

**MALONEVIEW (SALE) LIMITED**

**FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2021**

**PAGES FOR FILING WITH REGISTRAR**



# **MALONEVIEW (SALE) LIMITED**

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# **MALONEVIEW (SALE) LIMITED**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

### **FOR THE YEAR ENDED 30 JUNE 2021**

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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 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 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.

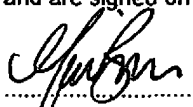
**MALONEVIEW (SALE) LIMITED****BALANCE SHEET****AS AT 30 JUNE 2021**


	Notes	2021 £	£	2020 £	£
<b>Current assets</b>					
Stocks	2	16,591,329		16,000,000	
Debtors	3	2,266,807		2,245,912	
Cash at bank and in hand		67,411		2,898	
		<u>18,925,547</u>		<u>18,248,810</u>	
<b>Creditors: amounts falling due within one year</b>	4	<u>(25,409,144)</u>		<u>(23,277,985)</u>	
<b>Net current liabilities</b>			<u>(6,483,597)</u>		<u>(5,029,175)</u>
<b>Capital and reserves</b>					
Called up share capital	5	23,139,414		23,139,414	
Profit and loss reserves	6	<u>(29,623,011)</u>		<u>(28,168,589)</u>	
<b>Total equity</b>			<u>(6,483,597)</u>		<u>(5,029,175)</u>

The directors of the company have 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 by the board of directors and authorised for issue on 30/6/2022 and are signed on its behalf by:

  
 Mr M J Brown  
 Director

  
 Mr M E Rebbeck  
 Director

# **MALONEVIEW (SALE) LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

### **FOR THE YEAR ENDED 30 JUNE 2021**

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#### **1 Accounting policies**

##### **Company information**

Maloneview (Sale) Limited is a private company limited by shares and is registered and incorporated in Scotland. The registered office is C/O Brodies Solicitors LLP, Capital One, 58 Morrison Street, Edinburgh, Scotland, EH3 8BP.

##### **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. The principal accounting policies adopted are set out below.

The financial statements of the company are consolidated in the financial statements of Salvare (NO1) Limited. These consolidated financial statements are available from Companies House or the parent company's registered office, 4a Enterprise Road, Bangor, BT19 7TA.

##### **Going concern**

The company incurred a loss of £1,454,422 during the year ended 30 June 2021 (2020: loss of £3,430,574) and as of that date the company has a net current liability position of £6,483,597 (2020: £5,029,175). The net liability position is due to a large intercompany creditor balance due to the parent company, Salvare (NO1) Limited. This creditor will be settled when the property held in stock is sold. The company continues to receive group support and is operating within its banking facilities.

The group continues to work closely with their funder in managing the property portfolio, aiming to optimise both current and future returns. Funding is reassessed and renewed on a periodic basis and the current facility has been extended for a period of two years to April 2024 which will fully support the groups long term redevelopment plans for its assets. All ongoing commitments have been met to date and the funder is fully aware of both current activity and future plans for the management of the property portfolio, including plans for the longer-term redevelopment of a number of the sites for which they continue to provide additional funding.

On this basis 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.

##### **Turnover**

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

Revenue from the sale of property is recognised when the significant risks and rewards of ownership of the property have passed to the buyer (usually on transfer of title); the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Rental income on properties held as stock for sale is recognised on a straight-line basis over the lease term and is presented within turnover.

# MALONEVIEW (SALE) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 JUNE 2021

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#### 1 Accounting policies (Continued)

##### **Stocks**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at the lower of cost and replacement cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

##### **Cash and cash equivalents**

Cash and cash equivalents are basic financial instruments and include deposits held at call with banks.

##### **Financial instruments**

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

Financial instruments are recognised 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**

Basic financial assets, which include trade and other 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.

##### **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 trade and other creditors and loans from fellow group companies, 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.

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

##### **Equity instruments**

Equity instruments issued by the company are recorded at the fair value of proceeds received, net of transaction costs.

# MALONEVIEW (SALE) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2021

### 2 Stocks

	2021 £	2020 £
Stocks	16,591,329	16,000,000

Stocks comprise a property which is owned by the company. The fair value of the stocks held have been arrived at by reference to a valuation of the property carried out by the directors. The valuation was made on an open market value basis. The directors believe that the fair value is appropriate at the balance sheet date.

### 3 Debtors

	2021 £	2020 £
<b>Amounts falling due within one year:</b>		
Trade debtors	354,372	334,920
Amounts owed by group undertakings	1,805,248	1,805,248
Other debtors	107,187	105,744
	<u>2,266,807</u>	<u>2,245,912</u>

### 4 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	93,619	46,639
Amounts owed to group undertakings	24,547,387	22,425,990
Taxation and social security	24,726	65,493
Other creditors	743,412	739,863
	<u>25,409,144</u>	<u>23,277,985</u>

There is a fixed and floating charge over all of the property and undertakings of the company.

### 5 Called up share capital

	2021 Number	2020 Number	2021 £	2020 £
<b>Ordinary share capital</b>				
Issued and fully paid				
Ordinary shares of £1 each	<u>23,139,414</u>	<u>23,139,414</u>	<u>23,139,414</u>	<u>23,139,414</u>

# **MALONEVIEW (SALE) LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

### **FOR THE YEAR ENDED 30 JUNE 2021**

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#### **6 Reserves**

##### **Profit and loss reserves**

Profit and loss reserves represent the retained earnings of the business net of distributions to owners.

#### **7 Related party transactions**

Maloneview (Sale) Limited is a 100% subsidiary of Salvare (NO1) Limited. The company has taken advantage of the exemption given in FRS 102 Section 33.1A. This exemption permits non-disclosure of transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member.

#### **8 Parent company**

The company considers Salvare (NO1) Limited, a company incorporated in Northern Ireland, to be the immediate parent company. The registered office of Salvare (NO1) Limited is 4a Enterprise Road, Bangor, BT19 7TA.

The company considers Altered Space Limited, a company incorporated in Northern Ireland, to be the ultimate parent company. The registered office of Altered Space Limited is 4a Enterprise Road, Bangor, BT19 7TA.

Salvare (NO1) Limited is the parent company of the smallest and largest group to consolidate these financial statements.

#### **9 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 qualified and the auditor reported as follows:



# **MALONEVIEW (SALE) LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

### **FOR THE YEAR ENDED 30 JUNE 2021**

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#### **9 Audit report information (Continued)**

##### **Adverse opinion on financial statements**

We have audited the financial statements of Maloneview (Sale) Limited (the 'company') for the year ended 30 June 2021 which comprise the statement of comprehensive income, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

##### **Basis for adverse opinion**

Included in the stock shown on the balance sheet is an amount of £16,591,329 (2020: £16,000,000). Based on an independent valuation by an auditor expert and in our opinion, the value of this stock is between £13,500,000 and £15,400,000 (2020: £11,500,000 and £13,650,000). Accordingly, stock should be reduced by at least £1,191,329 (2020: £2,350,000). This would increase the loss reported in the financial statements to £2,645,751 (2020: £5,780,574) and increase net current liabilities position to £7,674,926 (2020: £7,379,175). As such our opinion on the current period's financial statements has been modified. This also caused us to modify our opinion on the financial statements for the year ended 30 June 2020.

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 adverse opinion.

The senior statutory auditor was Michael Scoffield.

The auditor was RSM UK Audit LLP.