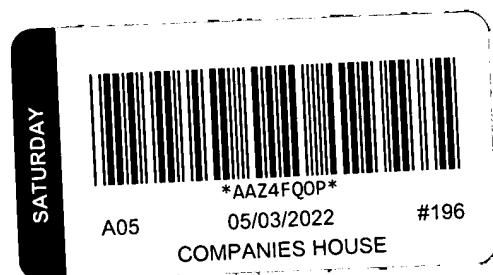


Company Registration No. 10932831 (England and Wales)

BEECH INVESTMENTS KS51 LTD
FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 28 SEPTEMBER 2020
PAGES FOR FILING WITH REGISTRAR



BEECH INVESTMENTS KS51 LTD

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BEECH INVESTMENTS KS51 LTD**BALANCE SHEET****AS AT 28 SEPTEMBER 2020**

	Notes	2020 £	£	2019 £	£
Fixed assets					
Investment properties	3		-		1,967,144
Current assets					
Debtors	4	100		67,741	
Creditors: amounts falling due within one year	5	(278,060)		(2,105,774)	
Net current liabilities			(277,960)		(2,038,033)
Net liabilities			(277,960)		(70,889)
Capital and reserves					
Called up share capital	6		100		100
Profit and loss reserves			(278,060)		(70,989)
Total equity			(277,960)		(70,889)

The director of the company has elected not to include a copy of the profit and loss account within the financial statements.

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

The financial statements were approved and signed by the director and authorised for issue on 2/3/2022 | 7:43 AM PST

DocuSigned by:

A414A07E81A7418...
 Mr S J Beech
 Director

Company Registration No. 10932831

BEECH INVESTMENTS KS51 LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 28 SEPTEMBER 2020

1 Accounting policies

Company information

Beech Investments KS51 Ltd is a private company limited by shares incorporated in England and Wales. The registered office is 60 Oxford Street, Manchester, M1 5EE.

1.1 Accounting convention

These financial statements have been prepared in accordance with 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 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investment properties at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Reporting period

The financial reporting period covers a 18 month period, with comparatives representing a 12 month period. The financial period was extended to align the Companies year end with that of the parent company.

1.4 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for good and services provided in the normal course of business, and is shown net of VAT and other sales related taxes.

1.5 Investment properties

Investment property were fully disposed of during the reporting period.

1.6 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 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 balance sheet 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.

BEECH INVESTMENTS KS51 LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 28 SEPTEMBER 2020

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and 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.

Classification of financial liabilities

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.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.9 COVID 19

At the time of approving the financial statements, the directors are faced with the Coronavirus (COVID19). Whilst no one can predict the extent of the long term impact this will have on the wider economy the directors are confident the company is well placed to trade through the current unprecedented times.

The directors have not been complacent and have increased oversight on spending and cash flow management in order to preserve cash wherever possible. The company is monitoring the situation daily and is in continuing close liaison with both its trading partners and its employees.

2 Employees

The average monthly number of persons (including directors) employed by the company during the period was:

	2020 Number	2019 Number
Total	1	1

BEECH INVESTMENTS KS51 LTD**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE PERIOD ENDED 28 SEPTEMBER 2020****3 Investment property**

	2020
	£
Fair value	
At 1 April 2019	1,967,144
Disposals	(1,967,144)
	<u> </u>
At 28 September 2020	<u> </u>

Investment properties were fully disposed of during the reporting period.

4 Debtors

	2020	2019
	£	£
Amounts falling due within one year:		
Amounts owed by group undertakings	100	67,728
Other debtors	-	13
	<u> </u>	<u> </u>
	<u>100</u>	<u>67,741</u>

5 Creditors: amounts falling due within one year

	2020	2019
	£	£
Bank loans	-	1,468,315
Amounts owed to group undertakings	276,560	587,420
Other creditors	1,500	50,039
	<u> </u>	<u> </u>
	<u>278,060</u>	<u>2,105,774</u>

6 Called up share capital

	2020	2019	2020	2019
	Number	Number	£	£
Ordinary share capital				
Issued and fully paid				
Ordinary of £1 each	100	100	100	100
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

7 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Nilesh Modhvadia.

The auditor was Cowgill Holloway LLP.

BEECH INVESTMENTS KS51 LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 28 SEPTEMBER 2020

8 Financial commitments, guarantees and contingent liabilities

The company is party to a cross-guarantee between certain related undertakings in respect of certain borrowings. The amount outstanding at the end of the reporting period in respect of the debt was £26,878,979 (2019 : £44,445,238).

9 Related party transactions

The company has taken advantage of the exemption conferred by section 1A of FRS 102 not to disclose transactions with wholly owned members of the group.

10 Parent company

The ultimate party company is Manchester Property Development Holdings Limited, who prepare consolidated accounts that are available from its registered office, namely 60 Oxford Street, Manchester, M1 5EE. These company only accounts are included within the Manchester Property Development Holdings Limited consolidated accounts.

There is no one ultimate controlling party.