

STAFFORDSHIRE PROPERTY MANAGEMENT LIMITED
REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2014

Company number 8082061



STAFFORDSHIRE PROPERTY MANAGEMENT LIMITED

STRATEGIC REPORT FOR THE YEAR ENDED 31 MAY 2014

The director submits his Strategic Report of Staffordshire Property Management Limited ('the company') for the year ended 31 May 2014.

PRINCIPAL ACTIVITIES

The principal activity of the company is the ownership and management of properties.

BUSINESS REVIEW

The company's results and financial position for the year ended 31 May 2014 are set out in full in the profit and loss account, the statement of total recognised gains and losses, the balance sheet and the notes relating thereto.

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

By order of the Board

A handwritten signature in black ink, appearing to read 'Richard Greaves', with a long horizontal stroke extending to the right.

**Richard Greaves
Director
23 February 2015**

STAFFORDSHIRE PROPERTY MANAGEMENT LIMITED

DIRECTOR'S REPORT FOR THE YEAR ENDED 31 MAY 2014

The director submits his report and audited financial statements the company for the year ended 31 May 2014.

DIVIDENDS

The director does not recommend a dividend for the year.

DIRECTOR IN THE YEAR

Richard Greaves

STATEMENT OF DIRECTOR'S RESPONSIBILITIES

The director is responsible for preparing the Strategic Report, Director's Report and the financial statements in accordance with applicable law and regulations.

Company law requires the director 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). The financial statements are required by law to 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 those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements 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 to 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.

DISCLOSURE OF INFORMATION TO AUDITORS

So far as the director is aware, there is no relevant audit information of which the auditors are unaware and each director has taken all reasonable steps to make himself or herself aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, Barringtons Limited, have indicated their willingness to continue in office. Under the provisions of the Companies Act 2006, the company is not required to hold an annual general meeting. Elective Resolutions are in force to dispense with the appointment of auditors annually. The auditors, Barringtons Limited, will therefore be deemed to be reappointed for each succeeding financial year.

By order of the Board



**Richard Greaves
Director
23 February 2015**

STAFFORDSHIRE PROPERTY MANAGEMENT LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBER OF STAFFORDSHIRE PROPERTY MANAGEMENT LIMITED

We have audited the financial statements of Staffordshire Property Management Limited (registered company no. 8082061) for the year ended 31 May 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 Standards 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 Statement of Director's Responsibilities set out on page 1 in the Directors' Report 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 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, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

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 Report and Financial Statements to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on 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 May 2014 and of its loss 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.

Opinion on 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.

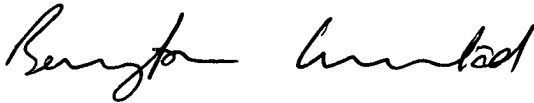
STAFFORDSHIRE PROPERTY MANAGEMENT LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBER OF STAFFORDSHIRE PROPERTY MANAGEMENT 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 director was 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 Report of the Director.



**Nicholas Cooper FCA (Senior Statutory Auditor)
for and on behalf of Barringtons Limited
Chartered Accountants and Statutory Auditors
570-572 Etruria Road
Basford
Newcastle
Staffordshire
ST5 0SU**

24 February 2015

STAFFORDSHIRE PROPERTY MANAGEMENT LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MAY 2014

	Notes	Year ended 31 May 2014 £	From 24 May 2012 to 31 May 2013 £
Continuing operations			
Turnover	2	<u>4,833</u>	<u>6,600</u>
Net rental expense	2	(39,107)	(3,938)
Administrative expenses		<u>(1,374)</u>	<u>(975)</u>
Loss on ordinary activities before taxation	3	(40,481)	(4,913)
Taxation on loss on ordinary activities	4	<u>-</u>	<u>-</u>
Loss for the year/period		<u>(40,481)</u>	<u>(4,913)</u>

There are no material differences between the loss on ordinary activities before taxation and retained loss for the year and their historical cost equivalents.

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES FOR THE YEAR ENDED 31 MAY 2014

	Year ended 31 May 2014 £	From 24 May 2012 to 31 May 2013 £
Loss for the year/period	(40,481)	(4,913)
Unrealised deficit on revaluation of investment properties (note 5)	<u>(130,425)</u>	<u>(55,144)</u>
Total recognised gains and losses for the year/period	<u>(170,906)</u>	<u>(60,057)</u>

STAFFORDSHIRE PROPERTY MANAGEMENT LIMITED

BALANCE SHEET AT 31 MAY 2014

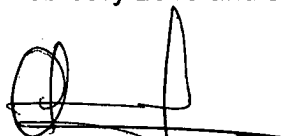
Company number 8082061

	Notes	2014 £	2013 £
Fixed assets			
Investment properties	5	<u>850,000</u>	<u>250,000</u>
Current assets			
Debtors	6	147,081	24,349
Cash at bank and in hand		<u>2,523</u>	<u>500</u>
		149,604	24,849
Creditors: amounts falling due within one year	7	<u>(1,055,567)</u>	<u>(159,906)</u>
Net current liabilities		<u>(905,963)</u>	<u>(135,057)</u>
Total assets less current liabilities		<u>(55,963)</u>	<u>114,943</u>
Net assets		<u>(55,963)</u>	<u>114,943</u>
Capital and reserves			
Called up share capital	8	175,000	175,000
Revaluation reserve	9	(185,569)	(55,144)
Profit and loss reserve	9	<u>(45,394)</u>	<u>(4,913)</u>
Total shareholder's funds		<u>(55,963)</u>	<u>114,943</u>

The notes on pages 7 to 10 form part of these financial statements.

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

The financial statements on page 5 to 10 have been approved by the Board on 23 February 2015 and signed on its behalf by



Richard Greaves
Director

STAFFORDSHIRE PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2014

1. Principal accounting policies

The financial statements are prepared in accordance with applicable accounting standards in the United Kingdom on the going concern basis and under the historical cost convention as modified by the revaluation of properties and in accordance with the Companies Act 2006 and applicable accounting standards. The principal accounting policies which have been adopted in the preparation of the financial statements are set out below:

Turnover

Turnover consists of gross rental income calculated on an accruals basis, together with sales and services in the ordinary course of business, excluding sales of investment properties. In accordance with UITF 28, rental income receivable in the year from lease commencement to the earlier of the first market rent review and the lease end date is spread evenly over that year. Any incentive for lessees to enter into a lease agreement is spread over the same year.

Taxation

The charge for current taxation is based on the results for the year as adjusted for items that are non-assessable or disallowed, and any adjustment in respect of prior years. It is calculated using rates that have been enacted or substantively enacted by the balance sheet date.

Investment properties

Investment properties are professionally valued on a market value basis by external valuers at the balance sheet date. Unrealised surpluses less any temporary unrealised deficits arising on valuation of the properties during the year are reflected in the revaluation reserve. Any deficits which are considered permanent are recognised in the profit and loss account.

Depreciation

In accordance with Statement of Standard Accounting Practice 19 no depreciation is provided in respect of freehold or long leasehold investment properties including integral plant (long leasehold investment properties for this purpose comprise leases with more than 20 years unexpired). The requirement of the Companies Act 2006 is to depreciate all properties but that requirement conflicts with the generally accepted accounting principles set out in Statement of Standard Accounting Practice 19. The directors consider that, as these properties are held for investment, to depreciate them would not give a true and fair view and it is necessary to adopt Statement of Standard Accounting Practice 19 for the financial statements to show a true and fair view. The financial effect of the departure from the Act cannot reasonably be quantified as depreciation is only one of the many factors reflected in the annual valuation of properties so the amount which might otherwise have been charged cannot be separately identified or quantified.

Cash flow statement

The company has taken advantage of the exemption in Financial Reporting Standard No.1 from the requirement to produce a cash flow statement on the grounds that the company is small.

STAFFORDSHIRE PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2014

2. Turnover and net rental income

Turnover arose in the United Kingdom from continuing operations and in the opinion of the directors the company carries on only one class of business.

	Year ended 31 May 2014 £	From 24 May 2012 to 31 May 2013 £
Rents receivable	4,833	6,600
Turnover	<u>4,833</u>	<u>6,600</u>
Non-recoverable costs	<u>(43,940)</u>	<u>(10,538)</u>
Net rental expense	<u>(39,107)</u>	<u>(3,938)</u>

3. Loss on ordinary activities before taxation

The loss on ordinary activities before taxation of £40,481 (2013 £4,913) includes fees in respect of auditors' remuneration of £1,000 (2013 £975) and business rates of £2,775.

There were no employees during the year.

The director received no remuneration from the company during the year.

4. Taxation on loss on ordinary activities

The differences between the taxation charged for the year and the average rate of United Kingdom corporation tax of 22.67% are shown below:

	Year ended 31 May 2014 £	From 24 May 2012 to 31 May 2013 £
Loss on ordinary activities before taxation	<u>(40,481)</u>	<u>(4,913)</u>
Current United Kingdom corporation tax at 22.67% (2013 23.84%)	(9,177)	(1,171)
Effects of: REIT exemption – corporation tax	<u>9,177</u>	<u>1,171</u>
Taxation on loss on ordinary activities	<u>-</u>	<u>-</u>

STAFFORDSHIRE PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2014

5. Investment properties

	2014 £	2013 £
Freehold		
At 1 June/on incorporation	250,000	-
Additions	730,425	305,144
Deficit on valuation	<u>(130,425)</u>	<u>(55,144)</u>
At 31 May 2014	<u>850,000</u>	<u>250,000</u>

The fair value of the company's investment property as at 31 May 2014 was determined by independent external valuers at that date. The valuation conforms with the Royal Institution of Chartered Surveyors (RICS) Valuation Professional Standards 2014, and was arrived at by reference to market transactions for similar properties.

The historic cost of completed investment properties was £1,035,569 (2013 £305,144).

6. Debtors

	2014 £	2013 £
VAT recoverable	<u>147,081</u>	<u>24,349</u>

7. Creditors: amounts falling due within one year

	2014 £	2013 £
Amounts due to related parties (note 10)	1,051,792	150,926
Accruals	<u>3,775</u>	<u>8,980</u>
	<u>1,055,567</u>	<u>159,906</u>

8. Called up share capital

	2014 £000	2013 £000
Issued, called up and fully paid		
175,000 ordinary shares of £1 each	<u>175,000</u>	<u>175,000</u>

STAFFORDSHIRE PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2014

9. Reserves

	Revaluation reserve £	Profit and loss reserve £	Total £
On incorporation	-	-	-
Loss for the year	-	(4,913)	(4,913)
Unrealised deficit on revaluation of investment properties	(55,144)	-	(55,144)
At 31 May 2013	(55,144)	(4,913)	(60,057)
Loss for the year	-	(40,481)	(40,481)
Unrealised deficit on revaluation of investment properties	(130,425)	-	(130,425)
At 31 May 2014	(185,569)	(45,394)	(230,963)

10. Related party transactions

Richard Greaves is the sole director and shareholder of the company. He is also a director and shareholder of Marshall Hutton Limited. During the year Marshall Hutton Limited provided property services to the company of £7,500 (2013 £14,000). At 31 May 2014, the company owed Marshall Hutton Limited £nil (2013 £nil).

During the year Intu Shopping Centres plc, the controlling party, and Intu Payments Limited provided funding to the company. No interest is charged on this creditor. At 31 May 2014, the company owed Intu Shopping Centres plc £1,029,610 (2013 £146,126) and Intu Payments Limited £22,182 (2013 £4,800).

11. Ultimate controlling party

The controlling party of the company is considered to be Intu Shopping Centres plc whose ultimate parent company is Intu Properties plc, into whose group accounts the company is consolidated.