

Company Registration No. 06641261 (England and Wales)

**LDC (MARGARET RULE LEASEHOLD) LIMITED**  
**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2013**



# **LDC (MARGARET RULE LEASEHOLD) LIMITED**

## **COMPANY INFORMATION**

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<b>Directors</b>	N Richards M C Allan R S Smith C R Szpojnarowicz (Appointed 20 March 2013)
<b>Secretary</b>	C R Szpojnarowicz
<b>Company number</b>	06641261
<b>Registered office</b>	The Core 40 St Thomas Street BRISTOL BS1 6JX
<b>Auditor</b>	KPMG Audit Plc 15 Canada Square LONDON E14 5GL
<b>Business address</b>	The Core, 40 St Thomas Street BRISTOL BS1 6JX

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# **LDC (MARGARET RULE LEASEHOLD) LIMITED**

## **CONTENTS**

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	<b>Page</b>
Directors' report	1 - 2
Independent auditor's report	3 - 4
Profit and loss account	5
Balance sheet	6
Notes to the financial statements	7 - 9

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# **LDC (MARGARET RULE LEASEHOLD) LIMITED**

## **DIRECTORS' REPORT**

### ***FOR THE YEAR ENDED 31 DECEMBER 2013***

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The directors present their report and financial statements for the year ended 31 December 2013.

#### **Principal activities**

The principal activity of the company is the management of investment property. The directors do not recommend the payment of a dividend (31 December 2012: £nil).

The company registration number is 06641261.

#### **Directors**

The following directors have held office since 1 January 2013:

N Richards

M C Allan

R S Smith

C R Szpojnarowicz

(Appointed 20 March 2013)

#### **Statement of disclosure to auditor**

So far as the directors are aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

# **LDC (MARGARET RULE LEASEHOLD) LIMITED**

## **DIRECTORS' REPORT (CONTINUED)**

**FOR THE YEAR ENDED 31 DECEMBER 2013**

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### **Statement of directors' responsibilities in respect of the Directors' Report and the 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 they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

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 these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and 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; and
- 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

By order of the board



C R Szpojnarowicz

**Secretary**

19 September 2014

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LDC (MARGARET RULE LEASEHOLD) LIMITED**

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We have audited the financial statements of LDC (Margaret Rule Leasehold) Limited for the year ended 31 December 2013 set out on pages 5 to 9. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

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.

### **Respective responsibilities of directors and auditor**

As explained more fully in the Directors' Responsibilities Statement set out on page 2 the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

### **Scope of the audit of the financial statements**

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at [www.frc.org.uk/auditscopeukprivate](http://www.frc.org.uk/auditscopeukprivate).

### **Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2013 and of its result for the year then ended
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

**INDEPENDENT AUDITOR'S REPORT (CONTINUED)**  
**TO THE MEMBERS OF LDC (MARGARET RULE LEASEHOLD) LIMITED**

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

We have nothing to report in respect of the following matters where 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.
- the directors were not entitled to take advantage of the small companies exemption in not preparing a strategic report.

*Kate Teal*

**Kate Teal (Senior Statutory Auditor)**  
**for and on behalf of KPMG Audit Plc**

19 September 2014

**Chartered Accountants**  
**Statutory Auditor**

KPMG Audit Plc  
15 Canada Square  
LONDON  
E14 5GL

# LDC (MARGARET RULE LEASEHOLD) LIMITED

## PROFIT AND LOSS ACCOUNT

**FOR THE YEAR ENDED 31 DECEMBER 2013**

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	Notes	2013 £	2012 £
Turnover	2	898,694	880,143
Cost of sales		(898,694)	(880,143)
		<hr/>	<hr/>
<b>Result on ordinary activities before taxation</b>	3	-	-
Tax on result on ordinary activities	4	-	-
		<hr/>	<hr/>
<b>Result for the year</b>		<hr/> <hr/>	<hr/> <hr/>

The profit and loss account has been prepared on the basis that all operations are continuing operations.

There are no recognised gains and losses other than those passing through the profit and loss account.

There is no difference between the result for the year as stated above and its historical cost equivalent.



# LDC (MARGARET RULE LEASEHOLD) LIMITED

## BALANCE SHEET

AS AT 31 DECEMBER 2013

	Notes	2013 £	£	2012 £	£
<b>Current assets</b>					
Debtors	5	96,880		20,083	
<b>Creditors: amounts falling due within one year</b>	6	<u>(96,879)</u>		<u>(20,082)</u>	
<b>Net assets</b>			<u>1</u>		<u>1</u>
<b>Capital and reserves</b>					
Called up share capital	7		<u>1</u>		<u>1</u>
<b>Shareholder's funds</b>	8		<u>1</u>		<u>1</u>

Approved by the Board and authorised for issue on 19 September 2014

  
N Richards  
Director

Company Registration No. 06641261

# LDC (MARGARET RULE LEASEHOLD) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 DECEMBER 2013**

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### **1 Accounting policies**

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

#### **1.1 Basis of preparation**

The financial statements are prepared in accordance with applicable accounting standards (UK GAAP) and under the historical cost convention.

The company has taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from the requirement to produce a cash flow statement on the grounds that it is a subsidiary undertaking where 90 percent or more of the voting rights are controlled within the group.

#### **1.2 Going concern**

After making enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

#### **1.3 Turnover**

Turnover from investment property leased out under an intra group management lease is recognised in the profit and loss account on a straight line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income and are spread over the shorter of the lease term or the date when it is expected rent will revert to the prevailing market rate.

### **2 Turnover**

Turnover is generated in the UK and from the company's principal activity.

### **3 Result on ordinary activities before taxation**

	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
Result on ordinary activities before taxation is stated after crediting:		
Rental income received under operating leases	898,694	880,143
	<u>          </u>	<u>          </u>

Auditor's remuneration of £505 (2012: £500) was borne by another group company.

Fees paid to the company's auditor, KPMG Audit Plc and its associates for services other than statutory audit of the company are not disclosed in the company's accounts since the consolidated accounts of the company's parent, The UNITE Group plc are required to disclose non audit fees on a consolidated basis.

Directors' remuneration was borne by another group company in respect of both years.

### **4 Taxation**

There was no liability to taxation in respect of either year.

# LDC (MARGARET RULE LEASEHOLD) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2013

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<b>5 Debtors</b>	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
Amounts owed by group undertakings	84,822	20,083
Other debtors	12,058	-
	<u>96,880</u>	<u>20,083</u>

All debtors are due within one year.

<b>6 Creditors: amounts falling due within one year</b>	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
Amounts owed to group undertakings	-	20,082
Other creditors	96,879	-
	<u>96,879</u>	<u>20,082</u>

<b>7 Share capital</b>	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
<b>Allotted, called up and fully paid</b>		
1 ordinary share of £1 each	1	1
	<u>1</u>	<u>1</u>

<b>8 Reconciliation of movements in shareholder's funds</b>	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
Result for the financial year	-	-
Opening shareholder's funds	1	1
	<u>1</u>	<u>1</u>
Closing shareholder's funds	<u>1</u>	<u>1</u>

### 9 Contingent liabilities

The company had no contingent liabilities at 31 December 2013 (31 December 2012: £nil).

### 10 Commitments

Under the terms of an intercompany lease agreement, the company is required to pay rental income less related expenditure ('net turnover rent') to the property owning company. The net turnover rent paid in the year was £630,902 (year ended 31 December 2012: £538,950). The company had no other capital commitments at 31 December 2013 (31 December 2012: £nil).

# **LDC (MARGARET RULE LEASEHOLD) LIMITED**

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

**FOR THE YEAR ENDED 31 DECEMBER 2013**

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### **11 Employees**

There were no employees during either year.

### **12 Control**

The company's immediate parent undertaking is LDC (Holdings) plc.

The company's ultimate parent undertaking is The UNITE Group plc. The largest and smallest group in which the results of the company are consolidated is that headed by The UNITE Group plc. The consolidated accounts of this company are available to the public and can be obtained from The Core, 40 St Thomas Street, BRISTOL, BS1 6JX.

### **13 Related party transactions**

As the company is a wholly owned subsidiary of The UNITE Group plc, the company has taken advantage of the exemption in Financial Reporting Standard 8 from the requirements to disclose transactions with group companies on the grounds that consolidated financial statements are prepared by the ultimate parent undertaking.