

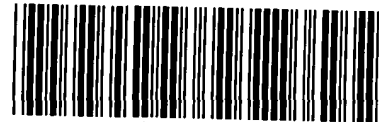
Registration number: 07749020

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

AMENDED - Annual Report and Financial Statements

for the Year Ended 28 February 2021

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**Scarborough Premier Developments Limited (Formerly Scarborough Finance
Company Limited)**

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**Scarborough Premier Developments Limited (Formerly Scarborough Finance
Company Limited)**

Company Information

Directors	S C McCabe Esplanade Director Limited J J Tutton
Company secretary	Esplanade Secretarial Services Limited
Registered office	Europa House 20 Esplanade Scarborough YO11 2AQ
Auditors	Mazars LLP 5th Floor 3 Wellington Place Leeds West Yorkshire LS1 4AP

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Directors' Report for the Year Ended 28 February 2021

The directors present their report and the financial statements for the year ended 28 February 2021.

Directors of the company

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

S C McCabe

Esplanade Director Limited

J J Tutton

Change of name

The company changed its name on 11 August 2020 from Scarborough Finance Company Limited to Scarborough Premier Developments Limited.

Dividends

The Directors recommend a final dividend of £Nil (2020: £Nil) be made in respect of the financial year ended 28 February 2021.

Impact of Brexit upon the Company

The Directors have considered the impact of the withdrawal of the United Kingdom from the EU and have not identified any significant impact on the business.

Impact of Covid-19 Coronavirus upon the Company

The Directors have considered the impact of the Covid-19 virus upon the company and don't expect there to be any material impact.

Restructure

The restructuring in the year which resulted in the addition of various new subsidiaries was due to the need to raise equity.

Going Concern

The Directors' assessment of the going concern status of the company is detailed in note 2 of these financial statements.

Disclosure of information to the auditors

Each director has taken 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 auditors are aware of that information. The directors confirm that there is no relevant information that they know of and of which they know the auditors are unaware.

Reappointment of auditors

Mazars LLP continue in office in accordance with section 487(2) Companies Act 2006.

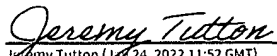
Small companies provision statement

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

Approved by the Board on 24 January 2022 and signed on its behalf by:

**Scarborough Premier Developments Limited (Formerly Scarborough Finance
Company Limited)**

Directors' Report for the Year Ended 28 February 2021


Jeremy Tutton (14/02/2022 11:52 GMT)

.....
J J Tutton

For and on behalf of Esplanade Director Limited
Director

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Statement of Directors' 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 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 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.

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Independent Auditor's Report to the Members of Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Opinion

We have audited the financial statements of Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited) (the 'company') for the year ended 28 February 2021, which comprise the Profit and Loss Account, Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Equity, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 28 February 2021 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Independent Auditor's Report to the Members of Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

We have nothing to report in this regard.

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.

Matters on which we are required to report by exception

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.

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 and from the requirement to prepare a Strategic Report.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page 4, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Independent Auditor's Report to the Members of Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Based on our understanding of the company and its industry, we identified that the principal risks of non-compliance with laws and regulations related to the UK tax legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements, such as the Companies Act 2006.

We evaluated the directors' and management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in significant accounting estimates including the carrying value of investments and significant one-off or unusual transactions.

Our audit procedures were designed to respond to those identified risks, including non-compliance with laws and regulations (irregularities) and fraud that are material to the financial statements. Our audit procedures included but were not limited to:

- discussing with the directors and management their policies and procedures regarding compliance with laws and regulations;
- communicating identified laws and regulations throughout our engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- considering the risk of acts by the company which were contrary to applicable laws and regulations, including fraud.

Our audit procedures in relation to fraud included but were not limited to:

- making enquiries of the directors and management on whether they had knowledge of any actual, suspected or alleged fraud;
- gaining an understanding of the internal controls established to mitigate risks related to fraud;
- discussing amongst the engagement team the risks of fraud; and
- addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

**Scarborough Premier Developments Limited (Formerly Scarborough Finance
Company Limited)**

**Independent Auditor's Report to the Members of Scarborough Premier Developments
Limited (Formerly Scarborough Finance Company Limited)**

Use of our report

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.

Ashley Barraclough
Ashley Barraclough (Jan 24, 2022 13:00 GMT)

.....
Ashley Barraclough (Senior Statutory Auditor)
For and on behalf of Mazars LLP,
Chartered Accountants and Statutory Auditor

5th Floor
3 Wellington Place
Leeds
West Yorkshire
LS1 4AP

Jan 24, 2022
Date:.....

**Scarborough Premier Developments Limited (Formerly Scarborough Finance
Company Limited)**

Profit and Loss Account for the Year Ended 28 February 2021

	Note	2021 £	2020 £
Revenue		-	-
Administrative expenses	3	<u>(1,162,546)</u>	<u>(100)</u>
Operating loss		(1,162,546)	(100)
Income from shares in group undertakings		3,842,000	471,945
Interest receivable and similar income	4	296,153	-
Interest payable and similar charges	5	<u>(40,265)</u>	<u>-</u>
Profit before tax		2,935,342	471,845
Taxation	9	<u>-</u>	<u>-</u>
Profit for the financial year		<u><u>2,935,342</u></u>	<u><u>471,845</u></u>

The above results were derived from continuing operations.

The notes on pages 13 to 25 form an integral part of these financial statements.

**Scarborough Premier Developments Limited (Formerly Scarborough Finance
Company Limited)**

Statement of Comprehensive Income for the Year Ended 28 February 2021

	2021	2020
	£	£
Profit for the year	<u>2,935,342</u>	<u>471,845</u>
Total comprehensive income for the year	<u>2,935,342</u>	<u>471,845</u>

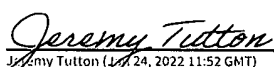
**Scarborough Premier Developments Limited (Formerly Scarborough Finance
Company Limited)**

(Registration number: 07749020)
Balance Sheet as at 28 February 2021

	Note	2021 £	2020 £
Non current assets			
Investments	10	<u>125,015</u>	<u>1</u>
Current assets			
Debtors	12	35,537,839	1,846,747
Cash at bank and in hand	11	<u>31,224</u>	<u>22,493</u>
		35,569,063	1,869,240
Creditors: Amounts falling due within one year	13	<u>(11,943,005)</u>	<u>(2,217,385)</u>
Net current assets/(liabilities)		<u>23,626,058</u>	<u>(348,145)</u>
Net assets/(liabilities)		<u>23,751,073</u>	<u>(348,144)</u>
Capital and reserves			
Called up share capital	14	1	1
Profit and loss account	15	<u>23,751,072</u>	<u>(348,145)</u>
Total equity/(deficit)		<u>23,751,073</u>	<u>(348,144)</u>

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

Approved and authorised by the Board on 24 January 2022 and signed on its behalf by:


Jeremy Tutton (24 Jan 2022 11:52 GMT)

.....
JJ Tutton

for and on behalf of Esplanade Director Limited
Director

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Statement of Changes in Equity for the Year Ended 28 February 2021

	Share capital £	Profit and loss account £	Total £
At 1 March 2020	1	(348,145)	(348,144)
Profit for the year	-	2,935,342	2,935,342
Total comprehensive income	-	2,935,342	2,935,342
Group loans waived	-	21,163,875	21,163,875
At 28 February 2021	1	23,751,072	23,751,073

	Share capital £	Profit and loss account £	Total £
At 1 March 2019	1	(819,990)	(819,989)
Profit for the year	-	471,845	471,845
Total comprehensive income	-	471,845	471,845
At 29 February 2020	1	(348,145)	(348,144)

The notes on pages 13 to 25 form an integral part of these financial statements.

**Scarborough Premier Developments Limited (Formerly Scarborough Finance
Company Limited)**

Notes to the Financial Statements for the Year Ended 28 February 2021

1 General information

The company is a private company limited by share capital, incorporated in England and Wales, company registration number 7749020.

The principal place of business is:

Second Floor LHS

Building 3125

Century Way, Thorpe Park

Leeds

West Yorkshire

LS15 8ZB

UK

These financial statements were authorised for issue by the Board on 24 January 2022.

The address of its registered office is:

Europa House

20 Esplanade

Scarborough

YO11 2AQ

The principal activity of the company is that of a holding company.

2 Accounting policies

Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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. They are presented in GBP and are rounded to the nearest pound.

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.

Summary of disclosure exemptions

The company has taken advantage of the exemptions, under FRS 102 paragraph 1.12(b) from preparing a statement of cash flows, on the basis that it is a qualifying entity and its ultimate parent company, Scarborough Group International Limited, includes the company's cash flows in its own consolidated financial statements.

The company has taken the exemption under FRS 102 paragraph 1.12(c) from disclosing the carrying value of financial instruments not measured at fair value on the basis that it is a qualifying entity and its ultimate parent company, Scarborough Group International Limited, discloses the carrying value of financial instruments in its own consolidated financial statements.

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Notes to the Financial Statements for the Year Ended 28 February 2021

Group accounts not prepared

The Company is a wholly owned subsidiary of Esplanade Group (Scarborough) International Limited. It is included in the consolidated financial statements of ultimate parent Scarborough Group International Limited which are publicly available. Therefore the Company is exempt by virtue of section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements..

Critical accounting estimates and assumptions

Impairment of debtors

The Group makes an estimate of the recoverable value of trade and other debtors. When assessing impairment of trade, related party and group debtors, management consider the ageing profile of debtors, historical experience and knowledge of any other specific factors affecting a debtor's ability to pay. No provisions have been deemed necessary against the carrying value of debtors at the year end (2020: £Nil).

Going concern

These Financial Statements have been prepared on a going concern basis. The directors are confident that these values in financial statements have not been adversely impacted by the pandemic. The Directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The directors have assessed that Covid-19 will not have a material impact on the ability of the company to continue as a going concern. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Tax

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

Investments

Investments in subsidiary undertakings are held at cost less any provision for impairment. Investments in joint ventures and associates are held at cost less any provision for impairment

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, related party and group debtors

Trade, related party and group debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of other debtors is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables.

Financial Instruments

Basic financial assets, including trade and other receivables and cash and bank balances, are initially recognised at transaction price. Most debt instruments are subsequently measured at amortised cost using the effective interest rate method. Short term payables and receivables are measured at the invoice price.

Basic financial liabilities, including trade and other payables, are initially recognised at transaction price. Short term payables are measured at the invoice price.

Derivative financial instruments, including interest rates swaps, are recognised in the balance sheet at fair value. Changes in the fair value of derivatives are recognised in the Profit and Loss account in finance costs or income as appropriate. The Company does not currently apply hedge accounting for interest rate swaps.

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Notes to the Financial Statements for the Year Ended 28 February 2021

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.

Goodwill

Goodwill arising on the acquisition of an entity represents the excess of the cost of acquisition over the company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the entity recognised at the date of acquisition. Goodwill is initially recognised as an asset at cost and is subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is held in the currency of the acquired entity and revalued to the closing rate at each reporting period date. Goodwill is amortised over its useful life, which shall not exceed ten years if a reliable estimate of the useful life cannot be made.

3 Administrative expenses

	2021 £	2020 £
Administrative expenses excluding exceptional items	(75)	(100)
Bad debt provision (charged)/ released	(1,160,565)	-
Gain/(loss) on disposal of fixed asset investments	1	(1)
Intercompany loan wavier	(1,907)	1
	<u>(1,162,546)</u>	<u>(100)</u>

4 Interest receivable and similar income

	2021 £	2020 £
Other finance income	<u>296,153</u>	<u>-</u>

5 Interest payable and similar expenses

	2021 £	2020 £
Interest expense on other finance liabilities	<u>40,265</u>	<u>-</u>

6 Particulars of employees

The average number of employees (excluding directors) during the year was nil (2020: nil).

7 Directors' remuneration

No emoluments were paid to the directors during the year (2020: £nil).

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Notes to the Financial Statements for the Year Ended 28 February 2021

8 Auditors' remuneration

Auditors remuneration, in respect of audit services of £1,500 was borne by Scarborough Management Limited during the year (2020: £680).

Auditors remuneration, in respect of non audit services, has been disclosed within Scarborough Management Limited.

9 Taxation

Tax charged/(credited) in the income statement

	2021	2020
	£	£

The tax on profit before tax for the year is the same as the standard rate of corporation tax in the UK (2020 - the same as the standard rate of corporation tax in the UK) of 19% (2020 - 19%).

The differences are reconciled below:

	2021	2020
	£	£
Profit before tax	2,935,342	471,845
Corporation tax at standard rate	557,715	89,651
Group relief	(36,665)	-
Group Income	(729,980)	-
Remeasurement of deferred tax credit for changes in tax rates	(1,254)	-
Deferred tax credit not recognised	(10,685)	-
Tax increase arising from group relief	-	3,819
Tax decrease from transfer pricing adjustments	-	(3,800)
Tax decrease from effect of dividends from UK companies	-	(89,670)
Expenses not deductible for tax purposes	220,869	-
Total tax charge/(credit)	-	-

Changes to the UK corporation tax rates were announced as part of the Finance Bill 2021. The rate applicable from 1 April 2021 remains at 19% with an increase to 25% from 1 April 2023. These rates have been taken into consideration when calculating tax and any deferred tax balances at the reporting date.

**Scarborough Premier Developments Limited (Formerly Scarborough Finance
Company Limited)**

Notes to the Financial Statements for the Year Ended 28 February 2021

10 Investments

	2021	2020
	£	£
Investments in subsidiaries	125,011	1
Investments in joint ventures	4	-
	<u>125,015</u>	<u>1</u>

Subsidiaries	£
Cost or valuation	
At 1 March 2020	2
Additions	<u>125,010</u>
At 28 February 2021	<u>125,012</u>
Provision	
At 1 March 2020	<u>1</u>
At 28 February 2021	<u>1</u>
Carrying amount	
At 28 February 2021	<u>125,011</u>
At 29 February 2020	<u>1</u>

Joint ventures	£
Cost	
At 1 March 2020	-
Additions	4
At 28 February 2021	<u>4</u>
Provision	
At 1 March 2020	<u>-</u>
At 28 February 2021	<u>-</u>
Carrying amount	
At 28 February 2021	<u>4</u>
At 29 February 2020	<u>-</u>

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Notes to the Financial Statements for the Year Ended 28 February 2021

Details of undertakings

Details of the investments (including principal place of business of unincorporated entities) in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking		Registered office	Holding	Proportion of voting rights and shares held	
				2021	2020
Subsidiary undertakings					
Scarborough Limited	Leeds	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares	100%	100%
SPC (Lomond Limited	Court)	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares	100%	100%
Scarscot Holdings Limited		Redpath Bruce Crown House, 152 West Regent Street, Glasgow, Scotland, G2 2RQ Scotland	Ordinary shares	100%	0%
Scarborough Group Limited	Property	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares	100%	0%
USE Leicester Limited		Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares	100%	0%
St Vincent Development Limited	Street	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares	100%	0%
117 The Headrow Limited		Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares	100%	0%

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Notes to the Financial Statements for the Year Ended 28 February 2021

Undertaking		Registered office	Holding	Proportion of voting rights and shares held	
John Street Developments Limited		Europa House, 20 Esplanade, Scarborough, YO11 2AQ	Ordinary shares	100%	0%
		England and Wales			
Blueprint Limited	Workplace (formerly Enterprise Centre Limited)	Europa House, 20 Esplanade, Scarborough, YO11 2AQ	Ordinary shares	100%	0%
		England and Wales			
Scarborough Limited	B3 Coast	Europa House, 20 Esplanade, Scarborough, YO11 2AQ	Ordinary shares	100%	0%
		England and Wales			
Scarborough B7 Limited		Europa House, 20 Esplanade, Scarborough, YO11 2AQ	Ordinary shares	100%	0%
		England and Wales			
Scarborough Limited	MSCP B3	Europa House, 20 Esplanade, Scarborough, YO11 2AQ	Ordinary shares	100%	0%
		England and Wales			
Scarborough Holdings Limited	Thorpe Park	Europa House, 20 Esplanade, Scarborough, YO11 2AQ	Ordinary shares	60%	0%
		England and Wales			
Joint ventures					
Talbot Developments Limited	Green	1st Floor, Unit 16 Manor Court Business Park, Scarborough, YO11 3TU	Ordinary shares	50%	0%
		England and Wales			
Scarborough DC Limited		Europa House, 20 Esplanade, Scarborough, YO11 2AQ	Ordinary shares	50%	0%
		England and Wales			

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Notes to the Financial Statements for the Year Ended 28 February 2021

Undertaking			Registered office	Holding	Proportion of voting rights and shares held	
Scarborough Limited	Acero		Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
Fairbriar Limited	Real Estate		Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares	50%	0%
Fairbriar Developments Limited	Real Estate		Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
Fairbriar Holdings Limited	Development		Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
Middlewood Residential Limited	Locks		Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
Fairbriar Limited	Commercial		Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
Fairbriar PHI Limited	Management		Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
Middlewood Limited	Locks	KLM	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
Fairbriar (Salford) Limited	Developments		Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Notes to the Financial Statements for the Year Ended 28 February 2021

Undertaking	Registered office	Holding	Proportion of voting rights and shares held	
Middlewood Locks Estate Management Limited	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
Fairbriar Hatbox Limited	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
Fairbriar (Salford) Land Developments Limited	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
ML Phase 2 Limited	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
Thorpe Park Holdings Limited	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	50%	0%
TP Springs Limited	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
Thorpe Park Developments Limited	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
TP 2005 Limited	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
Thorpe Park 3175 Limited	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Notes to the Financial Statements for the Year Ended 28 February 2021

Undertaking	Registered office	Holding	Proportion of voting rights and shares held	
Thorpe Park A2 Limited	Europa House, 20 Esplanade, Scarborough, YO11 2AQ England and Wales	Ordinary shares (Indirect)	100%	0%
Scarborough Muir Group Limited	C/O Pinsent Masons, 13 Queens Road, Aberdeen, Scotland, AB15 4Y Scotland	Ordinary shares (Indirect)	55%	0%

Subsidiary undertakings

Scarborough Leeds Limited

The principal activity of Scarborough Leeds Limited is property investment and trading.

SPC (Lomond Court) Limited

The principal activity of SPC (Lomond Court) Limited is property investment and trading.

Scarscot Holdings Limited

The principal activity of Scarscot Holdings Limited is property investment and trading.

Scarborough Property Group Limited

The principal activity of Scarborough Property Group Limited is property investment and trading.

USE Leicester Limited

The principal activity of USE Leicester Limited is property investment and trading.

St Vincent Street Development Limited

The principal activity of St Vincent Street Development Limited is property investment and trading.

117 The Headrow Limited

The principal activity of 117 The Headrow Limited is property investment and trading.

John Street Developments Limited

The principal activity of John Street Developments Limited is property investment and trading.

Blueprint Workplace Limited (formerly Scarborough Enterprise Centre Limited)

The principal activity of Blueprint Workplace Limited (formerly Scarborough Enterprise Centre Limited) is property investment and trading.

Scarborough B3 Coast Limited

The principal activity of Scarborough B3 Coast Limited is property investment and trading.

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Notes to the Financial Statements for the Year Ended 28 February 2021

Scarborough B7 Limited

The principal activity of Scarborough B7 Limited is property investment and trading.

Scarborough MSCP B3 Limited

The principal activity of Scarborough MSCP B3 Limited is property investment and trading.

Scarborough Thorpe Park Holdings Limited

The principal activity of Scarborough Thorpe Park Holdings Limited is holding company.

Joint ventures

Talbot Green Developments Limited

The principal activity of Talbot Green Developments Limited is development of building projects.

Scarborough DC Limited

The principal activity of Scarborough DC Limited is development of building projects.

Scarborough Acero Limited

The principal activity of Scarborough Acero Limited is dormant company.

Fairbriar Real Estate Limited

The principal activity of Fairbriar Real Estate Limited is buying and selling of own real estate.

Fairbriar Real Estate Developments Limited

The principal activity of Fairbriar Real Estate Developments Limited is buying and selling of own real estate.

Fairbriar Development Holdings Limited

The principal activity of Fairbriar Development Holdings Limited is buying and selling of own real estate.

Middlewood Locks Residential Limited

The principal activity of Middlewood Locks Residential Limited is buying and selling of own real estate.

Fairbriar Commercial Limited

The principal activity of Fairbriar Commercial Limited is dormant company.

Fairbriar Management PH1 Limited

The principal activity of Fairbriar Management PH1 Limited is dormant company.

Middlewood Locks KLM Limited

The principal activity of Middlewood Locks KLM Limited is buying and selling of own real estate.

Fairbriar Developments (Salford) Limited

The principal activity of Fairbriar Developments (Salford) Limited is buying and selling of own real estate.

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Notes to the Financial Statements for the Year Ended 28 February 2021

Middlewood Locks Estate Management Limited

The principal activity of Middlewood Locks Estate Management Limited is dormant company.

Fairbriar Hatbox Limited

The principal activity of Fairbriar Hatbox Limited is construction of domestic buildings.

Fairbriar (Salford) Land Developments Limited

The principal activity of Fairbriar (Salford) Land Developments Limited is development of building projects.

ML Phase 2 Limited

The principal activity of ML Phase 2 Limited is development of building projects.

Thorpe Park Holdings Limited

The principal activity of Thorpe Park Holdings Limited is holding company.

TP Springs Limited

The principal activity of TP Springs Limited is dormant company.

Thorpe Park Developments Limited

The principal activity of Thorpe Park Developments Limited is development of building projects.

TP 2005 Limited

The principal activity of TP 2005 Limited is dormant company.

Thorpe Park 3175 Limited

The principal activity of Thorpe Park 3175 Limited is buying and selling of own real estate.

Thorpe Park A2 Limited

The principal activity of Thorpe Park A2 Limited is other letting and operating of own or leased real estate.

Scarborough Muir Group Limited

The principal activity of Scarborough Muir Group Limited is development of building projects.

11 Cash and cash equivalents

	2021	2020
	£	£
Cash at bank	<u>31,224</u>	<u>22,493</u>

12 Debtors

		2021	2020
	Note	£	£
Amounts owed by related parties	17	<u>35,537,839</u>	<u>1,846,747</u>
		<u>35,537,839</u>	<u>1,846,747</u>

Scarborough Premier Developments Limited (Formerly Scarborough Finance Company Limited)

Notes to the Financial Statements for the Year Ended 28 February 2021

13 Creditors

	Note	2021 £	2020 £
Due within one year			
Amounts due to group undertakings	17	<u>11,943,005</u>	<u>2,217,385</u>

14 Share capital

Allotted, called up and fully paid shares

	2021 No.	£	2020 No.	£
Ordinary share capital of £1 each	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

15 Reserves

Profit and loss account reserves represent accumulated profit after tax.

16 Commitments

Capital commitments

The total amount contracted for but not provided in the financial statements was £Nil (2020: £Nil).

17 Related party transactions

The Company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned, in accordance with Section 33 of FRS 102.

18 Parent and ultimate parent undertaking

The company's immediate parent is Esplanade Group (Scarborough) International Limited, incorporated in England and Wales.

The ultimate parent is Scarborough Group International Limited, a company registered in Scotland. Scarborough Group International Limited is the parent undertaking of the smallest and largest group for which accounts are drawn up and of which the company is a member. These financial statements are available upon request from C/O Pinsent Masons, 13 Queens Road, Aberdeen, Scotland, AB15 4YL.

The ultimate controlling party is K C McCabe.