

Oakman Property Limited

Registered number: 07219458

Directors' report and financial statements

For the year ended 6 April 2014

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OAKMAN PROPERTY LIMITED

COMPANY INFORMATION

Directors	Michael John Smith Keith James Wilson Peter Borg-Neal Mark Radley David George Sidwell
Company secretary	Christopher James Lloyd
Registered number	07219458
Registered office	9 Akeman Street Tring Hertfordshire HP23 6AA
Independent auditors	Mazars LLP Chartered Accountants & Statutory Auditor The Pinnacle 160 Midsummer Boulevard Milton Keynes MK9 1FF
Bankers	National Westminster Bank plc 20 High Street Tring HP23 5AP

OAKMAN PROPERTY LIMITED

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OAKMAN PROPERTY LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 6 APRIL 2014

The directors present their report and the financial statements for the year ended 6 April 2014.

Business review

The 2013/14 financial period has no new acquisitions. The company made a profit in the year ending 6 April 2014, which the directors consider to be reasonable.

Directors

The directors who served during the year were:

Michael John Smith
Keith James Wilson
Peter Borg-Neal
Mark Radley
David George Sidwell

Directors' responsibilities statement

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 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 judgments and accounting estimates that are reasonable and prudent;
- 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.

Corporate governance

The group has four board meetings a year. The attendees are one executive director, five non-executive directors and two major shareholders of the parent company. All key strategic decisions are taken at this forum.

All shareholders should take comfort that the executive management operate under the close scrutiny of these key stakeholders who maintain a close focus on the creation of shareholder value.

As the group continues to grow, further consideration will be given to developing best practice corporate governance procedures.

OAKMAN PROPERTY LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 6 APRIL 2014

Future prospects

The future plans for the company are to acquire further freehold sites as and when opportunities arise.

After reviewing the company's forecast, annual budget, liquidity requirements, plans and financing arrangements including continued support from its parent company, the directors are satisfied that the company will have adequate resources to continue to operate for the foreseeable future and confirm that the company is a going concern. The directors believe they have the management skills, operational concepts and well informed ambition to create a highly successful business.

Disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Auditors

The auditors, Mazars LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.



.....
Peter Borg-Neal
Director

Date: 31 December 2014

OAKMAN PROPERTY LIMITED

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF OAKMAN PROPERTY LIMITED

We have audited the financial statements of Oakman Property Limited for the year ended 6 April 2014 which comprise the Profit and Loss Account, the Statement of Total Recognised Gains and Losses, the 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).

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on page 1, 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. 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 Auditors' 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.

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.

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 6 April 2014 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.

Opinion on the 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.

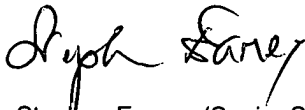
OAKMAN PROPERTY LIMITED

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF OAKMAN PROPERTY LIMITED

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 and the Directors' Report in accordance with the small companies' regime.



Stephen Eames (Senior Statutory Auditor)

for and on behalf of Mazars LLP

Chartered Accountants and Statutory Auditor

The Pinnacle
160 Midsummer Boulevard
Milton Keynes
MK9 1FF

31 December 2014

OAKMAN PROPERTY LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 6 APRIL 2014

	Note	2014 £	2013 £
Turnover	1	110,800	108,800
Administrative expenses		(1,318)	(5,561)
Operating profit	2	109,482	103,239
Interest payable and similar charges		(58,240)	(85,446)
Profit on ordinary activities before taxation		51,242	17,793
Tax on profit on ordinary activities	3	(4,886)	-
Profit for the financial period	9	46,356	17,793

The notes on pages 8 to 13 form part of these financial statements.

All amounts relate to continuing operations.

OAKMAN PROPERTY LIMITED

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES FOR THE YEAR ENDED 6 APRIL 2014

	2014 £	2013 £
Profit for the financial year	46,356	17,793
Unrealised surplus on revaluation of investment properties	-	458,359
	<hr/>	<hr/>
Total recognised gains and losses relating to the year	<u>46,356</u>	<u>476,152</u>

The notes on pages 8 to 13 form part of these financial statements.

OAKMAN PROPERTY LIMITED

Registered number: 07219458

**BALANCE SHEET
AS AT 6 APRIL 2014**

	Note	£	6 April 2014 £	£	31 March 2013 £
Fixed assets					
Investment property	4		2,146,147		2,146,147
Current assets					
Cash at bank		1,434		12,224	
Creditors: amounts falling due within one year	5	(51,382)		(464,896)	
Net current liabilities			(49,948)		(452,672)
Total assets less current liabilities			2,096,199		1,693,475
Creditors: amounts falling due after more than one year	6		(1,532,984)		(1,181,502)
Provisions for liabilities					
Deferred tax	7		(4,886)		-
Net assets			558,329		511,973
Capital and reserves					
Called up share capital	8		1		1
Revaluation reserve	9		458,359		458,359
Profit and loss account	9		99,969		53,613
Shareholders' funds			558,329		511,973

The financial statements have been prepared in accordance with the provisions applicable to small companies within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

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



.....
Peter Borg-Neal
Director

Date: 31 December 2014

The notes on pages 8 to 13 form part of these financial statements.

OAKMAN PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 6 APRIL 2014

1. Accounting Policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of freehold investment property and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2 Going concern

After reviewing the company's forecast, annual budget, liquidity requirements, plans and financing arrangements including continued support from its parent company, the directors are satisfied that the company will have adequate resources to continue to operate for the foreseeable future and confirm that the company is a going concern.

1.3 Turnover

Turnover comprises revenue recognised by the company in respect of its principal activity during the year, exclusive of Value Added Tax.

1.4 Revaluation of tangible fixed assets

Individual freehold and leasehold properties are carried at current year value at the balance sheet date. A full valuation is obtained from a qualified valuer for each property every five years, with an interim valuation three years after the previous full valuation, and in any year where it is likely that there has been a material change in value.

Revaluation gains and losses are recognised in the statement of total recognised gains and losses unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the losses are recognised in the Profit and Loss Account.

1.5 Investment properties

Investment properties are included in the Balance Sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the directors, necessary in order to give a true and fair view of the financial position of the company.

1.6 Hedges

The company has entered into an interest rate swap contract to reduce the market interest exposure that arises on the loan taken out for the purchase of the investment properties. The income or expense received or paid from the hedging contract is accounted for when it arises. The company is not trading in hedges.

OAKMAN PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 6 APRIL 2014

2. Operating profit

The operating profit is stated after charging:

	2014 £	2013 £
Auditors' remuneration	4,000	4,013

During the year, no director received any emoluments (2013 - £NIL).

3. Taxation

	2014 £	2013 £
Analysis of tax charge in the year		
Deferred tax (see note 7)		
Origination and reversal of timing differences	4,886	-
Tax on profit on ordinary activities	4,886	-

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2013 - lower than) the standard rate of corporation tax in the UK of 23% (2013 - 24%). The differences are explained below:

	2014 £	2013 £
Profit on ordinary activities before tax	51,242	17,793
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 23% (2013 - 24%)	11,786	4,270
Effects of:		
Group relief claimed	(11,786)	(4,270)
Current tax charge for the year (see note above)	-	-

OAKMAN PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 6 APRIL 2014

4. Investment property

	Freehold investment property £
Valuation	
At 1 April 2013 and 6 April 2014	2,146,147
Comprising	
Cost	1,687,788
Annual revaluation surplus/(deficit): Year ended 31 March 2013	458,359
At 6 April 2014	2,146,147

The 2014 valuations were made by the directors, on an open market value for existing use basis.

5. Creditors: Amounts falling due within one year

	6 April 2014 £	31 March 2013 £
Bank loans and overdrafts	46,723	44,436
Other loans	-	410,000
Other taxation and social security	-	11
Other creditors	4,659	10,449
	<u>51,382</u>	<u>464,896</u>

OAKMAN PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 6 APRIL 2014

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

	6 April 2014 £	31 March 2013 £
Bank loans	786,834	860,172
Amounts owed to group undertakings	746,150	321,330
	<u>1,532,984</u>	<u>1,181,502</u>

Included within the above are amounts falling due as follows:

	6 April 2014 £	31 March 2013 £
Between one and two years		
Bank loans	<u>48,225</u>	<u>45,865</u>
Between two and five years		
Bank loans	<u>738,609</u>	<u>814,307</u>
Over five years		
Amounts owed to group undertakings	<u>746,150</u>	<u>321,330</u>

Creditors include amounts not wholly repayable within 5 years as follows:

	6 April 2014 £	31 March 2013 £
Repayable other than by instalments	<u>746,150</u>	<u>321,330</u>

There are two bank loans included in the balance above. One is repayable in instalments which commenced in September 2010 over 5 years with a one-off final payment due in September 2015. Interest is charged at 2.9% over LIBOR.

The second is repayable in instalments that also commenced in September 2010 over 5 years with a one-off final payment also due in September 2015. Interest is charged at 3.15% over the banks base rate.

The bank loans are secured by a fixed and floating charge over the assets of the company, legal charges on the properties held by the company and an unlimited guarantee with the parent company, Oakman Inns and Restaurants Limited.

The other loans are secured by a fixed and floating charge over the assets of the company.

OAKMAN PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 6 APRIL 2014

7. Deferred taxation

	6 April 2014 £	31 March 2013 £
At beginning of year	-	-
Charge for year (P&L)	4,886	-
At end of year	<u>4,886</u>	<u>-</u>

The provision for deferred taxation is made up as follows:

	6 April 2014 £	31 March 2013 £
Accelerated capital allowances	<u>4,886</u>	<u>-</u>

8. Share capital

	6 April 2014 £	31 March 2013 £
Allotted, called up and fully paid		
1 Ordinary share of £1	<u>1</u>	<u>1</u>

9. Reserves

	Revaluation reserve £	Profit and loss account £
At 1 April 2013	458,359	53,613
Profit for the year		46,356
At 6 April 2014	<u>458,359</u>	<u>99,969</u>

10. Contingent liabilities

The company has provided an unlimited guarantee to the bank loan providers of its parent company, Oakman Inns and Restaurants Limited.

11. Related party transactions

The company has taken advantage of Financial Reporting Standard Number 8 from the requirement to disclose transactions with group companies on the grounds that consolidated financial statements are prepared by the ultimate parent company.

OAKMAN PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 6 APRIL 2014

12. Hedging swap contract

The company entered into a hedging swap contract with National Westminster Bank Plc to reduce its market interest rate risk exposure on the loan taken out to purchase its investment properties. The swap agreement was effective from 31 March 2011 for an amount of £964,252, at a fixed rate of 2.88% expiring 30 June 2015.

13. Ultimate parent undertaking and controlling party

The immediate parent company of Oakman Property Limited is Oakman Inns and Restaurants Limited, a company incorporated in England and Wales.

Oakmans Inns and Restaurants Limited prepare group accounts which incorporate the results of this company.