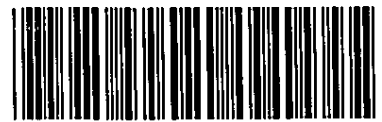


Company Registration No. 07198979 (England and Wales)

**LDC (THURSO STREET) GP2 LIMITED**  
**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2013**

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# LDC (THURSO STREET) GP2 LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	M Allan J Lister NG Richards R Simpson R Smith C Szpojnarowicz (Appointed 21 February 2013)
<b>Secretary</b>	C Szpojnarowicz
<b>Company number</b>	07198979
<b>Registered office</b>	The Core 40 St Thomas Street BRISTOL BS1 6JX
<b>Auditor</b>	KPMG Audit Plc 15 Canada Square LONDON E14 5GL

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# LDC (THURSO STREET) GP2 LIMITED

## CONTENTS

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	<b>Page</b>
Directors' report	1 - 2 - - - -
Independent auditor's report	3 - 4
Profit and loss account	5
Balance sheet	6
Notes to the financial statements	7 - 10

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# **LDC (THURSO STREET) GP2 LIMITED**

## **DIRECTORS' REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2013**

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The directors present their report and financial statements for the year ended 31 December 2013

### **Principal activities**

The principal activity of the company is acting as Joint General Partner in the LDC (Thurso Street) Limited Partnership, a UK Limited Partnership. The directors do not recommend the payment of a dividend (year ended 2012 £nil)

The company registration number is 07198979

### **Directors**

The following directors have held office since 1 January 2013

M Allan

J Lister

NG Richards

R Simpson

R Smith

C Szpojnarowicz

(Appointed 21 February 2013)

A D Reid

(Resigned 21 March 2013)

### **Statement of disclosure to auditor**

So far as the directors are aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

# LDC (THURSO STREET) GP2 LIMITED

## DIRECTORS' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2013**

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### **Statement of directors' responsibilities in respect of the Directors' Report and the financial statements**

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 they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice)

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 judgments and 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

By order of the board



C Szpojnarowicz

**Secretary**

25 June 2014

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LDC (THURSO STREET) GP2 LIMITED**

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We have audited the financial statements of LDC (Thurso Street) GP2 Limited for the year ended 31 December 2013 set out on pages 5 to 10. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

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 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.

### **Respective responsibilities of directors and auditor**

As explained more fully in the Directors' Responsibilities Statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

### **Scope of the audit of the financial statements**

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at [www.frc.org.uk/auditscopeukprivate](http://www.frc.org.uk/auditscopeukprivate).

### **Opinion on financial statements**

In our opinion, the financial statements

- give a true and fair view of the state of the company's affairs as at 31 December 2013 and of its profit for the year then ended,
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **Other matter - prior period financial statements**

In forming our opinion, which is not modified, we note that the prior period financial statements were not audited. Consequently, International Standards (UK and Ireland) require the auditor to state that the corresponding figures contained within these financial statements are unaudited.

### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion, the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

**INDEPENDENT AUDITOR'S REPORT (CONTINUED)**  
**TO THE MEMBERS OF LDC (THURSO STREET) GP2 LIMITED**

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**Matters on which we are required to report by exception**

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
- the directors were not entitled to take advantage of the small companies exemption in not preparing a strategic report

*Kate Teal*

**Kate Teal (Senior Statutory Auditor)**  
**for and on behalf of KPMG Audit Plc**

25 June 2014

**Chartered Accountants**  
**Statutory Auditor**

KPMG Audit Plc  
15 Canada Square  
LONDON  
E14 5GL

# LDC (THURSO STREET) GP2 LIMITED

## PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2013

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	Notes	2013 £	2012 £ (unaudited)
Turnover	-	-	-
Cost of sales		-	-
<b>Operating result</b>	<b>2</b>	<u>-</u>	<u>-</u>
Investment income	<b>3</b>	20,000	-
<b>Profit / result on ordinary activities before taxation</b>		<u>20,000</u>	<u>-</u>
Tax on profit / result on ordinary activities	<b>4</b>	-	-
<b>Profit / result for the year</b>	<b>7</b>	<u>20,000</u>	<u>-</u>

The profit and loss account has been prepared on the basis that all operations are continuing operations

There are no recognised gains and losses other than those passing through the profit and loss account

There is no difference between the profit for the current and the result for the prior year as stated above and its historical cost equivalent



# LDC (THURSO STREET) GP2 LIMITED


## BALANCE SHEET

AS AT 31 DECEMBER 2013

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	Notes	2013 £	£	2012 £ (unaudited)	£
<b>Current assets</b>					
Debtors	5	20,001		1	
<b>Net assets</b>			<u>20,001</u>		<u>1</u>
<b>Capital and reserves</b>					
Called up share capital	6		1		1
Profit and loss account	7		20,000		-
<b>Shareholders' funds</b>	8		<u>20,001</u>		<u>1</u>

Approved by the Board and authorised for issue on 25 June 2014



NG Richards  
Director

Company Registration No 07198979

# LDC (THURSO STREET) GP2 LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2013

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### 1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements

#### 1.1 Basis of preparation

The financial statements are prepared in accordance with applicable accounting standards (UK GAAP) and under the historical cost convention

As a General Partner of the LDC (Thurso Street) Limited Partnership the company is deemed to control (along with its joint General Partner, LDC (Thurso Street) GP1 Limited), the Limited Partnership which is therefore a subsidiary of the Company. The Company is exempt by virtue of s400 of the Companies Act 2006 from the requirement to prepare group financial statements. These financial statements present information about the Company as an individual and not about its group.

The company has taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from the requirement to produce a cash flow statement on the grounds that it is a subsidiary undertaking where 90 percent or more of the voting rights are controlled within the group.

#### 1.2 Going concern

After making enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

#### 1.3 Deferred taxation

The charge for taxation is based on the result for the year and takes account of taxation deferred because of timing differences between the treatment of certain items for taxation and treatment under the company's accounting policies.

Deferred tax assets and liabilities arise from timing differences between the recognition of gains and losses in the financial statements and their recognition in a tax computation.

In accordance with FRS19, deferred tax is provided in respect of all timing differences that have originated but not reversed at the balance sheet date that may give rise to an obligation to pay more or less tax in the future except as otherwise provided by FRS19. Deferred tax is not recognised when fixed assets are revalued unless by the balance sheet date there is a binding agreement to sell the revalued assets and the gain or loss expected to arise on the sale has been recognised in the financial statements. Deferred tax is measured on a non-discounted basis.

#### 1.4 Investment income

Investment income from the Limited Partnership is recognised in respect of management services carried out during the year, in accordance with the partnership agreement.

# LDC (THURSO STREET) GP2 LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2013

### 2 Operating result

Auditor's remuneration of £405 (2012 £400) was borne by another group company

Fees paid to the company's auditor, KPMG Audit Plc and its associates for services other than statutory audit of the company are not disclosed in the company's accounts since the consolidated accounts of the company's parent, The UNITE Group plc are required to disclose non audit fees on a consolidated basis

Directors' remuneration was borne by another group company in respect of both years

<b>3 Investment income</b>	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
		<b>(unaudited)</b>
Partnership income	20,000	-
	<u>          </u>	<u>          </u>
<b>4 Taxation</b>	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
		<b>(unaudited)</b>
Total current tax	-	-
	<u>          </u>	<u>          </u>
<b>Factors affecting the tax charge for the year</b>		
Profit on ordinary activities before taxation	20,000	-
	<u>          </u>	<u>          </u>
Profit on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 23.25% (2012 - 24.50%)	4,650	-
Effects of Group relief	(4,650)	-
	<u>          </u>	<u>          </u>
<b>Current tax charge for the period</b>	<b>-</b>	<b>-</b>
	<u>          </u>	<u>          </u>
<b>5 Debtors</b>	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
		<b>(unaudited)</b>
Amounts owed by group undertakings	20,001	1
	<u>          </u>	<u>          </u>

# LDC (THURSO STREET) GP2 LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2013

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<b>6 Share capital</b>	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
		<b>(unaudited)</b>
<b>Allotted, called up and fully paid</b>		
1 ordinary share of £1 each	1	1
	<u>1</u>	<u>1</u>

### 7 Statement of movements on profit and loss account

	<b>Profit and loss</b>
	<b>account</b>
	<b>£</b>
Balance at 1 January 2013 (unaudited)	-
Profit for the year	20,000
	<u>20,000</u>
Balance at 31 December 2013	<u>20,000</u>

### 8 Reconciliation of movements in shareholders' funds

	<b>2013</b>	<b>2012</b>
	<b>£</b>	<b>£</b>
		<b>(unaudited)</b>
Profit/result for the financial year	20,000	-
Opening shareholders' funds	1	1
	<u>20,001</u>	<u>1</u>
Closing shareholders' funds	<u>20,001</u>	<u>1</u>

### 9 Contingent liabilities

The Company had no contingent liabilities at 31 December 2013 (31 December 2012 £nil, unaudited)

### 10 Capital commitments

The Company had no capital commitments at 31 December 2013 (31 December 2012 £nil, unaudited)

### 11 Employees

There were no employees during either year

## **LDC (THURSO STREET) GP2 LIMITED**

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

**FOR THE YEAR ENDED 31 DECEMBER 2013**

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#### **12 Control**

The company's immediate parent undertaking is LDC (Holdings) Plc

The company's ultimate parent undertaking is The UNITE Group plc. The largest and smallest group in which the results of the company are consolidated is that headed by The UNITE Group plc. The consolidated accounts of this company are available to the public and can be obtained from The Core, 40 St Thomas Street, BRISTOL, BS1 6JX.

#### **13 Related party relationships and transactions**

As the company is a wholly owned subsidiary of The UNITE Group plc, the company has taken advantage of the exemption in Financial Reporting Standard 8 from the requirements to disclose transactions with group companies on the grounds that consolidated financial statements are prepared by the ultimate parent undertaking.