

**Viaduct Partnerships Ltd**

**Directors' report and financial  
statements**

Registered number 10330045

Year ended 31 March 2020

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**General Information**

**Directors:**

David Beckett Resigned 17.06.19

Robin Burman

Sarah Keenan

Kenneth Lee, Chair from 15.08.16

Alanna Vine

Stephen Partridge

Christine Woolridge Appointed 17.06.19

**Registered Office:**

Cornerstone  
2 Edward Street  
Stockport  
SK1 3NQ

**Auditors:**

Beever and Struthers  
St George's House  
215-219 Chester Rd  
Manchester  
M15 4JE

**Bankers:**

Barclays Bank Limited  
PO Box 190  
Leeds  
LS1 5WU

**Solicitors:**

Stockport MBC  
Stopford House  
Stockport  
SK1 3XE

### Directors' Report

The directors present their annual report and the audited financial statements for the year ended 31 March 2020.

### Principal Activities

Viaduct Partnerships Limited was established as a wholly owned subsidiary of Stockport Homes Limited on 15<sup>th</sup> August 2016. It was set up with a shareholding of 10,000 ordinary £1 shares. Stockport Homes Limited is the sole corporate shareholder.

The Company's principal activities are to deliver new build development services.

### Business Review

The 2019/20 financial year has been the third full year of operations for Viaduct Partnerships. There have been development services delivered for eight schemes in the 2019/20 financial year which have either completed or are in the process of being completed. These schemes will deliver a total of 421 units, a mix of social rent, affordable rent, shared ownership and outright sale. This is set out in the below table.

Scheme	Completed / Under Construction	Total	Social Rent	Affordable Rent	Shared Ownership	Outright Sale
Melford Road	Under Construction	87	12	-	68	7
Booth Street	Under Construction	47	35	-	12	-
Hemphaw Lane	Under Construction	144	-	10	79	55
Tatton Cinema	Under Construction	33	-	26	7	-
Stockholm Road	Under Construction	48	24	-	24	-
Belmont Nursey (Grafton Street)	Complete	12	-	12	-	-
Andrew Street	Under Construction	32	3	-	29	-
Hopes Carr Phase 3	Under Construction	18	-	6	12	-
<b>Total</b>		<b>421</b>	<b>74</b>	<b>54</b>	<b>231</b>	<b>62</b>

Overall Viaduct Partnerships has made a surplus to the 31 March 2020 of £1,270, after making a £9,500 Gift Aid Payment to Foundations Stockport.

### Directors and Directors' Interests

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

David Beckett

Robin Burman

Sarah Keenan

Kenneth Lee, Chair from 15.08.16

Alanna Vine

Stephen Partridge

Christine Woolridge

None of the directors had a beneficial interest in the shares of the Company.

### Statement of Directors' Responsibilities

The directors are responsible for preparing the Director's 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 accounts unless they are satisfied that they give a true and fair view of the state of affairs of the Company and 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 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.

### Auditors

So far as each director is aware, there is no relevant audit information of which the company's auditor is unaware; and each director has taken all steps that they ought to have taken as a director in order to make themselves aware of any relevant information and to establish that the company's auditor is aware of that information.

The auditor, Beever and Struthers, is deemed to be reappointed in accordance with section 487 of the Companies Act 2006.

### Small Companies Provisions

This report was approved by the board on 7 September 2020, and has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Signed on behalf of the Board by

**K Lee**  
Director

Cornerstone  
2 Edward Street  
Stockport  
SK1 3NQ

**Independent Auditor's Report to the Members of Viaduct Partnerships Limited****Opinion**

We have audited the financial statements of Viaduct Partnerships Limited (the "company") for the year ended 31 March 2020 which comprise the Statement of Comprehensive Income and Retained Earnings, the Statement of Financial Position 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 Section 1A "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 31 March 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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. 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.

**Opinions 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 the 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 in relation to which 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

**Responsibilities of directors**

As explained more fully in the Directors' Responsibilities Statement, set out on page 4, 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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**Use of our 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.

Sue Hutchinson FCCA (Senior Statutory Auditor)  
For and on behalf of  
BEEVER AND STRUTHERS  
Chartered Accountants and Statutory Auditor  
St George's House  
215/219 Chester Road  
Manchester  
M15 4JE

Date:

Statement of Comprehensive Income and Retained Earnings  
 for the year ended 31 March 2020

	2020 £'000	2019 £'000
Turnover	13,216	10,938
Cost of sales	<u>13,211</u>	<u>10,935</u>
Gross profit	<u>5</u>	<u>3</u>
Operating Surplus	5	3
Interest Receivable	7	3
Surplus before taxation	<u>12</u>	<u>6</u>
Tax on profit	-	1
Surplus after taxation	12	5
Retained earnings as at the beginning of the accounting period	6	1
Gift Aid paid	(10)	-
Retained earnings as at the end of the accounting period	<u><u>8</u></u>	<u><u>6</u></u>

All the activities of the company are from continuing operations.

The company has no other recognised items of income and expenses other than the results for the year as set out above

The notes on pages 10 to 12 form part of these accounts

**Statement of Financial Position  
 at 31 March 2020**

	<i>Note</i>	<b>2020 £'000</b>	<b>2019 £'000</b>
<b>Current assets</b>			
Debtors falling due within one year	4	91	873
Debtors falling due after one year	5	597	299
Cash at bank and in hand		<u>2,293</u>	<u>1,296</u>
		<b>2,981</b>	<b>2,468</b>
<b>Creditors: amounts falling due within one year</b>	6	<u>(2,366)</u>	<u>(2,153)</u>
<b>Net current assets</b>		<u>615</u>	<u>315</u>
<b>Creditors: amounts falling due after one year</b>	7	<u>(597)</u>	<u>(299)</u>
<b>Total assets less current liabilities</b>		<u>18</u>	<u>16</u>
<b>Net assets</b>		<u>18</u>	<u>16</u>
<b>Capital and reserves</b>			
Called up share capital		10	10
Profit and loss account		<u>8</u>	<u>6</u>
<b>Total reserves</b>		<u>18</u>	<u>16</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 the Financial Reporting Standard applicable in the UK and Republic of Ireland

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

These financial statements were approved by the Board of directors and authorised for issue on 7 September 2020 and were signed on its behalf by:

**K Lee**  
 Director  
 Company registration number: 10330045

The notes on pages 10 to 12 form part of these accounts.

**Notes to the Financial Statements**  
*(forming part of the financial statements)***1. Statutory Information**

Viaduct Partnerships Ltd is a private company limited by shares, registered in England and Wales. The registered office is Cornerstone, 2 Edward Street, Stockport, SK1 3NQ.

**2. Statement of Compliance**

The financial statements have been prepared in compliance with Section 1A of FRS 102, "The Financial Reporting Standard applicable in the UK and the Republic of Ireland" and are presented in sterling £ rounded to the nearest £'000.

**3. Accounting Policies****Basis of Preparation**

The financial statements have been prepared on the historical cost basis. The financial statements are prepared in sterling, rounded to the nearest £'000, which is the functional currency of the entity.

**Revenue Recognition**

Turnover is measured at the fair value of consideration received or receivable and represents amounts received for goods supplied and services rendered, stated net of discounts and of Value Added Tax.

Revenue from the rendering of services is measured by reference to the stage of completion of the service transaction at the end of the reporting period provided that the outcome can be reliably estimated.

**Income Tax**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference

**Financial Instruments**

All financial instruments held by the company are classified as basic with regards FRS 102. These instruments are initially recorded at the transaction price less any transaction costs (historical cost), FRS 102 requires that basic financial instruments are subsequently measured at amortised cost. Loans and investments that are payable or receivable within one year are not discounted.

**Creditors Falling Due After More Than One Year**

Creditors falling due after more than one year relate to retentions on developments. An equivalent debtor has been recognised, representing amounts due from Stockport Homes in relation to these.

**Gift Aid**

Gift aid payments are accounted for as a distribution. Gift aid payments are only accrued where a legal obligation to make the payment exists at the reporting date.

## Notes (continued)

## 4. Debtors: Amounts falling due within one year

	2020 £'000	2019 £'000
Group Undertakings	62	843
Other Debtors	29	30
	91	873
	91	873

## 5 Debtors: amounts falling due after one year

	2020 £'000	2019 £'000
Group Undertakings	597	299
	597	299
	597	299

## 6. Creditors: amounts falling due within one year

	2020 £'000	2019 £'000
Trade Creditors	(1,011)	(211)
Group Undertakings	(595)	(324)
Other Creditors	(760)	(1,618)
	(2,366)	(2,153)
	(2,366)	(2,153)

## 7. Creditors: amounts falling due after one year

	2020 £'000	2019 £'000
Other Creditors	(597)	(299)
	(597)	(299)
	(597)	(299)

## 8. Contingent Liabilities

There were no contingent liabilities at the balance sheet date.

**9. Financial Commitments**

The company had financial commitments to be undertaken on behalf of the parent company of the below at the balance sheet date:-

	£'000
Commitments contracted but not provided for	34,227
Commitments approved by the Board but not contracted for	6,411

**10. Related party disclosures and ultimate controlling party**

The Company is controlled by Stockport Homes Limited, which owns 10,000 ordinary £1 shares (100%) of the share capital of the Company. Stockport Homes Limited produces consolidated accounts which are available to members of the public from its registered office: Stockport Homes Limited, Cornerstone, 2 Edward Street, Stockport SK1 3NQ.

Stockport Metropolitan Borough Council is the ultimate controlling party of the Company. Stockport Metropolitan Borough Council produces consolidated accounts which are available to members of the public from its registered office (Fred Perry House, Stockport, SK1 3UR).

Amounts paid to non-executive directors during the period totalled £2,431, in addition expenses of £370 were paid in 2019/20 (2018/19 £705) related to travel and subsistence:

Board member	Remuneration 19/20	Remuneration 18/19
	£	£
Alanna Vine	251	446
David Beckett	0	720
Kenneth Lee	532	720
Robin Burman	450	1,560
Sarah Keenan	355	520
Steve Partridge	488	480
Christine Woolridge	<u>355</u>	<u>0</u>
Total	2,431	4,446

**11. Average Number of Employees**

Viaduct Partnerships had no direct employees in the year. Costs for employees are recharged from Stockport Homes Limited.

**12. Auditors' Remuneration**

Auditors' remuneration amounted to £3,300 (2019: £3,250).