

Registration number: SC216154

St Vincent Street Developments Limited

Annual Report and Financial Statements

for the Year Ended 29 February 2020



St Vincent Street Developments Limited

Contents

Company Information	1
Directors' Report	2
Statement of Directors' Responsibilities	3
Independent Auditor's Report	4 to 6
Profit and Loss Account	7
Statement of Comprehensive Income	8
Balance Sheet	9
Statement of Changes in Equity	10
Notes to the Financial Statements	11 to 16

St Vincent Street Developments Limited

Company Information

Directors	S C McCabe Esplanade Director Limited K C McCabe
Company secretary	Esplanade Secretarial Services Limited
Registered office	C/O Redpath Bruce Crown House 152 West Regent Street Conference Square Glasgow G2 2RQ
Auditors	Mazars LLP 5th Floor 3 Wellington Place Leeds LS1 4AP

St Vincent Street Developments Limited

Directors' Report for the Year Ended 29 February 2020

The directors present their report and the financial statements for the year ended 29 February 2020.

Directors of the company

The directors who held office during the year were as follows:

S C McCabe

Esplanade Director Limited

K C McCabe

Dividends

The directors recommend a final dividend payment of £Nil (2019:Nil) be made in respect of the financial year ended 29 February 2020.

Impact of Brexit upon the Company

The Directors have considered the uncertainties regarding the withdrawal from the EU, however they do not believe there will be a material impact as a result of this.

Impact of COVID-19 upon the Company

The Directors have considered impact of the COVID-19 virus upon the Company and they do not believe that there will be a material impact.

Going concern

The Directors' assessment of the going concern status of the company is detailed in note 2 of these financial statements.

Disclosure of information to the auditors

Each director has taken steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information. The directors confirm that there is no relevant information that they know of and of which they know the auditors are unaware.

Auditors

Mazars LLP continue in office in accordance with section 487(2) Companies Act 2006.

Small companies provision statement

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

Approved by the Board on 19 February 2021 and signed on its behalf by:



.....
Esplanade Secretarial Services Limited
Company secretary

St Vincent Street Developments Limited

Statement of Directors' Responsibilities

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 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 apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent; and
- 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.

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 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 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.

St Vincent Street Developments Limited

Independent Auditor's Report to the members of St Vincent Street Developments Limited

Opinion

We have audited the financial statements of St Vincent Street Developments Limited (the 'Company') for the year ended 29 February 2020 which comprise the Profit and Loss Account, the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and notes to the financial statements, including a summary of 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).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 29 February 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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 opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

St Vincent Street Developments Limited

Independent Auditor's Report to the members of St Vincent Street Developments Limited

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to take advantage of the small companies' exemption in preparing the Directors' report and take advantage of the small companies exemption from the requirement to prepare a Strategic report.

Responsibilities of Directors

As explained more fully in the Statement of Directors' Responsibilities set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

St Vincent Street Developments Limited

Independent Auditor's Report to the members of St Vincent Street Developments Limited

Use of the audit report

This report is made solely to the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body for our audit work, for this report, or for the opinions we have formed.



David Smithson (Senior Statutory Auditor)
for and on behalf of Mazars LLP
Chartered Accountants and Statutory Auditor

5th Floor
3 Wellington Place
Leeds
LS1 4AP

Date: 22 February 2021

St Vincent Street Developments Limited

Profit and Loss Account for the Year Ended 29 February 2020

	Note	2020 £	2019 £
Turnover	3	84,037	11,607
Cost of sales	4	<u>(24,478)</u>	<u>(17,710)</u>
Gross profit/(loss)		59,559	(6,103)
Administrative expenses		<u>(24,041)</u>	<u>(13,200)</u>
Operating profit/(loss)		35,518	(19,303)
Interest payable and similar charges	5	<u>-</u>	<u>(13,016)</u>
Profit/(loss) before tax		<u>35,518</u>	<u>(32,319)</u>
Profit/(loss) for the financial year		<u><u>35,518</u></u>	<u><u>(32,319)</u></u>

The above results were derived from continuing operations.

St Vincent Street Developments Limited

Statement of Comprehensive Income for the Year Ended 29 February 2020

	2020 £	2019 £
Profit/(loss) for the year	<u>35,518</u>	<u>(32,319)</u>
Total comprehensive income / (loss) for the year	<u><u>35,518</u></u>	<u><u>(32,319)</u></u>

The notes on pages 11 to 16 form an integral part of these financial statements.

St Vincent Street Developments Limited

(Registration number: SC216154)
Balance Sheet as at 29 February 2020

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	8	17,369	-
Current assets			
Stocks	9	2,453,564	343,069
Debtors	10	<u>41,037</u>	<u>3,280</u>
		2,494,601	346,349
Creditors: Amounts falling due within one year	11	<u>(2,443,692)</u>	<u>(313,589)</u>
Net current assets		<u>50,909</u>	<u>32,760</u>
Net assets		<u>68,278</u>	<u>32,760</u>
Capital and reserves			
Called up share capital	12	1	1
Profit and loss account	13	<u>68,277</u>	<u>32,759</u>
Shareholders' funds		<u>68,278</u>	<u>32,760</u>

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

Approved and authorised by the Board on 19 February 2021 and signed on its behalf by:



.....
Esplanade Director Limited
Director

St Vincent Street Developments Limited

Statement of Changes in Equity for the Year Ended 29 February 2020

	Share capital	Profit and loss	Total
	£	account	£
	£	£	£
At 1 March 2019	1	32,759	32,760
Profit for the year	-	35,518	35,518
Total comprehensive income	-	35,518	35,518
At 29 February 2020	1	68,277	68,278
	Share capital	Profit and loss	Total
	£	account	£
	£	£	£
At 1 March 2018	1	65,078	65,079
Loss for the year	-	(32,319)	(32,319)
Total comprehensive loss	-	(32,319)	(32,319)
At 28 February 2019	1	32,759	32,760

St Vincent Street Developments Limited

Notes to the Financial Statements for the Year Ended 29 February 2020

1 General information

The principal place of business is:

2nd Floor
Building 3125
Century Way
Thorpe Park
Leeds
LS15 8ZB

These financial statements were authorised for issue by the Board on 19 February 2021.

The principal activity of the company is property development and trading.

The address of its registered office is:

C/O Redpath Bruce Crown House
152 West Regent Street
Conference Square
Glasgow
G2 2RQ
Scotland

The company is a private company limited by share capital, incorporated in Scotland.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value. They are presented in GBP and are rounded to the nearest pound.

Summary of disclosure exemptions

The company has taken advantage of the exemptions, under FRS 102 paragraph 1.12(b) from preparing a statement of cash flows, on the basis that it is a qualifying entity and its ultimate parent company, Scarborough Group International Limited, includes the company's cash flows in its own consolidated financial statements.

The company has taken the exemption under FRS 102 paragraph 1.12(c) from disclosing the carrying value of financial instruments not measured at fair value on the basis that it is a qualifying entity and its ultimate parent company, Scarborough Group International Limited, discloses the carrying value of financial instruments in its own consolidated financial statements..

St Vincent Street Developments Limited

Notes to the Financial Statements for the Year Ended 29 February 2020

Critical accounting estimates and judgements

Stock provisioning

The value of the company's property assets is affected by market conditions. During the preparation of these financial statements, key management have given consideration to the carrying value of trading properties and development sites to determine if any stock provision is required. When making this judgement, key management have referred to a mixture of independent, external property valuation reports and internally prepared development appraisals.

Going concern

These Financial Statements have been prepared on a going concern basis. The directors are confident that these values in financial statements have not been adversely impacted by the pandemic. The Directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The directors have assessed that Covid-19 will not have a material impact on net realisable value of rental income as tenants are meeting contractual commitments, property stock and on the ability of the company to continue as a going concern. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Tax

The tax expense for the period comprises current tax. Tax is recognised in profit and loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

Tangible assets

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Furniture, fixtures and fittings	33.33% straight line

Stocks

Stock is valued at the lower of cost and net realisable value. Cost is based on the cost of land and the cost incurred to date on developing the land. Net realisable value is based on selling price after taking into account all further costs expected to be incurred on disposal.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

St Vincent Street Developments Limited

Notes to the Financial Statements for the Year Ended 29 February 2020

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Revenue recognition

Proceeds received on the sale of properties are recognised on unconditional exchange of contract. Rental income accrues on a daily basis.

Financial Instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and loans to related parties.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

3 Turnover

The analysis of the company's turnover for the year from continuing operations is as follows:

	2020	2019
	£	£
Rental income	<u>84,037</u>	<u>11,607</u>

The Company's rental income is derived from operating leases that are in place with tenants who occupy the portfolio of properties that are held for resale. The Company has the following future minimum lease payments receivable under non-cancellable operating leases expiring for each of the following periods:

	2020	2019
	£	£
Within 1 year	79,736	10,989
Between 1 and 5 years	7,890	-
	<u>87,626</u>	<u>10,989</u>

The Company's operating leases typically require the tenants to be responsible for paying for repairing and insuring the property and include clauses allowing for rent reviews at certain points during the lease. The leases do not contain contingent rents.

St Vincent Street Developments Limited

Notes to the Financial Statements for the Year Ended 29 February 2020

4 Cost of sales

	2020	2019
	£	£
Stock properties recognised as an expense	-	837,618
Cost of sales - property rental costs	17,707	27,461
	<u>17,707</u>	<u>865,079</u>

5 Interest payable and similar expenses

	2020	2019
	£	£
Interest payable to group undertakings	<u>-</u>	<u>13,016</u>

6 Particulars of employees

The average number of employees (excluding directors) during the year was nil (2019: nil).

No emoluments were paid to directors during the year (2019: nil).

7 Taxation

	2020	2019
	£	£
Total tax on loss/profit on ordinary activities	<u>-</u>	<u>-</u>

The tax on profit before tax for the year is the same as the standard rate of corporation tax in the UK (2019 - the same as the standard rate of corporation tax in the UK) of 19% (2019 - 19%).

The differences are reconciled below:

	2020	2019
	£	£
Profit/(loss) before tax	<u>35,518</u>	<u>(32,319)</u>
Corporation tax at standard rate	6,748	(6,141)
Tax (decrease)/increase from effect of unrelieved tax losses carried forward	<u>(6,748)</u>	<u>6,141</u>
Total tax charge/(credit)	<u>-</u>	<u>-</u>

The Finance Act 2020 enacted that the main rate of corporation tax would remain at 19% for the tax years starting on 1 April 2020 and 1 April 2021 and this has been considered when calculating tax and any deferred tax balances at the reporting date.

St Vincent Street Developments Limited

Notes to the Financial Statements for the Year Ended 29 February 2020

8 Tangible assets

	Fixtures and fittings £	Total £
Cost or valuation		
Additions	<u>22,929</u>	<u>22,929</u>
At 29 February 2020	<u>22,929</u>	<u>22,929</u>
Depreciation		
Charge for the year	<u>5,560</u>	<u>5,560</u>
At 29 February 2020	<u>5,560</u>	<u>5,560</u>
Carrying amount		
At 29 February 2020	<u><u>17,369</u></u>	<u><u>17,369</u></u>

9 Stocks

	2020 £	2019 £
Property held for resale	<u>2,453,564</u>	<u>343,069</u>

10 Debtors

	Note	2020 £	2019 £
Amounts owed by group undertakings	17	37,483	-
Other debtors		8	-
Prepayments		<u>3,546</u>	<u>3,280</u>
		<u><u>41,037</u></u>	<u><u>3,280</u></u>

11 Creditors

	Note	2020 £	2019 £
Due within one year			
Trade creditors		15,028	4,066
Amounts due to group undertakings	17	2,408,998	309,459
Other payables		3,811	-
Accrued expenses		6,015	64
Deferred income		<u>9,840</u>	<u>-</u>
		<u><u>2,443,692</u></u>	<u><u>313,589</u></u>

St Vincent Street Developments Limited

Notes to the Financial Statements for the Year Ended 29 February 2020

12 Share capital

Allotted, called up and fully paid shares

	2020		2019	
	No.	£	No.	£
Ordinary shares of £1 each	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

13 Reserves

Profit and loss account reserves represent accumulated profit after tax.

14 Contingent liabilities

The company is party to a cross guarantee covering the bank loans of 117 The Headrow Limited (2019: Scarborough Property Developments Limited and Scarborough Property (UK) Limited) which are both subsidiaries of Scarborough Group International Limited. As at 29 February 2020, the total loan balance was £4,400,000 (2019: £2,401,937). The borrowing was secured by a standard security over fixed assets and a bond and floating charge over all the assets of the respective companies.

15 Non adjusting events after the financial period

Subsequent to the year end, coronavirus COVID-19 has resulted in a global pandemic affecting economies globally, The speed and severity of the impact has been unprecedented but many Governments, including within the UK, have introduced considerable measures to help businesses through this extremely challenging time. At the time of approval of these accounts, the full effect of the pandemic is uncertain, but as noted in note 2, the directors consider the the company remains a going concern.

16 Parent and ultimate parent undertaking

The company's immediate parent is Scarborough Property Developments Limited, incorporated in England and Wales.

The ultimate parent is Scarborough Group International Limited, incorporated in England and Wales. Scarborough Group International Limited is also the parent undertaking of the smallest and largest group for which group accounts are drawn up and of which the company is a member.

These financial statements are available upon request from C/O Pinsent Masons, 13 Queens Road, Aberdeen, Scotland, AB15 4YL.

The ultimate controlling party is K C McCabe.

17 Related party transactions

The Company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned, in accordance with Section 33 of FRS 102.