

**EQ PROPERTY SERVICES LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

EQ PROPERTY SERVICES LTD
UNAUDITED FINANCIAL STATEMENTS
CONTENTS

	Page
<u>Company information</u>	<u>3</u>
<u>Statement of financial position</u>	<u>4</u>
<u>Notes to the accounts</u>	<u>5</u>

EQ PROPERTY SERVICES LTD
COMPANY INFORMATION
FOR THE YEAR ENDED 30 SEPTEMBER 2022

Directors	Andy Bell Fergus Lyons Michael Summersgill Charles Galbraith Roger Stott
Secretary	Louise Hawker
Company Number	10001779 (England and Wales)
Registered Office	4 Exchange Quay Salford Quays Manchester M5 3EE

EQ PROPERTY SERVICES LTD
STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2022

	Notes	2022 £	2021 £
Fixed assets			
Investment property	<u>5</u>	26,000,000	24,400,000
Current assets			
Debtors	6	1,958,171	1,989,220
Cash at bank and in hand		927,695	1,007,812
		<u>2,885,866</u>	<u>2,997,032</u>
Creditors: amounts falling due within one year	<u>7</u>	(2,344,972)	(1,672,103)
Net current assets		<u>540,894</u>	<u>1,324,929</u>
Total assets less current liabilities		26,540,894	25,724,929
Creditors: amounts falling due after more than one year	<u>8</u>	(10,661,862)	(11,141,873)
Provisions for liabilities			
Deferred tax	<u>9</u>	(2,947,522)	(2,531,638)
Net assets		<u>12,931,510</u>	<u>12,051,418</u>
Capital and reserves			
Called up share capital	<u>10</u>	4,000	4,000
Revaluation reserve		8,579,233	7,478,707
Profit and loss account		<u>4,348,277</u>	<u>4,568,711</u>
Shareholders' funds		<u>12,931,510</u>	<u>12,051,418</u>

For the year ending 30 September 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

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

These accounts have been prepared and delivered 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 profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board of Directors and authorised for issue on 26 June 2023 and were signed on its behalf by

Fergus Lyons
Director

Company Registration No. 10001779

EQ PROPERTY SERVICES LTD
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

1 Statutory information

EQ Property Services Ltd is a private company, limited by shares, registered in England and Wales, registration number 10001779. The registered office is 4 Exchange Quay, Salford Quays, Manchester, M5 3EE.

2 Compliance with accounting standards

The financial statements have been prepared in accordance with the provisions of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102) and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 has been applied other than where additional disclosure is required to show a true and fair view.

3 Accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

Basis of preparation

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

Presentation currency

The financial statements are presented in £ sterling.

Going concern

The financial statements have been prepared on a going concern basis. The directors believe that they have a reasonable expectation that the company has adequate resources to continue in operational existence for the 12 months from the date on which the financial statements are approved.

Tangible fixed assets and depreciation

Tangible assets are included at cost less depreciation and impairment. Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives:

Fixtures & fittings	Straight line over 4 years
---------------------	----------------------------

Investment property

Investment property, which is property held to earn rentals and/or capital appreciation, is initially recognised at cost which includes purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the income statement accumulated in the fair value reserve unless a deficit below original cost, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the income statement for the period.

Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

EQ PROPERTY SERVICES LTD
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the reporting end date.

Deferred tax arises as a result of including items of income and expenditure in taxation computations in periods different from those in which they are included in the company's accounts. Deferred tax is provided in full on timing differences which result in an obligation to pay more (or less) tax at a future date, at the average tax rates that are expected to apply when the timing differences reverse, based on current tax rates and laws.

Deferred tax assets and liabilities are not discounted.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets, which include debtors, cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Turnover

Turnover represents property rental and service charges provided in the normal course of business, net of VAT. Turnover is accounted for on an accruals basis. Amounts invoiced in advance relating to the next accounting period, are included in deferred income within the statement of financial position.

Lease incentives

The benefits of lease incentives are recognised in the income statement over the lease period.

Interest payable and similar charges

Interest payable on financial liabilities is recognised in the income statement over the term of such instruments at a constant rate on the carrying amount.

EQ PROPERTY SERVICES LTD
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4 Tangible fixed assets

	Fixtures & fittings £
Cost or valuation	At cost
At 1 October 2021	6,059
At 30 September 2022	6,059
Depreciation	
At 1 October 2021	6,059
At 30 September 2022	6,059
Net book value	
At 30 September 2022	-

5 Investment property

	2022 £
Fair value at 1 October 2021	24,400,000
Additions	132,632
Net gain from fair value adjustments	1,467,368
At 30 September 2022	26,000,000

The investment property represents a single class of property being business accommodation at 4 Exchange Quay, Salford Quays, Manchester, M5 3EE.

The fair value of the investment property has been determined by independent valuation specialists, Cushman & Wakefield, on 3 February 2022. The basis of valuation was primarily derived using open market transactions on arm's length terms. The directors confirm that the valuation is still reasonable at the reporting end date.

6 Debtors

	2022 £	2021 £
Amounts falling due within one year		
Trade debtors	18,905	-
Accrued income and prepayments	181,331	48,391
Other debtors	403,389	435,778
	603,625	484,169
Amounts falling due after more than one year		
Other debtors	1,354,546	1,505,051

EQ PROPERTY SERVICES LTD
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

7 Creditors: amounts falling due within one year	2022	2021
	£	£
Bank loans and overdrafts	500,000	500,000
VAT	107,156	83,372
Trade creditors	40,679	111,794
Taxes and social security	231,003	244,510
Proposed dividends	500,000	-
Accruals	245,452	98,661
Deferred income	720,682	633,766
	<u>2,344,972</u>	<u>1,672,103</u>

The bank loan amounting to £500,000 (2021: £500,000) is secured by (i) legal charge on the building at 4 Exchange Quay, Salford Quays, Manchester, M5 3EE and (ii) the bank's standard debenture.

8 Creditors: amounts falling due after more than one year	2022	2021
	£	£
Bank loans	10,661,862	11,141,873

The bank loan amounting to £10,661,862 (2021: £11,141,873) is secured by (i) legal charge on the building at 4 Exchange Quay, Salford Quays, Manchester, M5 3EE and (ii) the bank's standard debenture.

9 Deferred taxation	2022	2021
	£	£
Accelerated capital allowances	342,863	293,821
Revaluation of investment property	2,604,659	2,237,817
	<u>2,947,522</u>	<u>2,531,638</u>
	2022	2021
	£	£
Provision at start of year	2,531,638	1,967,318
Charged to the profit and loss account	415,884	564,320
Provision at end of year	<u>2,947,522</u>	<u>2,531,638</u>
	2022	2021
	£	£
Allotted, called up and fully paid:		
4,000 Ordinary shares of £1 each	4,000	4,000

EQ PROPERTY SERVICES LTD
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

11 Transactions with related parties

EQ Property Services Ltd is party to three leases with AJ Bell Business Solutions Limited for rental of their Head Office premises, 4 Exchange Quay, Salford Quays, Manchester, M5 3EE. AJ Bell Business Solutions Limited is a wholly owned subsidiary of AJ Bell plc. Mr A J Bell, Mr M T Summersgill and Mr R Stott are directors and shareholders of both AJ Bell plc and EQ Property Services Ltd. Mr C Galbraith was a members of key management personnel in the year and shareholder of AJ Bell plc and is a director and shareholder of EQ Property Services Ltd.

The leases for the rental of the building were entered into on 17 August 2016 for terms which expire on 30 September 2031, at an aggregate market rent of £1,825,118 (2021: £1,825,118) per annum.

At the reporting date, there was a receivable of £18,905 outstanding (2021: £nil) with AJ Bell Business Solutions Limited.

During the year, dividends of £850,000 (2021 : £nil) were paid to shareholders. A further dividend of £500,000 was declared on 3 August 2022 and paid to shareholders after the reporting date (2021: £nil).

12 Average number of employees

During the year the average number of employees was 0 (2021: 0).

