

Registration number: 07042244

**BURY MBC TOWNSIDE FIELDS LIMITED
ANNUAL REPORT AND
FINANCIAL STATEMENTS
31 MARCH 2017**



BURY MBC TOWNSIDE FIELDS LIMITED

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BURY MBC TOWNSIDE FIELDS LIMITED

COMPANY INFORMATION

Directors	Mr Rishi Shori Mr Iain Brian Gartside
Registered office	Town Hall Knowsley Street Bury Lancashire BL9 0SW
Auditors	Horsfield & Smith Chartered Accountants & Statutory Auditor Tower House 269 Walmersley Road Bury Lancashire BL9 6NX

BURY MBC TOWNSIDE FIELDS LIMITED

DIRECTORS' REPORT YEAR ENDED 31 MARCH 2017

The directors present their report and the financial statements for the year ended 31 March 2017.

Directors of the company

The directors who held office during the year were as follows:

Mr Rishi Shori

Mr Michael Connolly (resigned 12 November 2016)

Mr Iain Brian Gartside (resigned 15 November 2017)

Principal activity

The principal activity of the company is as a property lessor

Statement of Directors' Responsibilities

The director is 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). Under company law the directors must not approve the financial statements unless he is 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 apply them consistently;
- make judgements 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; 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 and in accordance with FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland. 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.

Disclosure of information to the auditors

The director has taken steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information. The director confirms that there is no relevant information that he knows of and of which he knows the auditors are unaware.

BURY MBC TOWNSIDE FIELDS LIMITED

DIRECTORS' REPORT YEAR ENDED 31 MARCH 2017

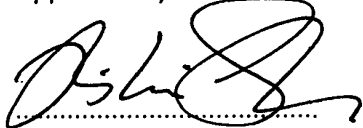
Reappointment of auditors

The auditors Horsfield & Smith are deemed to be reappointed under section 487(2) of the Companies Act 2006.

Small companies provision statement

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved by the director on 6-12-17 and signed on its behalf by:



Mr Rishi Shori
Director

BURY MBC TOWNSIDE FIELDS LIMITED

INDEPENDENT AUDITOR'S REPORT

We have audited the financial statements of Bury MBC Townside Fields Limited for the year ended 31 March 2017, set out on pages 6 to 14. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 Section 1A 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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 (set out on page), the director is 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 (APB's) Ethical Standards for Auditors, including "APB Ethical Standard - Provisions Available for Small Entities (Revised)".

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.

Opinion on the 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 March 2017 and of its profit for the year 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.

BURY MBC TOWNSIDE FIELDS LIMITED

INDEPENDENT AUDITOR'S REPORT

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:


- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

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 in preparing the Directors' Report.



.....
P G Nicol FCA (Senior Statutory Auditor)

For and on behalf of Horsfield & Smith, Statutory Auditor

Tower House
269 Walmersley Road
Bury
Lancashire
BL9 6NX

Date: 6th December 2017

BURY MBC TOWNSIDE FIELDS LIMITED

PROFIT AND LOSS ACCOUNT YEAR ENDED 31 MARCH 2017

	Note	2017 £	2016 £
Turnover		505,760	507,126
Administrative expenses		(54,624)	(47,255)
Fair value adjustment	5	<u>740,000</u>	<u>-</u>
Operating profit		<u>1,191,136</u>	<u>459,871</u>
Other interest receivable and similar income		1,816	-
Interest payable and similar charges		<u>(286,948)</u>	<u>(288,150)</u>
		<u>(285,132)</u>	<u>(288,150)</u>
Profit before tax	4	906,004	171,721
Taxation		<u>(171,137)</u>	<u>(34,343)</u>
Profit for the year		734,867	137,378
Retained earnings brought forward		<u>903,582</u>	<u>766,204</u>
Retained earnings carried forward		<u><u>1,638,449</u></u>	<u><u>903,582</u></u>

The above results were derived from continuing operations.

The notes on pages 10 to 14 form an integral part of these financial statements.

BURY MBC TOWNSIDE FIELDS LIMITED

STATEMENT OF COMPREHENSIVE INCOME YEAR ENDED 31 MARCH 2017

	2017	2016
	£	£
Profit for the year	<u>734,867</u>	<u>137,378</u>
Total comprehensive income for the year	<u><u>734,867</u></u>	<u><u>137,378</u></u>

The notes on pages 10 to 14 form an integral part of these financial statements.

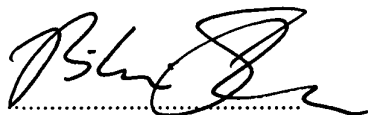
BURY MBC TOWNSIDE FIELDS LIMITED

BALANCE SHEET 31 MARCH 2017

	Note	2017 £	2016 £
Fixed assets			
Investment property	5	7,840,000	7,100,000
Current assets			
Debtors	6	11,856	10,246
Cash at bank and in hand		<u>2,295,868</u>	<u>2,143,417</u>
		2,307,724	2,153,663
Creditors: Amounts falling due within one year	7	<u>(508,907)</u>	<u>(502,206)</u>
Net current assets		<u>1,798,817</u>	<u>1,651,457</u>
Total assets less current liabilities		9,638,817	8,751,457
Creditors: Amounts falling due after more than one year	7	(7,256,603)	(7,256,603)
Provisions for liabilities		<u>(456,658)</u>	<u>(304,165)</u>
Net assets		<u>1,925,556</u>	<u>1,190,689</u>
Capital and reserves			
Called up share capital		1	1
Revaluation reserve		287,106	287,106
Profit and loss account		<u>1,638,449</u>	<u>903,582</u>
Total equity		<u>1,925,556</u>	<u>1,190,689</u>

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved and authorised by the director on 6-12-17.



Mr Rishi Shori

Director

Company Registration Number: 07042244

The notes on pages 10 to 14 form an integral part of these financial statements.

BURY MBC TOWNSIDE FIELDS LIMITED

STATEMENT OF CHANGES IN EQUITY YEAR ENDED 31 MARCH 2017

	Share capital £	Revaluation reserve £	Profit and loss account £	Total £
At 1 April 2016	1	287,106	903,582	1,190,689
Profit for the year	-	-	734,867	734,867
Total comprehensive income	-	-	734,867	734,867
At 31 March 2017	1	287,106	1,638,449	1,925,556

	Share capital £	Revaluation reserve £	Profit and loss account £	Total £
At 1 April 2015	1	287,106	766,204	1,053,311
Profit for the year	-	-	137,378	137,378
Total comprehensive income	-	-	137,378	137,378
At 31 March 2016	1	287,106	903,582	1,190,689

The notes on pages 10 to 14 form an integral part of these financial statements.

BURY MBC TOWNSIDE FIELDS LIMITED

NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2017

1 General information

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

Town Hall
Knowsley Street
Bury
Lancashire
BL9 0SW

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The financial statements are presented in Sterling (£).

Summary of disclosure exemptions

The directors have taken advantage of the exemption in Financial Reporting Standard 102 from including a cash flow statement in the financial statements on the grounds that the company is small.

Name of parent of group

These financial statements are consolidated in the financial statements of the Council of the Metropolitan Borough of Bury.

The financial statements of the Council of the Metropolitan Borough of Bury may be obtained from Town Hall, Knowsley Street, Bury, Lancashire, BL9 0SW.

Judgements

There are no judgements that would cause a significant effect on the amounts recognised in the financial statements.

BURY MBC TOWNSIDE FIELDS LIMITED

NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2017

Key sources of estimation uncertainty

The fair value of investment property requires the use of valuation techniques and the estimation of future cash flows to be generated over a number of years. It requires assumptions including revenue growth and rental values and increases and customer attrition rates. In addition the use of discount rates requires judgement.. The carrying amount is £7,100,000 (2016 -£7,100,000).

Revenue recognition

Turnover represents amounts chargeable, net of value added tax, in respect of property rental amounts invoiced during the year.

Tax

The tax expense for the period comprises current tax. Tax is recognised in profit or loss, except that a charge attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date.

Deferred tax is recognised in respect of all timing differences between taxable profits and profits reported in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference.

Investment property

Land and buildings represents investment property which is property held by the for the purpose of earning rental income.

Investment property is initially stated at cost plus any directly attributable expenditure. Where fair value can be measured reliably without undue cost or effort the property shall be subsequently measured at fair value. Changes in fair value are recognised through the profit and loss account.

Investment property is not depreciated.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Short term debtors are measured at transaction price, less any impairment.

BURY MBC TOWNSIDE FIELDS LIMITED

NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2017

Trade creditors

Short term trade creditors are measured at the transaction price. Other financial Liabilities are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Financial instruments

Financial assets and financial liabilities are recognised when the company becomes a party to the contractual provisions of the instrument.

Basic financial assets and liabilities are initially measured at transaction price, unless the arrangement constitutes a financing transaction.

If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future cashflows discounted at a market rate of interest. Such instruments are subsequently measured at amortised cost using the effective interest method.

Other financial assets and liabilities that are not basic financial instruments are initially measured at fair value, which is normally the transaction price. Such instruments are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except where the fair values cannot be measured reliably the instrument is measured at cost less impairment.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the company, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

BURY MBC TOWNSIDE FIELDS LIMITED

NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2017

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

3 Auditors' remuneration

	2017 £	2016 £
Audit of the financial statements	<u>1,694</u>	<u>4,432</u>

4 Profit before tax

Arrived at after charging/(crediting)

	2017 £	2016 £
Interest payable on loans from group undertakings	<u>286,948</u>	<u>288,150</u>

5 Investment properties

	2017 £
At 1 April	7,100,000
Fair value adjustments	<u>740,000</u>
At 31 March	<u>7,840,000</u>

The valuation is based on the revenue stream under a 25 year lease started in 2011 with a minimum uplift "collar " of 2.5% and "cap" of 5% on future rent reviews and a 5.75% yield to reflect the strength of the leasee covenant.

The valuation was made as at 1 April 2017 by the senior asset officer of the Council for the Metropolitan Borough of Bury.

6 Debtors

	2017 £	2016 £
Other debtors	<u>11,856</u>	<u>10,246</u>
	<u>11,856</u>	<u>10,246</u>

BURY MBC TOWNSIDE FIELDS LIMITED

NOTES TO THE FINANCIAL STATEMENTS YEAR ENDED 31 MARCH 2017

7 Creditors

Creditors: amounts falling due within one year

	2017 £	2016 £
Due within one year		
Taxation and social security	15,488	15,716
Other creditors	<u>493,419</u>	<u>486,490</u>
	<u>508,907</u>	<u>502,206</u>

Creditors: amounts falling due after more than one year

	Note	2017 £	2016 £
Due after one year			
Loans and borrowings	8	<u>7,256,603</u>	<u>7,256,603</u>

8 Loans and borrowings

	2017 £	2016 £
Non-current loans and borrowings		
Other borrowings	<u>7,256,603</u>	<u>7,256,603</u>

Other borrowings

Other creditors falling due after more than one year is represented by long term funding received from the Council of the Metropolitan Borough of Bury which is intended not to be repaid. Interest is charged on this funding at 3.95% per annum.

9 Parent and ultimate parent undertaking

The company's immediate parent is the Council of the Metropolitan Borough of Bury.