

BRADFORD PROPCO LIMITED

UNAUDITED
FINANCIAL STATEMENTS

30 SEPTEMBER 2022

ArmstrongWatson[®]
Accountants, Business & Financial Advisers



BRADFORD PROPCO LIMITED
REGISTERED NUMBER: 07075698

STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2022

	Note	2022 £	2021 £
Fixed assets			
Investment property	5	7,250,000	7,250,000
		<u>7,250,000</u>	<u>7,250,000</u>
Current assets			
Cash at bank and in hand		273,958	201,226
		<u>273,958</u>	<u>201,226</u>
Creditors: amounts falling due within one year	6	(429,519)	(484,916)
Net current liabilities		<u>(155,561)</u>	<u>(283,690)</u>
Total assets less current liabilities		<u>7,094,439</u>	<u>6,966,310</u>
Creditors: amounts falling due after more than one year	7	(2,180,000)	(2,360,000)
Provisions for liabilities			
Deferred tax	9	(419,466)	(412,115)
		<u>(419,466)</u>	<u>(412,115)</u>
Net assets		<u><u>4,494,973</u></u>	<u><u>4,194,195</u></u>

BRADFORD PROPCO LIMITED
REGISTERED NUMBER: 07075698

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 30 SEPTEMBER 2022

	Note	2022 £	2021 £
Capital and reserves			
Called up share capital		75,001	75,001
Revaluation reserve		1,144,638	1,144,638
Profit and loss account		3,275,334	2,974,556
		<u>4,494,973</u>	<u>4,194,195</u>

The director considers that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.


The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

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



G K Sizer
Director

Date: 5 December 2022

The notes on pages 4 to 9 form part of these financial statements.

BRADFORD PROPCO LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

	Called up share capital £	Revaluation reserve £	Profit and loss account £	Total equity £
At 1 October 2020	75,001	1,477,233	2,789,864	4,342,098
Loss for the year	-	-	(163,808)	(163,808)
Surplus on revaluation of freehold property	-	-	400,000	400,000
Deferred tax on revaluation	-	67,405	-	67,405
Dividends: Equity capital	-	-	(51,500)	(51,500)
Transfer to/from profit and loss account	-	(400,000)	-	(400,000)
At 1 October 2021	75,001	1,144,638	2,974,556	4,194,195
Profit for the year	-	-	384,418	384,418
Dividends: Equity capital	-	-	(83,640)	(83,640)
At 30 September 2022	75,001	1,144,638	3,275,334	4,494,973

The notes on pages 4 to 9 form part of these financial statements.

BRADFORD PROPCO LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2022

1. General information

Bradford Propco Limited is a company incorporated in the United Kingdom under the Companies Act.

The company is a private company limited by shares and is registered in England and Wales. The address of the registered office is given on page 1. The company's principal activity is letting of investment properties.

The presentation and functional currency of the company is sterling.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Going concern

As highlighted in notes 7 and 8 to the financial statements, the company meets its day to day working capital requirements through cash generated from operations and through a bank loan. The bank loan facility expires in August 2026.

The company's forecasts and projections, taking account of reasonable possible changes in trading performance, show that the company should be able to operate within the level of its current facilities.

Thus, the director has a reasonable expectation at the time of approving the financial statements that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the going concern basis in preparing the financial statements continues to be adopted.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company 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:

2.4 Interest income

Interest income is recognised in profit or loss using the effective interest method.

2.5 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

BRADFORD PROPCO LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2022

2. Accounting policies (continued)

2.6 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge 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 reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.7 Revaluation of tangible fixed assets

Individual freehold and leasehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the reporting date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in other comprehensive income unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the excess losses are recognised in profit or loss.

2.8 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

2.9 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.

BRADFORD PROPCO LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2022

2. Accounting policies (continued)

2.10 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.

2.11 Financial instruments

The Company only enters into basic financial instrument 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 ordinary shares.

2.12 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

In the application of the company's accounting policies, which are described above, the director is required to make judgement, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Impairment and valuation

The company tests annually whether its assets have suffered any impairment. Where required, recoverable amounts are calculated using the higher of fair value less cost of sell, and value in use. Additionally, investment properties are held at fair value per note 5, revalued on a sufficiently regular basis to avoid material differences between carrying value and fair value.

The director does not consider there to be any key sources of estimation uncertainty.

4. Employees

The director received no emoluments during the current financial year or the preceding financial year for his services to the company.

The average monthly number of employees, including directors, during the year was 1 (2021 - 1).

BRADFORD PROPCO LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2022

5. Investment property

	Investment property £
Valuation	
At 1 October 2021	7,250,000
At 30 September 2022	7,250,000

The investment property was valued at £7,250,000 by JLL on an open market value basis in July 2021.

6. Creditors: Amounts falling due within one year

	2022 £	2021 £
Bank loans	180,000	180,000
Other loans	-	82,780
Corporation tax	84,999	70,758
Accruals and deferred income	164,520	151,378
	429,519	484,916

At the year end fixed and floating charges were owed to Santander Plc. Floating charges covers all property or undertaking of the company.

7. Creditors: Amounts falling due after more than one year

	2022 £	2021 £
Bank loans	2,180,000	2,360,000
	2,180,000	2,360,000

At the year end fixed and floating charges were owed to Santander Plc. Floating charges covers all property or undertaking of the company.

BRADFORD PROPCO LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

8. Loans

Analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due within one year		
Bank loans	180,000	<i>180,000</i>
Other loans	-	<i>82,780</i>
	180,000	<i>262,780</i>
Amounts falling due 1-2 years		
Bank loans	180,000	<i>180,000</i>
	180,000	<i>180,000</i>
Amounts falling due 2-5 years		
Bank loans	2,000,000	<i>2,180,000</i>
	2,000,000	<i>2,180,000</i>
	2,360,000	<i>2,622,780</i>

The bank loan is a £2,540,000 term loan facility expiring in August 2026 secured against the investment property. Interest is payable at 2.9% per annum above base rate. The other loan is an unsecured facility of nil (2021: £82,780). Interest is not currently payable.

BRADFORD PROPCO LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

9. Deferred taxation

	2022 £
At beginning of year	(412,115)
Charged to profit or loss	(7,351)
Charged to other comprehensive income	-
At end of year	(419,466)

The provision for deferred taxation is made up as follows:

	2022 £	2021 £
Accelerated capital allowances	(419,466)	(412,115)
	<u>(419,466)</u>	<u>(412,115)</u>

10. Related party transactions

The director and his wife have provided a loan facility of £2,351,000 (2021: £2,351,000) to the company. The balance outstanding at the year end was nil (2021: £82,780).

11. Controlling party

The director considers himself to be the ultimate controlling party.