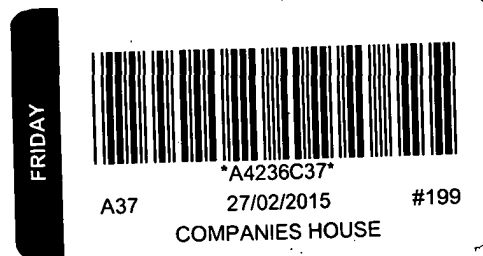


St James Parade (122) Limited

Revised Annual Report and Financial Statements

Thirteen month period ended 31 May 2014

Company Registration Number 06889741



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Revised Accounts

- These accounts replace the original accounts;
- They represent the statutory accounts of the company;
- They have been prepared for the period ended 31 May 2014 and were approved on 9 February 2015 and do not deal with events subsequent to those dates;
- The original accounts were unaudited.

The Directors' Report

The directors present their report and the financial statements of the company for the thirteen month period ended 31 May 2014.

Principal Activities

The principal activity of the company during the period was that of investment property.

Directors

The directors who served the company during the period were as follows:

Mr S P Lansdown (resigned on 14 May 2013)

Mr J S Lansdown

Disclosure of information to the auditor

Each of the persons who is a director at the date of approval of this report confirm that:

- So far as each director is aware, there is no relevant audit information of which the company's auditor is unaware
- Each director has taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information

Small Company Provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

Signed on behalf of the directors



Mr J S Lansdown

Director

Approved on 9 February 2015

Statement of Director's Responsibilities

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 period. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent; 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 are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Auditor's Report to the Shareholders of St James Parade (122) Limited

We have audited the financial statements of St James Parade (122) Limited for the period ended 31 May 2014 which comprise the Profit and Loss Account, Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's shareholders, 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 shareholders 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 shareholders 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

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Other matters

St James Parade (122) Limited took audit exemption for the year ended 30 April 2013. Accordingly, the financial statements for that year, which are the corresponding figures for the period to 31 May 2014, were not subject to audit.

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 May 2014 and of its result for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; 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.

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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a strategic report or in preparing the directors' report.



Christopher Bush (Senior Statutory Auditor)
For and on behalf of
FRANCIS CLARK LLP
Chartered Accountants & Statutory Auditor

Vantage Point
Woodwater Park
Pynes Hill
Exeter
EX2 5FD

26.2.2018

St James Parade (122) Limited
Period ended 31 May 2014

Profit and Loss Account

Thirteen month period ended 31 May 2014

		31 May 2014	<i>(unaudited)</i> 30 April 2013
	Note	£	£
Turnover		-	-
Administrative expenses		-	360
Loss on Ordinary Activities Before Taxation		-	(360)
Tax on loss on ordinary activities		-	-
Loss for the Financial Period/Year		-	(360)

The notes on pages 4 to 6 form part of these financial statements.

St James Parade (122) Limited
Period ended 31 May 2014

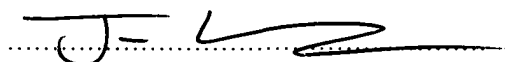
Balance Sheet

31 May 2014

		31 May 2014	<i>(unaudited)</i> 30 April 2013
	Note	£	£
Fixed Assets			
Tangible assets	2	759,837	759,837
Creditors: Amounts falling due within one year	3	765,169	765,169
Total Assets Less Current Liabilities		(5,332)	(5,332)
Capital and Reserves			
Called-up equity share capital	5	2	2
Profit and loss account	6	(5,334)	(5,334)
Deficit		(5,332)	(5,332)

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the Financial Reporting Standard for Smaller Entities (effective 2008).

These financial statements were approved by the directors and authorised for issue on 9 February 2015, and are signed on their behalf by:



Mr J S Lansdown

Director

Company Registration Number: 06889741

The notes on pages 4 to 6 form part of these financial statements.

Notes to the Financial Statements

1. Accounting Policies

(a) Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements have been prepared on the going concern basis which assumes that there will be continued support from the directors of the company.

(b) Fixed assets

All fixed assets are initially recorded at cost.

(c) Investment properties

Investment properties are revalued annually at their open market value in accordance with the FRSSE. The surplus or deficit on revaluation is transferred to a revaluation reserve except where the deficit below historic cost is expected to be permanent, in which case it is taken to the profit and loss account.

No depreciation is provided on investment properties which is a departure from the requirements of the Companies Act 2006. In the opinion of the directors these properties are held primarily for their investment potential and so their current value is of more significance than any measures of consumption and to depreciate them would not give a true and fair view. The provisions of the FRSSE in respect of investment properties have therefore been adopted in order to give a true and fair view.

If this departure from the Act had not been made, the profit for the period/year would have been reduced by depreciation. However, the amount of depreciation cannot reasonably be quantified and the amount which might otherwise have been shown cannot be separately identified or quantified.

(d) Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

St James Parade (122) Limited
Period ended 31 May 2014

Notes and Accounting Policies

2. Tangible Fixed Assets

	Investment Property £
Cost	
At 1 May 2013 and 31 May 2014	<u><u>759,837</u></u>
Depreciation	
At 1 May 2013 and 31 May 2014	<u><u>-</u></u>
Net Book Value	
At 31 May 2014	<u><u>759,837</u></u>
At 30 April 2013	<u><u>759,837</u></u>

At the period end, investment properties were valued by the directors at an open market value of £759,837 (2013: £759,837).

3. Creditors: Amounts falling due within one year

	31 May 2014 £	<i>(unaudited)</i> 30 April 2013 £
Amount due to parent company	765,169	-
Directors' current account	-	764,569
Accruals and deferred income	<u>-</u>	<u>600</u>
	<u><u>765,169</u></u>	<u><u>765,169</u></u>

4. Related Party Transactions

With effect from 21 January 2014 the company has been a wholly owned subsidiary of Ashton Gate Limited. Prior to that the company had been controlled by its directors.

At 31 May 2014 the company owed Ashton Gate Limited £765,169 (30.4.2013: £Nil). During the period the loan owed to the directors was repaid, at 30 April 2013 the balance had been £764,569. This loan is interest free and repayable on demand. Expenses of the company are borne by the parent company.

Mr J S Lansdown, a director of the company, is also a director of the parent company, Ashton Gate Limited and of Bristol City Holdings Limited. The company rents out its investment property to Ashton Gate Limited, a subsidiary of Bristol City Holdings Limited for a peppercorn rent.

St James Parade (122) Limited
Period ended 31 May 2014

Notes and Accounting Policies

5. Share Capital

Allotted, called up and fully paid:

(unaudited)

	31 May 2014			30 April 2013
	No	£	No	£
2 Ordinary Shares of £1 each	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

6. Profit and Loss Account

(unaudited)

	2014	2013
	£	£
Balance brought forward	(5,334)	(4,974)
Loss for the financial period/year	<u>-</u>	<u>(360)</u>
	<u>(5,334)</u>	<u>(5,334)</u>