

**ACADEMY HOUSE PROPERTIES LTD.**

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 APRIL 2017**

**Company Registration No. SC329047 (Scotland)  
PAGES FOR FILING WITH REGISTRAR**

# ACADEMY HOUSE PROPERTIES LTD.

## COMPANY INFORMATION

---

**Directors** Mrs Cheryl McIntosh  
Mr Malcolm Clark  
Ms Lorna Howes  
Mrs Karen Barclay  
Ms Gillian Douglas

**Secretary** Mrs Jean Clark

**Company number** SC329047

**Registered office** 30 Miller Road  
Ayr  
Ayrshire  
KA7 2AY

**Accountants** William Duncan + Co  
30 Miller Road  
Ayr  
Ayrshire  
KA7 2AY

**Bankers** Santander UK plc  
PO Box 26327  
Ayr  
Ayrshire  
KA7 9BD

---

# ACADEMY HOUSE PROPERTIES LTD.

## CONTENTS

---

	Page
Balance sheet	1 - 2
Notes to the financial statements	3 - 8

---

# ACADEMY HOUSE PROPERTIES LTD.

## BALANCE SHEET

AS AT 30 APRIL 2017

	Notes	2017 £	£	2016 £	£
<b>Fixed assets</b>					
Investment properties	2	1,700,000		1,700,000	
Investments	3	225		225	
		<u>1,700,225</u>		<u>1,700,225</u>	
<b>Current assets</b>					
Cash at bank and in hand		82		195	
<b>Creditors: amounts falling due within one year</b>	5	(397,950)		(350,533)	
<b>Net current liabilities</b>		<u>(397,868)</u>		<u>(350,338)</u>	
<b>Total assets less current liabilities</b>		<u>1,302,357</u>		<u>1,349,887</u>	
<b>Creditors: amounts falling due after more than one year</b>	6	(986,936)		(1,033,747)	
<b>Provisions for liabilities</b>		<u>(266,000)</u>		<u>(266,000)</u>	
<b>Net assets</b>		<u><u>49,421</u></u>		<u><u>50,140</u></u>	
<b>Capital and reserves</b>					
Called up share capital	7	100		100	
Profit and loss reserves		<u>49,321</u>		<u>50,040</u>	
<b>Total equity</b>		<u><u>49,421</u></u>		<u><u>50,140</u></u>	

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

For the financial year ended 30 April 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

**ACADEMY HOUSE PROPERTIES LTD.**

**BALANCE SHEET (CONTINUED)**

***AS AT 30 APRIL 2017***

---

The financial statements were approved by the board of directors and authorised for issue on 30 November 2017 and are signed on its behalf by:

Mrs Cheryl McIntosh  
**Director**

**Company Registration No. SC329047**

# ACADEMY HOUSE PROPERTIES LTD.

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 30 APRIL 2017**

---

### **1 Accounting policies**

#### **Company information**

Academy House Properties Ltd. is a private company limited by shares incorporated in Scotland. The registered office is 30 Miller Road, Ayr, Ayrshire, KA7 2AY.

#### **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 freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

These financial statements for the year ended 30 April 2017 are the first financial statements of Academy House Properties Ltd. prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 May 2015. An explanation of how transition to FRS 102 has affected the reported financial position and financial performance is given in note 9.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

#### **1.2 Investment properties**

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the 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 profit and loss account.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

The fair value of the investment property is derived from average commercial property rental yields in the Ayr area.

#### **1.3 Fixed asset investments**

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

# ACADEMY HOUSE PROPERTIES LTD.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2017

---

### 1 Accounting policies

(Continued)

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

#### 1.4 Cash at bank and in hand

Cash at bank and in hand 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.

#### 1.5 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.

##### **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.

#### 1.6 Equity instruments

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

#### 1.7 Taxation

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

# ACADEMY HOUSE PROPERTIES LTD.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2017

### 1 Accounting policies

(Continued)

#### **Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

#### **Deferred tax**

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

### 1.8 Leases

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

### 2 Investment property

	2017 £
<b>Fair value</b>	
At 1 May 2016 and 30 April 2017	1,700,000

Investment property comprises a commercial unit at Prestwick Road, Ayr. The fair value of the investment property is derived from average commercial property rental yields in the Ayr area.

### 3 Fixed asset investments

	2017 £	2016 £
Investments	225	225

The Investments relate to shares in the subsidiary undertaking.



# ACADEMY HOUSE PROPERTIES LTD.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2017

### 4 Subsidiaries

Details of the company's subsidiaries at 30 April 2017 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held	
				Direct	Indirect
Academy House Furnishers Limited	Scotland	Retail furnishers	Ordinary	100	

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

	2017 £	2016 £
Bank loans and overdrafts	53,043	50,102
Amounts due to group undertakings	341,153	293,373
Corporation tax	-	664
Other creditors	3,754	6,394
	<u>397,950</u>	<u>350,533</u>

Bank loans and overdrafts are secured on the investment property.

### 6 Creditors: amounts falling due after more than one year

	2017 £	2016 £
Bank loans and overdrafts	<u>986,936</u>	<u>1,033,747</u>

Bank loans and overdrafts are secured on the investment property.

Amounts included above which fall due after five years are as follows:

Payable by instalments	<u>808,481</u>	<u>858,583</u>
------------------------	----------------	----------------

### 7 Called up share capital

	2017 £	2016 £
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>
	<u>100</u>	<u>100</u>

# ACADEMY HOUSE PROPERTIES LTD.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2017

### 8 Related party transactions

During the year the company paid management fees to a subsidiary undertaking amounting to £80,000. Included in other creditors is an outstanding balance of £341,153 (2016:£293,373) which is repayable on demand and is interest free.

### 9 Reconciliations on adoption of FRS 102

#### Reconciliation of equity

	Notes	At 1 May 2015			At 30 April 2016		
		Previous UK GAAP £	Effect of transition £	FRS 102 £	Previous UK GAAP £	Effect of transition £	FRS 102 £
<b>Fixed assets</b>							
Investment properties		1,700,000	-	1,700,000	1,700,000	-	1,700,000
Investments		225	-	225	225	-	225
		<u>1,700,225</u>	<u>-</u>	<u>1,700,225</u>	<u>1,700,225</u>	<u>-</u>	<u>1,700,225</u>
<b>Current assets</b>							
Bank and cash		6,071	-	6,071	195	-	195
<b>Creditors due within one year</b>							
Loans and overdrafts		(41,237)	-	(41,237)	(50,102)	-	(50,102)
Taxation		-	-	-	(664)	-	(664)
Other creditors		(423,935)	-	(423,935)	(299,767)	-	(299,767)
		<u>(465,172)</u>	<u>-</u>	<u>(465,172)</u>	<u>(350,533)</u>	<u>-</u>	<u>(350,533)</u>
Net current liabilities		<u>(459,101)</u>	<u>-</u>	<u>(459,101)</u>	<u>(350,338)</u>	<u>-</u>	<u>(350,338)</u>
Total assets less current liabilities		<u>1,241,124</u>	<u>-</u>	<u>1,241,124</u>	<u>1,349,887</u>	<u>-</u>	<u>1,349,887</u>
<b>Creditors due after one year</b>							
Loans and overdrafts		(977,742)	-	(977,742)	(1,033,747)	-	(1,033,747)
<b>Provisions for liabilities</b>							
Deferred tax	1	-	(266,000)	(266,000)	-	(266,000)	(266,000)
Net assets		<u>263,382</u>	<u>(266,000)</u>	<u>(2,618)</u>	<u>316,140</u>	<u>(266,000)</u>	<u>50,140</u>
<b>Capital and reserves</b>							
Share capital		100	-	100	100	-	100
Revaluation reserve		123,112	(123,112)	-	123,112	(123,112)	-
Profit and loss	1	140,170	(142,888)	(2,718)	192,928	(142,888)	50,040
Total equity		<u>263,382</u>	<u>(266,000)</u>	<u>(2,618)</u>	<u>316,140</u>	<u>(266,000)</u>	<u>50,140</u>

# ACADEMY HOUSE PROPERTIES LTD.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2017

### 9 Reconciliations on adoption of FRS 102

(Continued)

#### Reconciliation of profit for the financial period

Notes	Year ended 30 April 2016		FRS 102 £
	Previous UK GAAP £	Effect of transition £	
Turnover	-	-	-
Administrative expenses	(31,678)	-	(31,678)
Other operating income	145,420	-	145,420
Operating profit	113,742	-	113,742
Interest payable and similar expenses	(60,320)	-	(60,320)
Taxation	(664)	-	(664)
Profit for the financial period	52,758	-	52,758

#### Notes to reconciliations on adoption of FRS 102

##### Deferred tax provision

The adjustment represents the deferred tax provision that has now been provided for on the revaluation of investment properties on the date of transition.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.