

Registered number: 02188998

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 MARCH 2018



BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED
REGISTERED NUMBER: 02188998

BALANCE SHEET
AS AT 31 MARCH 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	4	472,432	3,000,160
Investment property	6	12,185,559	14,980,800
		<u>12,657,991</u>	<u>17,980,960</u>
Current assets			
Debtors: amounts falling due within one year	7	14,255,979	13,735,850
Cash at bank and in hand		107,736	39,900
		<u>14,363,715</u>	<u>13,775,750</u>
Creditors: amounts falling due within one year	8	(15,466,145)	(15,077,257)
Net current liabilities		<u>(1,102,430)</u>	<u>(1,301,507)</u>
Total assets less current liabilities		<u>11,555,561</u>	<u>16,679,453</u>
Creditors: amounts falling due after more than one year	9	(14,270,114)	(13,925,614)
Net (liabilities)/assets		<u><u>(2,714,553)</u></u>	<u><u>2,753,839</u></u>
Capital and reserves			
Called up share capital	11	10,000	10,000
Revaluation reserve		3,265,464	3,265,464
Profit and loss account		(5,990,017)	(521,625)
		<u><u>(2,714,553)</u></u>	<u><u>2,753,839</u></u>

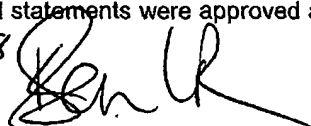
The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on

14/12/2018

K V Lawlor
Director



The notes on pages 2 to 8 form part of these financial statements.

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

1. General Information

Birmingham Technology (Property) Limited is a private limited company (registered number 02188998), which is incorporated and registered in England and Wales. The registered office address is Union, Albert Square, Manchester, M2 6LW

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Going concern

At 31 March 2018 the Company has a balance sheet deficit of £2,714,553. As the Company is in net liabilities at 31 March 2018 a letter of support has been obtained from the ultimate parent company. Accordingly, in the directors' opinion it is appropriate to prepare the accounts on the going concern basis. The financial statements do not include any adjustments that might be necessary should the company be unable to continue as a going concern.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

2. Accounting policies (continued)

2.4 Tangible fixed assets

Tangible fixed assets under the cost model, other than long leasehold and investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Where the Company borrows funds specifically for the purpose of obtaining a qualifying asset, the Company capitalises such borrowing costs. The amount of borrowing costs capitalised is the actual borrowing costs incurred on the borrowing during the period less any investment income on the temporary investment of such borrowings.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Long-term leasehold property	- 45 years
Fixtures and fittings	- 20% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

Assets under course of construction are not depreciated.

2.5 Debtors

Short term debtors are measured at transaction price, less any impairment.

2.6 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

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.

2.7 Creditors

Short term creditors are measured at the transaction price.

3. Employees

The Company has no employees other than the Directors, who did not receive any remuneration (2017 - £NIL).

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

4. Tangible fixed assets

	Long-term leasehold property £	Fixtures and fittings £	Total £
Cost or valuation			
At 1 April 2017	2,400,533	920,210	3,320,743
Additions	-	27,285	27,285
Transfers to Investment Properties	(2,305,855)	-	(2,305,855)
At 31 March 2018	<u>94,678</u>	<u>947,495</u>	<u>1,042,173</u>
Depreciation			
At 1 April 2017	41,333	279,250	320,583
Charge for the year on owned assets	53,345	195,813	249,158
At 31 March 2018	<u>94,678</u>	<u>475,063</u>	<u>569,741</u>
Net book value			
At 31 March 2018	<u>-</u>	<u>472,432</u>	<u>472,432</u>
At 31 March 2017	<u>2,359,200</u>	<u>640,960</u>	<u>3,000,160</u>

5. Investments

The company owns 100% of the ordinary share capital of Birmingham Technology (Property One) Limited, a dormant company.

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

6. Investment property

	Long leasehold investment property £
Valuation	
At 1 April 2017	14,980,800
Additions at cost	30,759
Surplus on revaluation	(5,131,855)
Transfers from Tangible Fixed Assets	2,305,855
At 31 March 2018	12,185,559

The properties have been valued by the Directors at 31 March 2018.

7. Debtors

	2018 £	2017 £
Trade debtors	67,316	359
Amounts owed by group undertakings	14,142,493	13,608,117
Other debtors	-	30,000
Prepayments and accrued income	46,170	97,374
	14,255,979	13,735,850

Amounts owed by group companies are unsecured and repayable on demand. Interest on these balances is receivable at 4% per annum (2017: 4%).

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

8. Creditors: Amounts falling due within one year

	2018 £	2017 £
Other loans	178,099	178,099
Trade creditors	102,535	121,248
Amounts owed to group undertakings	14,282,685	13,441,426
Other taxation and social security	4,763	4,325
Accruals and deferred income	898,063	1,332,159
	<u>15,466,145</u>	<u>15,077,257</u>

9. Creditors: Amounts falling due after more than one year

	2018 £	2017 £
Other loans	7,676,901	7,676,901
Accruals and deferred income	6,593,213	6,248,713
	<u>14,270,114</u>	<u>13,925,614</u>

Secured Loans

The Company, along with other members of the group, have given security over the groups borrowings with Birmingham City Council by way of a fixed and floating charge over the assets of the Company. The Security also contains a negative pledge.

Accruals and deferred income

Accruals and deferred income include amounts deferred in respect of government grants and other deferred income. These amounts are being released to profit and loss account over the life of the asset attaching to the relevant deferred amount.

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

10. Loans

Analysis of the maturity of loans is given below:

	2018 £	2017 £
Amounts falling due within one year		
Other loans	178,099	178,099
Amounts falling due 1-2 years		
Other loans	187,246	187,246
Amounts falling due 2-5 years		
Other loans	621,450	621,450
Amounts falling due after more than 5 years		
Other loans	6,868,205	6,868,205
	<u>7,855,000</u>	<u>7,855,000</u>

On 12 December 2014 the company entered into a loan agreement with Birmingham City Council to fund the development of the iCentrum building. The balance at 31 March 2018 is £7,855,000 (2017: £7,855,000). The loan is secured against the asset to which it relates, is subject to 5% interest per annum and repayments start June 2017 through to March 2042.

11. Share capital

	2018 £	2017 £
Allotted, called up and fully paid		
8,750 Ordinary A shares of £1 each	8,750	8,750
1,250 Ordinary B shares of £1 each	1,250	1,250
	<u>10,000</u>	<u>10,000</u>

12. Post balance sheet events

On 18 April 2018 the whole of the issued share capital of the company was acquired by Innovation Birmingham Limited (formerly Birmingham Science Park Aston Limited).

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

13. Controlling party

At 31 March 2018 the Company's immediate parent was IB (Birmingham) Limited. The ultimate parent undertaking and controlling party was Birmingham City Council, which was the parent undertaking of the largest group to consolidate these financial statements.

Copies of Birmingham City Council's consolidated financial statements can be obtained from Council House, Victoria Square, Birmingham, B1 1BB.

On 18 April 2018 the whole of the issued share capital of the company was acquired by Innovation Birmingham Limited (formerly Birmingham Science Park Aston Limited). As a result Bruntwood Scitech Limited is the ultimate parent undertaking. The Directors consider there is no ultimate controlling party.

14. Subsidiary undertaking

The following was a subsidiary undertaking of the Company:

Name	Country of incorporation	Registered office	Holding
Birmingham Technology (Property One) Limited	England and Wales	Union, Albert Square, Manchester, England, M3 6LW	100 %

15. Auditor's information

The auditor's report on the financial statements for the year ended 31 March 2018 was unqualified.

The audit report was signed by Mark Evans (Senior statutory auditor) on behalf of Crowe U.K. LLP.