Registered number: 08848481

INTO YORK PROPERTY LIMITED

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2022

INTO York Property Limited

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Directors and advisers

Directors

J Sykes
R Chivers

Registered office

One Gloucester Place
Brighton
BN1 4AA

Registered number

08848481

INTO York Property Limited

Directors' report for the year ended 31 July 2022

The directors present their annual report together with the unaudited financial statements of the company for the year ended 31 July 2022.

Principal activities, business review and future developments

The principal activity of the company in the financial year under review was that of a property investment, construction and operation company.

The directors do not envisage any change in the principal activities during the forthcoming year.

Results and dividends

The loss for the financial year, after taxation, amounted to £nil (2021: £nil)

The directors do not recommend the payment of a dividend (2021: £nil).

Directors

The directors of the company who were in office during the year and up to the date of signing the financial statements were:

J B Sykes
R Chivers (appointed 30 September 2022)
J Holmes (resigned 30 September 2022)

Directors' indemnities

As permitted by the Articles of Association, the directors have the benefit of an indemnity which is a qualifying third party indemnity provision as defined by Section 234 of the companies Act 2006. The indemnity was in force throughout financial year and is currently in force. The company also purchased and maintained throughout the financial year directors' and officers' liability insurance in respect of itself and its directors.

The company is entitled to exemption from the audit under Section 479A of the Companies Act 2006 relating to subsidiary companies for the year ended 31 July 2022

The directors have not required the company to obtain an audit of its financial statements for the year ended 31 July 2022 in accordance with Section 476 of the Companies Act 2006.

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

This report was approved by the Board of Directors on 31 March 2023
and signed on its behalf.

John Sykes
Director

Statement of directors' responsibilities in respect of the financial statements

The Directors are responsible for preparing the Annual 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 has prepared the financial statements in accordance with United Kingdom Companies Act 2006 and Financial Reporting Standard (FRS 102). Under company law the directors must not approve the financial statements unless he is satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that year. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the partnership 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 and the Financial Reporting Standard 102. 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.

This statement was approved by the Board of Directors on 31 March 2023 and signed on its behalf.

John Sykes
Director

INTO York Property Limited

Statement of comprehensive income
for the year ended 31 July 2022

	Note	**31 July 2022**	31 July 2021
		£	**£**
Revenue		-	-
Cost of Sales		-	-
Gross profit		-	-
Net operating expenses		-	-
Operating profit	1	-	-
Other income		-	-
Profit on ordinary activities before taxation		-	-
Tax on profit on ordinary activities		-	-
Total comprehensive income		-	-

There is no other comprehensive income arising in the company (2021: nil) and therefore no separate statement of comprehensive income has been presented.

There is no material difference between the profit on ordinary activities before taxation and the profit for the financial year stated above and their historical cost equivalents.

The notes on pages 8 to 9 form part of these financial statements.

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Balance sheet
as at 31 July 2022
Registered number 08848481

	Note	31 July 2022 £	31 July 2022 £	31 July 2021 £	31 July 2021 £
Current assets					
Debtors	2	**29,698**		29,698	
		29,698		29,698	
Creditors: amounts falling due within one year	3	**(188,863)**		(188,863)	
Net current liabilities			**(159,165)**		(159,165)
Total assets less current liabilities			**(159,165)**		(159,165)
Capital and reserves					
Called up share capital	4		**1**		1
Reserves			**(159,166)**		(159,166)
Total shareholders' deficit			**(159,165)**		(159,165)

For the year ending 31 July 2022 the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

The directors have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the Directors and were signed on 31 March 2023.

John Sykes
Director

The notes on pages 8 to 9 form part of these financial statements.

INTO York Property Limited

Statement of changes in equity
for the year ended 31 July 2022

	Share capital £	Reserves £	Total £
As at 31 July 2020	**1**	**(159,166)**	**(159,165)**
Total comprehensive income	-	-	-
As at 31 July 2021	**1**	**(159,166)**	**(159,165)**
Total comprehensive income	-	-	-
As at 31 July 2022	**1**	**(159,166)**	**(159,165)**

Principal accounting policies

Basis of preparation

The following accounting policies have been applied consistently in both the current and preceding years in dealing with items which are considered material in relation to the company's financial statements. These financial statements are prepared on the historical cost basis in accordance with applicable United Kingdom accounting standards, including The Financial Reporting Standard ('FRS 102'), Companies Act 2006 and the Statement of Recommended Practice (SORP).

The financial statements are presented in Pounds Sterling (£) because that is the currency of the primary economic environment in which the company operates.

Going concern

The financial statements have been prepared on the going concern basis, which assumes that the company will continue to be able to meet its liabilities as they fall due for the foreseeable future.

The directors consider the going concern basis to be appropriate having taken into consideration that its liabilities, which are to fellow group companies, are not expected to be settled if the company does not have the ability to do so.

Cash flow statement

The company, being a wholly owned subsidiary undertaking where 100% of the voting rights are controlled within the group whose consolidated financial statements are publicly available, is exempt from the requirement to draw up a cash flow statement in accordance with Financial Reporting Standard 102, paragraph 1.12(b).

Critical accounting judgements and key sources of estimation

In the application of the Company's accounting policies the directors are required to make judgements, estimates and assumptions about the carrying amount 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. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the year in which the estimate is revised and / or future year as applicable. During the year there were no critical accounting judgements or estimates made.

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Notes to the financial statements

1 Operating profit

The company has no employees, other than the directors who did not receive any remuneration from the company.

2 Current assets

Due within one year:

	31 July 2022	31 July 2021
Debtors	**£**	£
Amount owed by group undertakings	**29,698**	29,698
	29,698	29,698

3 Creditors

	31 July 2022	31 July 2021
Amounts falling due within one year:	**£**	£
Amounts owed to group undertakings	**188,863**	188,863
	188,863	188,863

4 Called up share capital

	31 July 2022	31 July 2021
Allotted, called up and fully paid	**£**	£
Ordinary shares of £1 each	**1**	1

Notes to the financial statements (continued)

5 Ultimate controlling party and related party transactions

The company's immediate parent undertaking is INTO University Partnerships Limited, a company incorporated in the United Kingdom. The ultimate parent undertaking is Espalier Ventures Limited, a company registered in the United Kingdom. The ultimate controlling party is A J Colin.

The smallest group into which the results of the company are consolidated, as at 31 July 2022, is INTO University Partnerships Limited. These financial statements are available to the public and may be obtained from the registered office at One Gloucester Place, Brighton, BN1 4AA.

The largest group into which the results of the company are consolidated, as at 31 July 2022, is Espalier Ventures Limited. These financial statements are available to the public and may be obtained from the registered office at One Gloucester Place, Brighton, BN1 4AA.

The company has taken advantage of the exemptions available under Financial Reporting Standard 102, not to disclose any transactions or balances with entities that are 100% controlled by Espalier Ventures Limited.