

**Lateral Property Group Limited**

**Directors' report and abbreviated  
financial statements**

**Registered number 7067427**

**30 April 2015**



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## **Company information**

### **Directors**

PD Lunn  
SJ Redshaw

### **Company secretary**

JW Sutcliffe

### **Registered office**

37 Parliament Street  
Harrogate  
HG1 2RE

### **Auditor**

KPMG LLP  
1 Sovereign Square  
Leeds  
LS1 4DA

### **Bankers**

Barclays Bank plc  
69 Albion Street  
Leeds  
LS1 5AA

## Directors' report

The directors present their annual report and the audited financial statements of the company for the period ended 30 April 2015.

### Review of the business and future developments

The company's principal activity is that of holding company of a group whose principal activities are that of acquiring vacant land and properties and income producing properties for asset enhancement through management, refurbishment and redevelopment for investment or onward sale at the appropriate time.

The company generated a loss before taxation for the period of £147,592 (2014: profit £199,019). The Directors are satisfied with the overall performance for the period.

There have been no events since the balance sheet date which materially affect the position of the company.

### Directors

The directors who held office during the year and up to the date of signing financial statements are given below:

PD Lunn  
SJ Redshaw

### Disclosure of information to auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

### Auditor

The auditor, KPMG LLP, has indicated its willingness to continue in office and a resolution concerning its reappointment will be proposed at the Annual General Meeting.

By order of the board



SJ Redshaw  
Director

37 Parliament Street  
Harrogate  
HG1 2RE

28 January 2016

## **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 year.

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.



**KPMG LLP**

1 Sovereign Square  
Leeds  
LS1 4DA  
United Kingdom

**Independent auditor's report to the members of Lateral Property Group Limited under section 449 of the Companies Act 2006**

We have examined the abbreviated accounts set out on pages 5 to 9 together with the financial statements of Lateral Property Group Limited for the year ended 30 April 2015 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company in accordance with section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in such a 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, for our work, for this report, or for the opinions we have formed.

**Respective responsibilities of directors and auditor**

The directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

**Basis of opinion**

We conducted our work in accordance with Bulletin 2008/4 *The special auditor's report on abbreviated accounts in the United Kingdom* issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we considered necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered have been properly prepared.

**Opinion**

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 444 (3) of the Companies Act 2006 and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.

**Marcus Tyldsley (Senior Statutory Auditor)**  
**For and on behalf of KPMG LLP, Statutory Auditor**  
*Chartered Accountants*  
1 Sovereign Square  
Leeds  
West Yorkshire  
LS1 4DW

29 January 2016

**Balance sheet**  
*As at 30 April 2015*

	<i>Note</i>	2015 £	2014 £
<b>Fixed Assets</b>			
Investments	2	1,684,345	1,684,345
<b>Current assets</b>			
Debtors	3	1,912,008	1,348,543
Cash at bank and in hand		3,989	8,436
		<hr/>	<hr/>
<b>Creditors: amounts falling due within one year</b>	4	1,915,997 (1,742,160)	1,356,979 (1,032,550)
		<hr/>	<hr/>
<b>Net current assets</b>		173,837	324,429
		<hr/>	<hr/>
<b>Total assets less current liabilities</b>		1,858,182	2,008,774
<b>Creditors: amounts falling due after more than one year</b>	5	(1,162,683)	(1,167,683)
		<hr/>	<hr/>
<b>Net assets</b>		695,499	841,091
		<hr/>	<hr/>
<b>Capital and reserves</b>			
Called up share capital	6	2	2
Profit and loss account	7	695,497	841,089
		<hr/>	<hr/>
<b>Equity shareholders' funds</b>	8	695,499	841,091
		<hr/>	<hr/>

These accounts are prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to companies subject to the small company regime.

These financial statements were approved by the board of directors on *28 January* 2016 and were signed on its behalf by:



**SJ Redshaw**  
Director

## Notes

*(forming part of the financial statements)*

### 1 Accounting policies

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

These financial statements are prepared on the going concern basis, under the historical cost convention and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. The principal accounting policies, which have been consistently applied, are set out below.

#### ***Going Concern***

The directors consider the going concern to be appropriate based on the current net asset position and future earnings potential of the company and group.

#### ***Cash flow statement***

Under FRS 1 the Company is exempt from the requirement to prepare a cash flow statement on the grounds of its size.

#### ***Deferred taxation***

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date, where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date.

Deferred tax assets relating to carry forward of unused tax losses are recognised to the extent that it can be regarded as more likely than not that future taxable profit will be available against which the unused losses can be utilised.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse based on tax rates and laws that have been enacted or substantially enacted at the balance sheet date. Deferred tax is measured on a non-discounted basis.

#### ***Consolidation***

The company has taken advantage of the exemption in section 398 of the Companies Act 2006 from the requirement to prepare consolidated financial statements, on the grounds that it is a small sized group.

#### ***Investments in subsidiary undertakings and joint ventures***

The cost of investments in subsidiary undertakings and joint ventures is recorded as cash paid and any further costs connected with the acquisition. Expected future payments are discounted to present value before they are included in the cost. Provision is made where necessary to reduce the carrying value of an investment to its estimated recoverable amount where in the opinion of the directors there has been an impairment.

#### ***Turnover***

Turnover represents amounts received for management services.



## Notes (continued)

### 2 Investments

	Interests in group undertakings £
At beginning of year	1,684,345
At end of year	<u>1,684,345</u>

The company has the following subsidiaries which are all registered in England and Wales, and operate in the United Kingdom. The company owns 50% of the issued share capital of Lateral Property Ventures Limited and the whole of the issued share capital of the other companies.

Name of Undertaking	Principal Activity	Description of Shares held
Lateral Property Ventures Limited	Acquiring income producing properties for asset enhancement for investment or onward sale	Ordinary £1 shares
Lateral Development Projects Limited	Acquiring vacant land and property or refurbishment, development and onward sale	Ordinary £1 shares
Lateral (Thorpe Park) Limited	Acquiring vacant land and property for refurbishment, development and onward sale	Ordinary £1 shares
Lateral (Reading) Limited	Acquiring vacant land and property for refurbishment, development and onward sale	Ordinary £1 shares
Lateral Property Developments Limited	Dormant company	Ordinary £1 shares
LPV Coppergate Limited	Dormant company	Ordinary £1 shares
Lateral Retail Developments Limited	Property development management	Ordinary 1p shares
Lateral Investment Management Limited	Property investment management	Ordinary £1 shares
Lateral Property Services Limited	Property management services	Ordinary £1 shares

The directors believe that the carrying value of the investments is supported by their underlying net assets and future earnings potential.

### 3 Debtors

	2015 £	2014 £
Amounts owed by group undertakings	1,867,704	1,325,616
Trade Debtors	3,203	-
Prepayments	35,498	20,061
Other Debtors	5,603	2,866
	<u>1,912,008</u>	<u>1,348,543</u>

Amounts owed by group undertakings are unsecured, interest free and have no fixed date of repayment.

## Notes (continued)

### 4 Creditors: amounts falling due within one year

	2015 £	2014 £
Trade creditors	-	10,198
Amounts owed to group undertakings	848,156	140,021
Bank overdraft	-	-
Accruals	4,750	2,500
Other creditors	749,254	332,839
Deferred Consideration	25,000	100,000
Loan notes	115,000	440,000
Corporation tax	-	6,992
	<u>1,742,160</u>	<u>1,032,550</u>

The amounts owed by group undertakings are unsecured, interest free and have no fixed date of repayment. It is not expected that the amount owed to a group undertaking will be paid in the next year.

The loan notes and deferred consideration relate to the acquisition of 100% of the share capital of Lateral Property Ventures Limited, Lateral Development Projects Limited, Lateral (Thorpe Park) Limited and LPV Coppergate Limited in January 2010.

### 5 Creditors: amounts falling due after more than one year

	2015 £	2014 £
Loan notes	337,178	426,440
Deferred Consideration	825,505	741,243
	<u>1,162,683</u>	<u>1,167,683</u>

### 6 Called up share capital

	2015 £	2014 £
Allotted and fully paid Ordinary shares of £1 each	<u>2</u>	<u>2</u>

### 7 Reserves

	Profit and loss account £
At beginning of period	841,089
Loss for the period	(145,592)
At end of period	<u>695,497</u>

## Notes (continued)

### 8 Reconciliation of movements in shareholders' funds

	2015 £	2014 £
(Loss)/Profit for the period	(145,592)	192,027
Opening shareholders' funds	841,091	649,064
	<hr/>	<hr/>
Closing shareholders' funds	695,499	841,091
	<hr/>	<hr/>

### 9 Related party transactions

The company has taken advantage of the exemption under Financial Reporting Standard No 8 "Related Party Disclosure" from disclosing related party transactions with other wholly owned entities of the Lateral Property Group.

#### a) Provision of services to joint ventures

	2015 £	2014 £
Lateral Property Ventures Limited	236	6,000
Lateral Retail Developments Limited	1,650	2,700
Lateral (Reading) Limited	-	1,000
	<hr/>	<hr/>
	1,886	9,700

#### b) Balances owed by directors of the company at 30 April 2015

	2015 £	2014 £
PD Lunn	-	-
SJ Redshaw	-	-
	<hr/>	<hr/>
	-	-
	<hr/>	<hr/>

The loans are interest free and repayable on demand. The maximum amount outstanding during the year was £nil (2014: £225,087).