

# Capital Bank Property Investments (3) Limited

Annual report and financial statements  
for the year ended 31 March 2020

**Registered office**

Cawley House  
Chester Business Park  
Chester  
CH4 9FB

**Registered number**

02271271

**Current directors**

N S Burnett  
A Hulme

**Company Secretary**

Lloyds Secretaries Limited



Member of Lloyds Banking Group

## Directors' report

For the year ended 31 March 2020

### Principal activities and business review

Capital Bank Property Investments (3) Limited ("the Company") is a limited company both incorporated and domiciled in England and Wales (registered number: 02271271).

During the year ended 31 March 2020 the Company did not trade or incur any liabilities and consequently has made neither profit nor loss.

### Directors

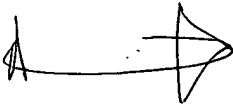
The current directors of the Company are shown on the front cover.

There have been no changes to directors between the beginning of the reporting period and the approval of the Annual report and financial statements.

### Directors' indemnities

Lloyds Banking Group plc has granted to the directors of the Company a deed of indemnity through deed poll which constituted 'qualifying third party indemnity provisions' for the purposes of the Companies Act 2006. The deed was in force during the whole of the financial year and at the date of approval of the financial statements or from the date of appointment in respect of directors who join the board of the Company during the financial year. Directors no longer in office but who served on the board of the Company at any time in the financial year have the benefit of this contract of indemnity during that period of service. The indemnity remains in force for the duration of the directors' periods of office. The deed indemnifies the directors to the maximum extent permitted by law. Deeds for existing directors are available for inspection at the registered office of Lloyds Banking Group plc. In addition, the Group has in place appropriate directors and officers liability insurance cover which was in place throughout the financial year.

Approved by the board of directors and signed on its behalf by:



N S Burnett  
Director

9th December 2020

## Balance sheet.

As at 31 March 2020

	Note	31 March 2020 £'000	Restated 31 March 2019 £'000	Restated 1 April 2018 £'000
<b>LIABILITIES</b>				
Borrowed funds	2	8,386	8,386	8,386
<hr/>				
<b>Total liabilities</b>		<b>8,386</b>	<b>8,386</b>	<b>8,386</b>
<hr/>				
<b>EQUITY</b>				
Share capital	3	-	-	-
Accumulated losses		(8,386)	(8,386)	(8,386)
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<b>Total equity</b>		<b>(8,386)</b>	<b>(8,386)</b>	<b>(8,386)</b>
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<b>Total equity and liabilities</b>		<b>-</b>	<b>-</b>	<b>-</b>

For the year ended 31 March 2020, the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 (the "Act") relating to dormant companies.

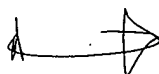
Directors' responsibilities:

- The member has not required the Company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirement of the Act with respect to accounting records and the preparation of accounts.

The accompanying notes to the financial statements are an integral part of these financial statements.

The comparative figures have been restated as explained in note 5.

The financial statements were approved by the board of directors and were signed on its behalf by:



N S Burnett  
Director

9th December 2020

## Notes to the financial statements

For the year ended 31 March 2020

### 1. Accounting policies

#### 1.1 Basis of preparation

The principal accounting policies applied in the preparation of these financial statements are set out below. The financial statements have been prepared under the historical cost convention, in compliance with the requirements of the Companies Act 2006 and in accordance with applicable International Financial Reporting Standards (IFRS). There are no accounting policies where the use of assumptions and estimates are determined to be significant to the financial statements.

The Company has net liabilities and is reliant on funding ultimately provided by Lloyds Banking Group plc. The directors are satisfied that it is the intention of Lloyds Banking Group plc that its subsidiaries including the Company will continue to receive funding in the future and, accordingly, the financial statements have been prepared on a going concern basis.

A Statement of comprehensive income, a Statement of changes in equity and a Cash flow statement are not presented in these financial statements as these would show £nil amounts for the current and preceding financial years.

### 2. Borrowed funds

	31 March 2020 £'000	Restated 31 March 2019 £'000
Bank of Scotland plc	8,386	8,386

Amounts due to group undertakings are unsecured, non-interest bearing and repayable on demand, although there is no expectation that such a demand would be made.

The comparative figures have been restated as explained in note 5.

### 3. Share capital

	31 March 2020 £'000	31 March 2019 £'000
Allotted, issued and fully paid 2 ordinary shares of £1 each	-	-

## Notes to the financial statements (continued)

For the year ended 31 March 2020

### 4. Related party transactions

The Company is controlled by Bank of Scotland plc (incorporated in Scotland). The company regarded by the directors as the ultimate parent company is Lloyds Banking Group plc (incorporated in Scotland), which is also the parent undertaking of the largest group of undertakings for which group financial statements are drawn up and of which the Company is a member. Bank of Scotland plc is the parent undertaking of the smallest such group of undertakings. Copies of the Annual Report and Accounts of both companies may be obtained from Group Secretariat, Lloyds Banking Group plc, 25 Gresham Street, London, EC2V 7HN. The Lloyds Banking Group plc financial statements may be downloaded via [www.lloydsbankinggroup.com](http://www.lloydsbankinggroup.com).

The Company's related parties include other companies in the Lloyds Banking Group, pension schemes of the Company's ultimate parent company and the Company's key management personnel. Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Company, which is determined to be the Company's directors.

There were no transactions between the Company and key management personnel during the current or preceding year.

Key management personnel are employed by other companies in the Lloyds Banking Group and consider that their services to the Company are incidental to their other activities within the Group.

### 5. Restatement of comparatives

The comparative information reported has been restated as explained below:

	Restated £'000	Adjustment £'000	Previously reported £'000
<b>Balance sheet as at 1 April 2018</b>			
<b>Assets</b>			
Amounts due from other group undertakings	-	(1,193)	1,193
Current tax asset	-	(1)	1
<b>Liabilities</b>			
Borrowed funds	(8,386)	1,203	(9,589)
<b>Equity</b>			
Accumulated losses	(8,386)	9	(8,395)
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<b>Balance sheet as at 31 March 2019</b>			
<b>Assets</b>			
Amounts due from other group undertakings	-	(1,193)	1,193
Current tax asset	-	(1)	1
<b>Liabilities</b>			
Borrowed funds	(8,386)	1,203	(9,589)
<b>Equity</b>			
Accumulated losses	(8,386)	9	(8,395)

Dormant accounts have been filed since year ended 31 March 2016. However the Current tax asset has since been settled, along with intercompany balances to leave only an amount due to Bank of Scotland plc of £8,386,000. There was also a write off of intercompany balances of £9,000. The figures now presented above are the correct figures as at 1 April 2018 and 31 March 2019.

The Cashflow statement and the Statement of comprehensive income are still £nil for all years presented, the above restatement has not altered this.

During 2018 the Company adopted IFRS 9, however, this has not had any impact on any amounts recognised within these financial statements.