its success and the group is committed to creating a culture in which all employees feel valued for their contribution and are encouraged to achieve their full potential. The group is Investors in People accredited.

The group is committed to ensuring the safety of those people who work with it or who could be affected by its activities. The group devotes significant resources to managing and improving the safety of its operations. All such activities are actively promoted and led by the board, supported by internal and external reviews, training and education.

The principal financial risks facing the group include liquidity and credit risk.

The group's credit risk is primarily attributable to amounts receivable from its customers. Amounts owed by customers are closely managed and the group has no significant concentration of risk with exposure spread over a large number of customers. To monitor liquidity and ensure that the group maintains sufficient funds for its ongoing operations and future developments, Premier closely monitors and forecasts profits and cashflow and maintains appropriate headroom in its cash balances.

### Financial key performance indicators

The Key performance indicators of the group are set out below and the group is satisfied with these results against what remains a challenging environment for the sale of quality marina and marine related facilities.

	52 weeks ended 1 October 2017 £000	18 month period ended 2 October 2016 £000
Turnover	28,459	40,178
EBITDA	13,943	18,370
Operating cash inflow	14,348	17,791

This report was approved by the board on 18/12/17 and signed on its behalf.



P J Pereira Gray

Director



# Premier Marinas Holdings Limited

## Directors' report for the period ended 1 October 2017

The directors present their report and the audited consolidated financial statements for the period ended 1 October 2017. The comparative figures are given for the 18 month period ended 2 October 2016.

Details regarding going concern and financial risk management can be found in the Strategic report on pages 1 and 2.

### Principal activity

The principal activity of the company is as an intermediate holding company. The principal activity of the group is the ownership and management of marinas and marine related facilities.

The subsidiary undertakings affecting the profits or net assets of the group in the period are listed in note 13 to the financial statements.

Details of the principal risks and uncertainties face by the group are given in the Strategic Report.

### Results and dividends

The profit for the period, after taxation, amounted to £10,714,000 (2 October 2016 - profit £11,190,000). Gift Aid of £11,000,000 was paid in the period (2 October 2016 - £12,500,000) and interim dividends of nil were paid in the period (2 October 2016 - £136k), and no final dividends have been declared.

### Directors

The directors who served during the period and up to the signing of the financial statements were:

P H Bradshaw  
M S Clare  
P J Pereira Gray  
T J Livett  
L N Patel

### Directors' responsibilities statement

The directors are responsible for preparing the Annual 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), including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under Company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and the Group and of the profit or loss of the Group for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the group's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group 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 the Group 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 the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.



# Premier Marinas Holdings Limited

## Directors' report for the period ended 1 October 2017 (*continued*)

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### Charitable donations

The Group made Gift Aid payments totalling £11,000,000 (2 October 2016 - £12,500,000) to The Wellcome Trust. The Wellcome Trust is a charity registered in England and Wales, no. 210183 and is the Group's ultimate parent undertaking.

### Disclosure of information to auditors

The directors at the time when this Directors' Report is approved have confirmed that:

- so far as they are aware, there is no relevant audit information of which the Company and the Group's auditor is unaware, and
- they have taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company and the Group's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the Provisions of s418 of the Companies Act 2006.

### Future developments and Post balance sheet events

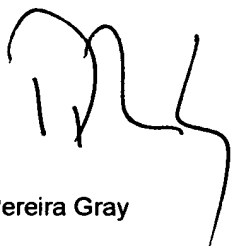
The directors expect the general level of activity to remain consistent with 2017 in the coming year. The general economic outlook remains uncertain which may have an impact on the group's customers' decisions.

There have been no significant events affecting the Group since the year end.

### Auditors

The auditor, Deloitte LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board on 18/12/17 and signed on its behalf.



P J Pereira Gray

Director



# Premier Marinas Holdings Limited

## Independent auditor's report

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### Report on the audit of the financial statements

#### Opinion

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the parent company's affairs as at 1 October 2017 and of the group's loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Premier Marinas Holdings Limited (the 'parent company') and its subsidiaries (the 'group') which comprise:

- the consolidated statement of comprehensive income;
- the consolidated and company balance sheets;
- the consolidated and company statements of changes in equity;
- the consolidated statement of cash flows; and
- the related notes 1 to 26.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

#### 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 group and the parent 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 are required by ISAs (UK) to report in respect of the following matters where:

- the directors' use of the going concern basis of accounting in 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 group's or the parent 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.

We have nothing to report in respect of these matters.

#### Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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 respect of these matters.



# Premier Marinas Holdings Limited

## Independent auditor's report (continued)

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### Responsibilities of directors

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

In preparing the financial statements, the directors are responsible for assessing the group's and the parent 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 group or the parent company or to cease operations, or have no realistic alternative but to do so.

### Auditor's responsibilities for the audit of the financial statements

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

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

### Use of our 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.

### Report on other legal and regulatory requirements

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

In the light of the knowledge and understanding of the group and of the parent company and their environment obtained in the course of the audit, we have not identified any material misstatements in the strategic report or the directors' report.



# Premier Marinas Holdings Limited

## Independent auditor's report (continued)

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### Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.

We have nothing to report in respect of these matters.



**Darren Longley FCA** (Senior Statutory Auditor)  
for and on behalf Deloitte LLP  
Statutory Auditor  
London, United Kingdom

Date 18/12/17



# Premier Marinas Holdings Limited

## Consolidated statement of comprehensive income for the period ended 1 October 2017

	Note	52 weeks ended 1 October 2017 £'000	18 month period ended 2 October 2016 £'000
Turnover	4	28,459	40,178
Cost of sales		(15,116)	(23,587)
<b>Gross profit</b>		<b>13,343</b>	<b>16,591</b>
Administrative expenses		(2,751)	(3,816)
<b>Operating profit</b>		<b>10,592</b>	<b>12,775</b>
Interest payable and similar charges	8	(40)	(1,530)
<b>Profit on ordinary activities before taxation</b>	5	<b>10,552</b>	<b>11,245</b>
Tax credit/(charge)	9	162	(55)
<b>Profit for the financial period</b>		<b>10,714</b>	<b>11,190</b>
Gift aid payments in respect of current year		(11,000)	(12,500)
<b>Total comprehensive loss for the period</b>		<b>(286)</b>	<b>(1,310)</b>

All results are derived from continuing operations.

The notes on pages 14 to 30 form part of these financial statements.



# Premier Marinas Holdings Limited

## Consolidated balance sheet at 1 October 2017

<b>Company Number 05524490</b>	<b>Note</b>	<b>1 October 2017 £'000</b>	<b>1 October 2017 £'000</b>	<b>2 October 2016 £'000</b>	<b>2 October 2016 £'000</b>
<b>Fixed assets</b>					
Intangible assets	11		843		1,031
Tangible assets	12		171,589		167,914
			<hr/>		<hr/>
			172,432		168,945
<b>Current assets</b>					
Stocks	14	6,189		6,393	
Debtors	15	2,955		2,377	
Cash at bank and in hand	16	2,385		4,099	
		<hr/>		<hr/>	
		11,529		12,869	
<b>Creditors: amounts falling due within one year</b>	17	(10,878)		(9,700)	
		<hr/>		<hr/>	
<b>Net current assets</b>			651		3,169
			<hr/>		<hr/>
<b>Total assets less current liabilities</b>			173,083		172,114
<b>Creditors: amounts falling due after more than one year</b>	18		(350)		(350)
<b>Provisions for liabilities</b>	19		(1,707)		(1,952)
			<hr/>		<hr/>
<b>Net assets</b>			171,026		169,812
			<hr/>		<hr/>
<b>Capital and reserves</b>					
Called up share capital	21		170,033		168,533
Profit and loss account	22		993		1,279
			<hr/>		<hr/>
<b>Equity attributable to owners of the parent company</b>			171,026		169,812
			<hr/>		<hr/>

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

18/12/17



P J Pereira Gray  
Director

The notes on pages 14 to 30 form part of these financial statements.



# Premier Marinas Holdings Limited

## Consolidated statement of changes in equity for the period ended 1 October 2017

	Share capital £'000	Profit and loss account £'000	Total equity £'000
<b>At 3 October 2016</b>	<b>168,533</b>	<b>1,279</b>	<b>169,812</b>
<b>Comprehensive loss for the period:</b>			
loss for the period	-	(286)	(286)
<b>Total comprehensive loss for the period</b>	<b>-</b>	<b>(286)</b>	<b>(286)</b>
Dividends paid in the period	-	-	-
Share capital issued in the period	1,500	-	1,500
<b>Total transactions with owners</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>
<b>At 1 October 2017</b>	<b>170,033</b>	<b>993</b>	<b>171,026</b>
	Share capital £'000	Profit and loss account £'000	Total equity £'000
<b>At 30 March 2015</b>	<b>2,500</b>	<b>2,725</b>	<b>5,225</b>
<b>Comprehensive income for the period:</b>			
Loss for the period	-	(1,310)	(1,310)
<b>Total comprehensive loss for the period</b>	<b>-</b>	<b>(1,310)</b>	<b>(1,310)</b>
Dividends paid in the period	-	(136)	(136)
Share capital issued in the period	166,033	-	166,033
<b>Total transactions with owners</b>	<b>166,033</b>	<b>(136)</b>	<b>165,897</b>
<b>At 2 October 2016</b>	<b>168,533</b>	<b>1,279</b>	<b>169,812</b>

The notes on pages 14 to 30 form part of these financial statements.



# Premier Marinas Holdings Limited

## Consolidated statement of cash flows for the period ended 1 October 2017

	52 weeks ended 1 October 2017 £'000	18 month period ended 2 October 2016 £'000
<b>Cash flows from operating activities</b>		
Operating profit for the financial period	10,592	12,775
Adjustments for:		
(Profit)/loss on disposal of fixed assets	(36)	19
Goodwill amortisation	188	215
Depreciation	3,163	5,297
(Increase)/decrease in stock	(27)	15
(Increase)/decrease in debtors	(578)	197
Increase/(decrease) in creditors	988	(867)
(Decrease)/increase in provisions	(76)	76
Tax received/(paid)	134	64
<b>Operating cash inflow</b>	<b>14,348</b>	<b>17,791</b>
<b>Investing activities</b>		
Purchase of fixed assets	(6,646)	(12,085)
Purchase of trade and assets	-	(15,726)
Proceeds from sale of fixed assets	124	2
<b>Total investing activities</b>	<b>(6,522)</b>	<b>(27,809)</b>
<b>Finance activities</b>		
Gift Aid paid	(11,000)	(12,500)
Interest paid	(40)	(534)
Dividends paid	-	(136)
Equity shares issued	1,500	23,549
<b>Total finance activities</b>	<b>(9,540)</b>	<b>10,379</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(1,714)</b>	<b>361</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>4,099</b>	<b>3,738</b>
<b>Cash and cash equivalents at the end of year</b>	<b>2,385</b>	<b>4,099</b>
<b>Cash and cash equivalents at the end of year comprise:</b>		
Cash at bank and in hand	2,385	4,099

The notes on page 14 to 30 form part of these financial statements.



# Premier Marinas Holdings Limited

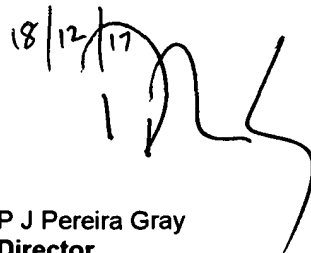
## Company balance sheet at 1 October 2017

<b>Company Number 05524490</b>	<b>Note</b>	<b>1 October 2017 £'000</b>	<b>1 October 2017 £'000</b>	<b>2 October 2016 £'000</b>	<b>2 October 2016 £'000</b>
<b>Fixed assets</b>					
Investments	13		171,641		170,141
<b>Creditors: amounts falling due within one year</b>	17	(1,702)		(1,702)	
<b>Net current liabilities</b>			(1,702)		(1,702)
<b>Total assets less current liabilities</b>			169,939		168,439
<b>Creditors: amounts falling due after more than one year</b>	18		-		-
<b>Provisions for liabilities</b>	19		-		-
<b>Net assets</b>			169,939		168,439
<b>Capital and reserves</b>					
Called up share capital	21		170,033		168,533
Profit and loss account	22		(94)		(94)
<b>Equity attributable to owners of the parent company</b>			169,939		168,439

The Profit for the 52 weeks ended 1 October 2017 was £nil (18 months ended 2 October 2016: £99k). See note 10 to the financial statements.

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

18/12/17



P J Pereira Gray  
Director

The notes on pages 14 to 30 form part of these financial statements.



# Premier Marinas Holdings Limited

## Company statement of changes in equity for the period ended 1 October 2017

	Share capital £'000	Profit and loss account £'000	Total equity £'000
<b>At 3 October 2016</b>	<b>168,533</b>	<b>(94)</b>	<b>168,439</b>
<b>Comprehensive income for the period:</b>			
Loss for the period	-	-	-
<b>Total comprehensive loss for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>
Dividends paid in the period	-	-	-
Share capital issued in the period	1,500	-	1,500
<b>Total transactions with owners</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>
<b>At 1 October 2017</b>	<b>170,033</b>	<b>(94)</b>	<b>169,939</b>
	Share capital £'000	Profit and loss account £'000	Total equity £'000
<b>At 30 March 2015</b>	<b>2,500</b>	<b>(72)</b>	<b>2,428</b>
<b>Comprehensive income for the period:</b>			
Profit for the period	-	99	99
<b>Total comprehensive loss for the period</b>	<b>-</b>	<b>99</b>	<b>99</b>
Dividends paid in the period	-	(121)	(121)
Share capital issued in the period	166,033	-	166,033
<b>Total transactions with owners</b>	<b>166,033</b>	<b>(121)</b>	<b>165,912</b>
<b>At 2 October 2016</b>	<b>168,533</b>	<b>(94)</b>	<b>168,439</b>

The notes on pages 14 to 30 form part of these financial statements.



# Premier Marinas Holdings Limited

## Notes forming part of the financial statements for the period ended 1 October 2017

### 1 General information

Premier Marinas Holdings Limited is a company incorporated in England and Wales under the Companies Act. The address of the registered company is given on the company information page and the nature of the company's operations and its principal activity is as an intermediate holding company. The principal activity of the group is the ownership and management of marinas and marine related facilities.

### 2 Accounting policies

#### 2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires Group management to exercise judgment in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

#### 2.2 Basis of consolidation

The consolidated financial statements present the results of the Group and its own subsidiaries ("the Group") as if they form a single entity. Intercompany transactions and balances between group companies are therefore eliminated in full.

The consolidated financial statements incorporate the results of business combinations using the acquisition method. In the Balance Sheet, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair values at the acquisition date. The results of acquired operations are included in the Consolidated Statement of Comprehensive Income from the date on which control is obtained. They are deconsolidated from the date control ceases.

In accordance with the transitional exemption available in FRS 102, the group has chosen not to retrospectively apply the standard to business combinations that occurred before the date of transition to FRS 102, being 31 March 2014.

As permitted by Section 408 of the Companies Act 2006, Premier Marinas Holdings Limited is exempt from the requirement to present its own Statement of Comprehensive Income.

#### 2.3 Operating results

The operating results included transactions up to and including the Sunday nearest to 30 September of each year. Accordingly, as required by Section 390(3) of the Companies Act 2006 the accounts refer to the 52 week period for the period. The results for the year include transactions up to and including the Sunday nearest 30 September 2017 i.e. 1 October 2017.

The prior period results are for an 18 month period and therefore are not directly comparable to the current period.

In the prior period, the company extended its accounting reference period ending 31 March 2016 to 30 September 2016 so as to align with its new parent undertaking. The results for the 18 months period include transactions up to and including the Sunday nearest 30 September 2016 i.e. 2 October 2016.



# Premier Marinas Holdings Limited

## Notes forming part of the financial statements for the period ended 1 October 2017 (*continued*)

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### 1 Accounting policies (*continued*)

#### 2.4 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

##### Sale of goods

Revenue from the sale of goods (for instance sale of fuel) is recognised when all of the following conditions are satisfied:

- the Group has transferred the significant risks and rewards of ownership to the buyer;
- the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the Group will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

##### Rendering of services

- Revenue from a contract to provide services (for instance marina berthing) is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:
- the amount of revenue can be measured reliably;
- it is probable that the Group will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

#### 2.5 Parent company disclosure exemptions

In preparing the separate financial statements of the parent company, advantage has been taken of the following disclosure exemptions available in FRS 102:

- No cash flow statement has been presented for the parent company;
- Disclosures in respect of the parent company's financial instruments have not been presented as equivalent disclosures have been provided in respect of the group as a whole;
- No disclosure has been given for the aggregate remuneration of the key management personnel of the parent company as their remuneration is included in the totals for the group as a whole.

#### 2.6 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.



# Premier Marinas Holdings Limited

## Notes forming part of the financial statements for the period ended 1 October 2017 (continued)

### 1 Accounting policies (continued)

#### 2.6 Tangible fixed assets (continued)

At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives.

Depreciation is provided on the following basis:

Freehold and long leasehold land	-	Not depreciated
Freehold buildings	-	Up to 75 years
Long leasehold buildings	-	Over the length of the lease
Pontoons	-	4% - 20%
Lock structures	-	2.5% - 5%
Fixtures, fittings and equipment	-	13% - 25%

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date. During the period the company undertook a review of the useful economic lives of its assets which resulted in £486,000 less depreciation charge in the year.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Consolidated Statement of Comprehensive Income.

#### 2.7 Goodwill and negative goodwill

Goodwill arising on the acquisition of subsidiary companies is carried in the Statement of Financial Position as an intangible fixed asset.

Intangible assets acquired as part of an acquisition of a business are capitalised separately from goodwill if the fair value can be measured reliably on initial recognition. Intangible assets acquired as part of an acquisition are not recognised where they arise from legal or other contractual rights, and where there is no history of exchange transactions.

Where goodwill is regarded as having a finite economic life, goodwill is capitalised and written off on a straight line basis over its useful economic life which is 10 years. Provision is made for any impairment. Amortisation and impairment costs are recognised within Administrative Costs.

Negative goodwill is similarly included in the Statement of Financial Position and is credited to the Statement of Comprehensive Income over the periods in which the non-monetary assets are recovered through depreciation or sale. Negative goodwill in excess of the fair values of the non-monetary assets acquired is credited to the Statement of Comprehensive Income in the periods expected to benefit.

#### 2.8 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment. Where merger relief is applicable, the cost of the investment in a subsidiary undertaking is measured at the nominal value of the shares issued together with the fair value of any additional consideration paid.



# Premier Marinas Holdings Limited

## Notes forming part of the financial statements for the period ended 1 October 2017 (*continued*)

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### 1 Accounting policies (*continued*)

#### 2.9 Stocks and property stock

Stocks including property stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in first out basis.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

#### 2.10 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.

#### 2.11 Development work in progress

Development work in progress is shown at cost. Cost includes property planning and environmental and architecture fees incurred on development projects. Development costs are capitalised when the outcome of the development project can be assessed with reasonable certainty and planning consent for a project has been awarded, to the extent that they lead to the creation of an enduring asset delivering benefits at least as great as the amount capitalised.

#### 2.12 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

In the Consolidated Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the Company's cash management.

#### 2.13 Financial instruments

The Group only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.



# Premier Marinas Holdings Limited

## Notes forming part of the financial statements for the period ended 1 October 2017 *(continued)*

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### **1 Accounting policies *(continued)***

#### **2.13 Financial instruments *(continued)***

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Consolidated Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate, which is an approximation of the amount that the Group would receive for the asset if it were to be sold at the balance sheet date.

#### **2.14 Creditors**

Short term 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.

#### **2.15 Finance costs**

Finance costs are charged to the Consolidated Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

#### **2.16 Operating leases: the Group as lessee**

Rentals paid under operating leases are charged to the Consolidated Statement of Comprehensive Income on a straight line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the period until the date the rent is expected to be adjusted to the prevailing market rate.

The Group has taken advantage of the optional exemption available on transition to FRS 102 which allows lease incentives on leases entered into before the date of transition to the standard 31 March 2014 to continue to be charged over the period to the first market rent review rather than the term of the lease.

#### **2.17 Interest income**

Interest income is recognised in the Consolidated Statement of Comprehensive Income using the effective interest method.

#### **2.18 Borrowing costs**

All borrowing costs are recognised in the Consolidated Statement of Comprehensive Income in the year in which they are incurred.



# Premier Marinas Holdings Limited

Notes forming part of the financial statements  
for the period ended 1 October 2017 (*continued*)

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## 1 Accounting policies (*continued*)

### 2.19 Taxation

Tax is recognised in the Consolidated Statement of Comprehensive Income, except that a change attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company and the Group operate and generate income.

### 2.20 Deferred taxation

Deferred tax is provided in full on timing differences which result in an obligation at the Statement of Financial Position date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in the financial statements. Deferred tax is not provided on unremitted earnings of subsidiaries and associates where there is no commitment to remit these earnings. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered.

### 2.21 Pensions

The Group participates in three defined contribution pension plans, administered by Legal and General Assurance Society, Skandia Life and Scottish Life. Contributions are charged to the Statement of Comprehensive Income in the period in which they are incurred.

## 3 Critical accounting judgements and key sources of estimation uncertainty

In preparing these financial statements, the directors have made the following judgements:

- Determine whether properties held as property stock remain to be treated as stock. These decisions depend on an assessment of whether the properties remain to be held for development.
- Determine whether the costs incurred and held as development WIP will be recovered by future events. These decisions depend on an assessment of the likelihood of success of the individual project.

Other key sources of estimation uncertainty:

- Goodwill and tangible fixed assets

Goodwill and tangible fixed assets are amortised and depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments and impairment calculations consider issues such as future market conditions, cash flow forecasts, the remaining life of the asset and projected disposal values.

- Trade debtors

Trade debtors are assessed for recoverability taking into account the customer's account history and the underlying asset security available to the group in the event of default by the customer.



# Premier Marinas Holdings Limited

Notes forming part of the financial statements  
for the period ended 1 October 2017 (*continued*)

## 4 Turnover

	52 weeks ended 1 October 2017 £'000	18 month period ended 2 October 2016 £'000
An analysis of turnover by class of business is as follows:		
Marina berthing fees and associated marina goods and services	24,919	35,707
Rent and service charges from properties	3,540	4,471
	<u>28,459</u>	<u>40,178</u>

All turnover derives from the United Kingdom and all operations are based in the United Kingdom.

## 5 Profit on ordinary activities before taxation

	52 weeks ended 1 October 2017 £'000	18 month period ended 2 October 2016 £'000
The profit on ordinary activities before taxation is stated after charging:		
Depreciation of tangible fixed assets	3,163	5,297
Fees payable to the Group's auditor and its associates for the audit of the Company's annual financial statements	96	105
(Profit)/loss on disposal of fixed assets	(36)	19
Negative goodwill released to the profit and loss statement	-	(256)
Positive goodwill amortisation	188	471
Operating lease rentals	1,298	1,893
	<u>1,298</u>	<u>1,893</u>

## 6 Auditors' remuneration

	52 weeks ended 1 October 2017 £'000	18 month period ended 2 October 2016 £'000
Fees payable to the Group's auditor and its associates for the audit of the Group's financial statements	96	105
Total audit services	<u>96</u>	<u>105</u>
Fees payable to the Group's auditor and its associates for other services		
Other assurance services	2	20
Total Non Audit services	<u>2</u>	<u>20</u>



# Premier Marinas Holdings Limited

Notes forming part of the financial statements  
for the period ended 1 October 2017 (*continued*)

## 7 Employees

	52 weeks ended 1 October 2017 £'000	18 month period ended 2 October 2016 £'000
Staff costs were as follows:		
Wages and salaries	4,872	7,016
Social security costs	430	584
Pension costs	194	277
	<u>5,496</u>	<u>7,877</u>

The directors serving at 1 October 2017 and 2 October 2016 were paid by Premier Marinas Limited and the amounts paid for their services to the company are shown in the accounts of Premier Marinas Limited for the current period. The directors serving at 1 October 2017 received total emoluments of £277,063 (2 October 2016 - £529,625) from Premier Marinas Limited during the period, but it is not practicable to allocate this between their services as directors of Premier Marinas Holdings Limited and their services as directors of the other companies in the Group. The highest paid director received emoluments of £244,563, including company pension contributions to a defined contribution scheme of £22,500. One director was a member of a defined contribution pension scheme (2 October 2016 - One).

	52 weeks ended 1 October 2017 Number	18 month period ended 2 October 2016 Number
The average number of group employees and directors during the period were:		
Marina and operations	111	107
Administration	55	55
	<u>166</u>	<u>162</u>

## 8 Interest payable/(receivable) and similar charges/(income)

	52 weeks Ended 1 October 2017 £'000	18 month period ended 2 October 2016 £'000
Bank interest payable	25	26
Preference dividend paid	15	-
Interest on Loans from group undertakings	-	1,504
	<u>40</u>	<u>1,530</u>



# Premier Marinas Holdings Limited

Notes forming part of the financial statements  
for the period ended 1 October 2017 (continued)

## 9 Taxation

	52 weeks ended 1 October 2017 £'000	18 month period ended 2 October 2016 £'000
<b>Corporation tax</b>		
Current tax on profits/loss for the period	229	181
Adjustments in respect of previous periods	(222)	39
<b>Total current tax</b>	<b>7</b>	<b>220</b>
<b>Deferred tax</b>		
Accelerated capital allowances	152	154
Change in tax rate	-	(319)
Adjustments in respect of previous period	(321)	-
<b>Total Deferred tax</b>	<b>(169)</b>	<b>(165)</b>
<b>Taxation (credit)/charge on profit/loss on ordinary activities</b>	<b>(162)</b>	<b>55</b>

The tax credit arising in the period is considered unlikely to crystallise as a result of the group's intention to gift aid to Wellcome Trust the profit that gives rise to the charge. However, on the basis that this is contingent on future events, a tax liability has been disclosed in the Balance Sheet to reflect the position at the period end.

### Factors affecting tax charge for the year

The tax assessed for the year is lower than (2 October 2016 - lower than) the standard rate of corporation tax in the UK of 19% (2 October 2016 - 20%). The differences are explained below:

	52 weeks ended 1 October 2017 £'000	18 month period ended 2 October 2016 £'000
Profit/(loss) on ordinary activities before taxation	10,552	11,245
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2 September 2016 - 20%)	2,005	2,249
Effects of:		
Expenses not deductible	266	579
Prior year adjustment	(557)	39
Gift Aid paid in the period	(1,876)	(2,493)
Change in tax rate	-	(319)
<b>Total tax (credit)/charge for the year</b>	<b>(162)</b>	<b>55</b>



# Premier Marinas Holdings Limited

## Notes forming part of the financial statements for the period ended 1 October 2017 (*continued*)

### 9 Taxation (*continued*)

In recent years the UK Government has steadily reduced the rate of UK corporation tax, with the latest rates substantively enacted now standing at 19% with effect from 1 April 2015 and 17% with effect from 1 April 2020. The closing deferred tax assets and liabilities have been calculated at 17% in accordance with the rates enacted at the balance sheet date.

### 10 Parent company profit for the year

The Company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of Comprehensive Income in these financial statements. The profit after tax of the parent Company for the period was £nil (2 October 2016 - £99,000).

### 11 Intangible fixed assets

	Positive goodwill £'000	Negative goodwill £'000	Total £'000
<i>Cost or valuation</i>			
At 3 October 2016	2,917	(5,874)	(2,957)
	<hr/>	<hr/>	<hr/>
At 1 October 2017	2,917	(5,874)	(2,957)
	<hr/>	<hr/>	<hr/>
<i>Amortisation</i>			
At 3 October 2016	(1,886)	5,874	3,988
Amortisation	(188)	-	(188)
	<hr/>	<hr/>	<hr/>
At 1 October 2017	(2,074)	5,874	3,800
	<hr/>	<hr/>	<hr/>
<i>Net book value</i>			
At 1 October 2017	843	-	843
	<hr/>	<hr/>	<hr/>
At 2 October 2016	1,031	-	1,031
	<hr/>	<hr/>	<hr/>

Goodwill is allocated to the Company's cash generating units (CGUs) determined to be an individual marina and impairment is based on the independent valuation of each. These are reviewed annually for impairment.



# Premier Marinas Holdings Limited

Notes forming part of the financial statements  
for the period ended 1 October 2017 (continued)

## 12 Tangible fixed assets

Group	Freehold land and buildings £'000	Long leasehold land and buildings £'000	Lock structure £'000	Pontoons £'000	Fixtures, fittings and equipment £'000	Total £'000
<i>Cost or valuation</i>						
At 3 October 2016	120,780	44,924	2,389	12,618	25,029	205,740
Additions	3,709	1,037	15	885	1,280	6,926
Disposals	(247)	(600)	(275)	(12)	(5,536)	(6,670)
At 1 October 2017	<b>124,242</b>	<b>45,361</b>	<b>2,129</b>	<b>13,491</b>	<b>20,773</b>	<b>205,996</b>
<i>Depreciation</i>						
At 3 October 2016	6,839	7,029	1,309	8,145	14,504	37,826
Charge in period	705	524	19	506	1,409	3,163
Disposals	(236)	(472)	(274)	(11)	(5,589)	(6,582)
At 1 October 2017	<b>7,308</b>	<b>7,081</b>	<b>1,054</b>	<b>8,640</b>	<b>10,324</b>	<b>34,407</b>
<i>Net book value</i>						
At 1 October 2017	<b>116,934</b>	<b>38,280</b>	<b>1,075</b>	<b>4,851</b>	<b>10,449</b>	<b>171,589</b>
At 2 October 2016	<b>113,941</b>	<b>37,895</b>	<b>1,080</b>	<b>4,473</b>	<b>10,525</b>	<b>167,914</b>



# Premier Marinas Holdings Limited

Notes forming part of the financial statements  
for the period ended 1 October 2017 (*continued*)

## 13 Fixed asset investments

Company	Investments in subsidiary companies £'000
<i>Cost and net book value</i>	
At 3 October 2016	170,141
Additions	1,500
	<hr/>
At 1 October 2017	<b>171,641</b>
	<hr/>

Premier Marinas Limited is held directly by Premier Marinas Holdings Limited

In the 18 month period to 2 October 2016 the company increased its investment in Premier Marinas Limited by £1,500,000. This investment comprises the issue of ordinary shares in exchange for cash of £1,500,000 to fund expansion by the group.

The subsidiary undertakings at 1 October 2017, unless otherwise stated, and 2 October 2016 are set out below. All subsidiary undertakings are held indirectly other than Premier Marinas Limited.

Subsidiary undertakings	Country of incorporation	Principal activity	Class and percentage of shares held
Premier Marinas Limited	Great Britain	Operation of two yacht marinas	Ordinary shares 100%
Premier Marinas (Gosport) Limited	Great Britain	Operation of a yacht marina	Ordinary shares 100%
Premier Marinas (Southsea) Limited	Great Britain	Operation of a yacht marina	Ordinary shares 100%
Premier Marinas (Falmouth) Limited	Great Britain	Operation of a yacht marina	Ordinary shares 100%
Premier Marinas (Brighton) Limited	Great Britain	Operation of a yacht marina	Ordinary shares 100%
Premier Marinas (Eastbourne) Limited	Great Britain	Operation of a yacht marina	Ordinary shares 100%
Gosport Real Estate Limited	Great Britain	Property development	Ordinary shares 100%
Gosport Estates Limited	Great Britain	Property development	Ordinary shares 100%
Premier Marinas (Hamble) Limited	Great Britain	Operation of a yacht marina	Ordinary shares 100%
Premier Marinas (Dart) Limited	Great Britain	Operation of a yacht marina	Ordinary shares 100%
Falmouth Yacht Marina Limited	Great Britain	Holding company	Ordinary shares 100%

All of the above companies have a registered address of Swanwick Marina, Swanwick, SO31 1ZL.



# Premier Marinas Holdings Limited

Notes forming part of the financial statements  
for the period ended 1 October 2017 (*continued*)

## 14 Stocks

	Group 1 October 2017 £'000	Group 2 October 2016 £'000	Company 1 October 2017 £'000	Company 2 October 2016 £'000
Finished goods and goods for resale	196	169	-	-
Property stock	5,781	5,781	-	-
Development work in progress	212	443	-	-
	<u>6,189</u>	<u>6,393</u>	<u>-</u>	<u>-</u>

The difference between purchase price or production cost of stocks and their replacement cost is not material.

## 15 Debtors

	Group 1 October 2017 £'000	Group 2 October 2016 £'000	Company 1 October 2017 £'000	Company 2 October 2016 £'000
Trade debtors	2,024	1,513	-	-
Prepayments and accrued income	931	864	-	-
	<u>2,955</u>	<u>2,377</u>	<u>-</u>	<u>-</u>

## 16 Cash and cash equivalents

	Group 1 October 2017 £'000	Group 2 October 2016 £'000	Company 1 October 2017 £'000	Company 2 October 2016 £'000
Cash at bank and in hand	2,385	4,099	-	-
	<u>2,385</u>	<u>4,099</u>	<u>-</u>	<u>-</u>



# Premier Marinas Holdings Limited

Notes forming part of the financial statements  
for the period ended 1 October 2017 (*continued*)

## 17 Creditors: amounts falling due within one year

	Group 1 October 2017 £'000	Group 2 October 2016 £'000	Company 1 October 2017 £'000	Company 2 October 2016 £'000
Trade creditors	284	407	-	-
Amounts owed to group undertakings	-	-	1,702	1,702
Taxation and social security	614	282	-	-
Other creditors	743	531	-	-
Corporation tax creditor	194	10	-	-
Accruals and deferred income	9,043	8,470	-	-
	<u>10,878</u>	<u>9,700</u>	<u>1,702</u>	<u>1,702</u>

## 18 Creditors: amounts falling due after one year

	Group 1 October 2017 £'000	Group 2 October 2016 £'000	Company 1 October 2017 £'000	Company 2 October 2016 £'000
Minority interest preference shares	350	350	-	-
	<u>350</u>	<u>350</u>	<u>-</u>	<u>-</u>

### Minority interest preference shares

The non-equity minority interest relates to cumulative preference shares in Falmouth Yacht Marina Limited. The preference shares are non-voting and entitle the holders to special berthing privileges. The full rights of these shares are disclosed in the accounts of Falmouth Yacht Marina Limited, which may be obtained from the Registrar of Companies.



# Premier Marinas Holdings Limited

Notes forming part of the financial statements  
for the period ended 1 October 2017 (continued)

## 19 Provisions for liabilities

	1 October 2017 £'000	2 October 2016 £'000
Deferred taxation	1,707	1,876
Legal provision	-	76
	<hr/>	<hr/>
Provisions and liabilities	<b>1,707</b>	<b>1,952</b>
	<hr/>	<hr/>

Deferred taxation provided in the financial statements, are as follows:

Deferred tax	Group £'000
Liability at 3 October 2016	1,876
Charge in period in respect of accelerated capital allowances	152
Effect of change tax rate	-
Adjustment in respect of prior period	(321)
	<hr/>
Liability at 1 October 2017	<b>1,707</b>
	<hr/>

### Deferred taxation

Deferred taxation provided in the financial statements, and the amount unprovided of the total potential liability, are as follows:

Deferred tax	Provided 2017 £'000	Unprovided 2017 £'000	Provided 2016 £'000	Unprovided 2016 £'000
Group				
Accelerated capital allowances	1,707	-	1,876	-
	<hr/>	<hr/>	<hr/>	<hr/>
Provision	1,707	-	1,876	-
	<hr/>	<hr/>	<hr/>	<hr/>

### Legal provision

Provision has been made for fees and other costs in respect of litigation, which was settled in the financial year:

Group	Group £'000	Company £'000
Liability at 3 October 2016	76	-
(Released) in period	(36)	-
Utilised in the year	(40)	-
	<hr/>	<hr/>
Liability at 1 October 2017	-	-
	<hr/>	<hr/>



# Premier Marinas Holdings Limited

Notes forming part of the financial statements  
for the period ended 1 October 2017 (*continued*)

## 20 Financial instruments

	Group 2017 £'000	Group 2016 £'000	Company 2017 £'000	Company 2016 £'000
<b>Financial assets</b>				
Financial assets measured at undiscounted amount - trade debtors and other debtors (note 15)	2,955	2,377	-	-
	<u>2,955</u>	<u>2,377</u>	<u>-</u>	<u>-</u>
<b>Financial liabilities</b>				
Financial liabilities measured at undiscounted amounts – trade creditors and other creditors (note 17)	10,878	9,700	1,702	1,702
	<u>10,878</u>	<u>9,700</u>	<u>1,702</u>	<u>1,702</u>

## 21 Called up share capital

	2017 £'000	2016 £'000
<b>Shares classified as equity</b>		
<i>Allotted, called up and fully paid</i>		
Ordinary shares of £1 each	170,033	168,533
	<u>170,033</u>	<u>168,533</u>

During the 52 week period ended 1 October 2017 the company issued 1,500,000 shares in consideration of a cash receipt of £1,500,000.

## 22 Reserves

### Share capital

Called up share capital represents the nominal value of the shares issued.

### Profit and loss account

The profit and loss account represents accumulated comprehensive income for the year and prior periods less any dividends paid.



# Premier Marinas Holdings Limited

Notes forming part of the financial statements  
for the period ended 1 October 2017 (continued)

## 23 Pension commitments

During the period the Group participated in three defined contribution Group Personal Pension Plans administered by Legal & General Assurance Society, Skandia Life and Scottish Life. The Group's contributions are charged to the Statement of Comprehensive Income in the period they are incurred. The pension charge cost for the period was £193,540 (2 October 2016 - £277,128). The balance outstanding as at 1 October 2017 was £25,691 (2 October 2016 - £26,470).

## 24 Commitments under operating leases and capital commitments

At 1 October 2017 the Group and the Company had future minimum lease payments under non-cancellable operating leases as follows:

Group	Land and buildings 2017 £'000	Other 2017 £'000	Land and buildings 2016 £'000	Other 2016 £'000
Within one year	781	33	821	47
Within two to five years	2,822	14	2,513	20
Over five years	70,406	-	66,744	-
	<u>74,009</u>	<u>46</u>	<u>70,078</u>	<u>67</u>

The company had no annual commitments under non-cancellable operating leases.

- (i) At 1 October 2017 the Group had contracted capital commitments of £369,000 (2 October 2016 - £253,000).
- (ii) At 1 October 2017 the Company had contracted capital commitments of £Nil (2 October 2016 - £Nil).

## 25 Related party transactions

During the period to 1 October 2017 the group paid Gift Aid totalling £11,000,000 (2 October 2016 - £12,500,000) to its ultimate parent undertaking, The Wellcome Trust.

During the period to 1 October 2017 M Clare (a Director) purchased services from the group to the value of £18,703 (2 October 2016 - £22,551). No amounts were outstanding at the period end (2 October 2016 - £Nil).

Key management personnel remuneration totalled £277,063 for the period ended 1 October 2017 (2 October 2016 - £529,625).

## 26 Controlling party

The Company is a company limited by shares. The immediate parent company is Gower Place Investments Limited, a company incorporated in England and Wales. The Company is considered a subsidiary of the Wellcome Trust (a charity registered in England and Wales, no. 210183) through its corporate trustee The Wellcome Trust Limited, as trustee of the Wellcome Trust, whose place of business is Gibbs Building, 215 Euston Road, London, United Kingdom, for accounting purposes and its assets and liabilities have been consolidated with those of the Wellcome Trust as required by section 9 of FRS 102. The group accounts of The Wellcome Trust are the largest and smallest accounts which consolidate the results of the group.