

Registered number: 00602854

**HANSON LAND DEVELOPMENT LIMITED**

**ANNUAL REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

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## **HANSON LAND DEVELOPMENT LIMITED**

### **COMPANY INFORMATION**

<b>Directors</b>	N Benning-Prince R C Dowley E A Gretton Dr C M Wendt (resigned 11 February 2022) A Quilez Somolinos (appointed 11 February 2022)
<b>Company secretary</b>	W F Rogers
<b>Registered number</b>	00602854
<b>Registered office</b>	Hanson House 14 Castle Hill Maidenhead SL6 4JJ

# **HANSON LAND DEVELOPMENT LIMITED**

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## **HANSON LAND DEVELOPMENT LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021**

The Directors present their report and the financial statements for the year ended 31 December 2021.

#### **Principal activities and business review**

The Company is a group investment holding company. It did not have any transactions which affected the Statement of Comprehensive Income during the current or prior year and, therefore, the financial statements comprise the Balance Sheet and related notes only.

#### **Going concern**

The financial statements have been prepared on a going concern basis as the Company's intermediate parent undertaking, which indirectly owns the Company's entire share capital, has committed to continue to support the Company for a period no less than 12 months from the date of the financial statements, in order that it can meet its liabilities as they fall due.

The Directors have considered and satisfied themselves that the intermediate parent company is able to make the commitments it has made to the Company. In doing this, the Directors have noted that the ultimate parent has made an assessment on the impact of the Ukraine crisis. Whilst the ultimate parent is not able to make a reliable forecast on the overall impact on its business as a result of the crisis, its financial statements for the year ended 31 December 2021 continue to be prepared on a going concern basis, whilst recognising that there will be volatility in energy markets ahead.

Thus the Directors have a reasonable expectation that the Company will be able to continue in operational existence for the foreseeable future and they continue to adopt the going concern basis of accounting in preparing the financial statements.

#### **Directors**

The Directors who served during the year and up to the date of signing the financial statements were:

N Benning-Prince  
R C Dowley  
E A Gretton  
Dr C M Wendt (resigned 11 February 2022)  
A Quilez Somolinos (appointed 11 February 2022)

#### **Directors' indemnity**

HeidelbergCement AG has indemnified, by means of directors' and officers' liability insurance, one or more Directors of the Company against liability in respect of proceedings brought by third parties, subject to the conditions set out in section 234 of the Companies Act. Such qualifying third party indemnity provision was in force during the year and is in force as at the date of approving the Directors' Report.

The articles of association also provide for the Directors to be indemnified by the Company subject to the provisions of the Companies Act.

This report was approved by the board on 14 June 2022 and signed on its behalf.



**W F Rogers**  
Secretary

**HANSON LAND DEVELOPMENT LIMITED**  
**REGISTERED NUMBER: 00602854**

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2021**

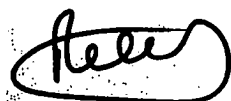
	<b>Note</b>	<b>2021 £000</b>	<b>2020 £000</b>
<b>Fixed assets</b>			
Investments	3	8	8
<b>Current assets</b>			
Debtors: amounts falling due within one year	4	814	814
<b>Creditors: amounts falling due within one year</b>	5	(30,348)	(30,348)
<b>Net current liabilities</b>		(29,534)	(29,534)
<b>Net liabilities</b>		(29,526)	(29,526)
<b>Capital and reserves</b>			
Called up share capital	6	-	-
Profit and loss account	7	(29,526)	(29,526)
<b>Total equity</b>		(29,526)	(29,526)

For the year ended 31 December 2021 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

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

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 14 June 2022.



**R C Dowley**  
Director

The notes on pages 3 to 6 form part of these financial statements.

## **HANSON LAND DEVELOPMENT LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021**

#### **1. General information**

Hanson Land Development Limited ("the Company") is a limited company incorporated and domiciled in the United Kingdom. The address of its registered office and principal place of business is disclosed in the Company Information.

#### **2. Accounting policies**

##### **2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 (FRS102), the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The Company's financial statements are presented in Sterling, which is also the Company's functional currency, and all values are rounded to the nearest thousand pounds (£'000) except where otherwise indicated.

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

The Company is itself a subsidiary company and is exempt from the requirement to prepare group financial statements by virtue of section 401 of the Companies Act 2006. These financial statements therefore present information about the Company as an individual undertaking and not about its group.

The Company is part of the HeidelbergCement AG group and is included in the consolidated financial statements of HeidelbergCement AG. The Company therefore qualifies for the reduced disclosures for subsidiaries under FRS 102 including the exemption to present a cash flow statement. The Company is also exempt under Section 33.1A of FRS 102 from disclosing related party transactions with wholly owned subsidiaries of the HeidelbergCement AG group.

##### **2.2 Going concern**

The financial statements have been prepared on a going concern basis as the Company's intermediate parent undertaking, which indirectly owns the Company's entire share capital, has committed to continue to support the Company for a period no less than 12 months from the date of the financial statements, in order that it can meet its liabilities as they fall due.

The Directors have considered and satisfied themselves that the intermediate parent company is able to make the commitments it has made to the Company. In doing this, the Directors have noted that the ultimate parent has made an assessment on the impact of the Ukraine crisis. Whilst the ultimate parent is not able to make a reliable forecast on the overall impact on its business as a result of the crisis, its financial statements for the year ended 31 December 2021 continue to be prepared on a going concern basis, whilst recognising that there will be volatility in energy markets ahead.

Thus the Directors have a reasonable expectation that the Company will be able to continue in operational existence for the foreseeable future and they continue to adopt the going concern basis of accounting in preparing the financial statements.

##### **2.3 Investments**

Investments are shown at fair value with changes in fair value recognised in other comprehensive income.

## HANSON LAND DEVELOPMENT LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

#### 2. Accounting policies (continued)

##### 2.4 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities, loans to related parties and investments in 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.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable legal right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

#### 3. Fixed asset investments

##### Investments in joint ventures and other investments £000

##### Investment at fair value

At 1 January 2021 and 31 December 2021

8

The fair value of the joint ventures is £nil and the fair value of the other investment is £8,000.

##### Joint ventures and other investment

The investments in which the Company held any class of share capital are as follows:

Name	Country of incorporation	Class of shares	Holding	Principal activity
Ensign Park Limited*	England and Wales	'A' Ordinary	100%	Dormant
Creative Land Developers Limited*	England and Wales	'A' Ordinary	100%	Dormant
ARC Property Investments Limited**	England and Wales	Ordinary	0.03%	Group finance company

\* - joint venture

\*\* - other investment

The registered office of the investments is Hanson House, 14 Castle Hill, Maidenhead, SL6 4JJ.

## HANSON LAND DEVELOPMENT LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

#### 4. Debtors

	2021 £000	2020 £000
<b>Due within one year</b>		
Amounts owed by group undertakings	814	814

Amounts owed by group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

#### 5. Creditors: Amounts falling due within one year

	2021 £000	2020 £000
Amounts owed to group undertakings	30,348	30,348

Amounts owed to group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

#### 6. Share capital

	2021 £	2020 £
<b>Allotted, called up and fully paid</b>		
2 (2020 - 2) ordinary shares of £1 each	2	2

#### 7. Reserves

##### Profit and loss account

Included within the profit and loss account is a capital reserve of £248,000.

#### 8. Related party transactions

The Company has taken advantage of the exemption under paragraph 33.1A of FRS102 not to disclose transactions with wholly owned subsidiaries in the group headed by HeidelbergCement AG. Balances outstanding at 31 December with related parties, are as follows:

	2021 £000	2020 £000
Amounts owed by indirect parent undertaking	814	814
Amounts owed to direct parent undertaking	(30,336)	(30,336)
Amounts owed to other investment undertaking	(12)	(12)
	<u>(29,534)</u>	<u>(29,534)</u>



## **HANSON LAND DEVELOPMENT LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021**

#### **9. Ultimate parent undertaking and controlling party**

The Company's immediate parent undertaking is Hanson Retail Limited, a company registered in England and Wales. The Company's ultimate parent undertaking is HeidelbergCement AG, a company registered in Germany. The largest and smallest group in which the results of the Company are consolidated is that headed by HeidelbergCement AG. Copies of the consolidated financial statements of HeidelbergCement AG may be obtained from Berliner Strasse 6, D 69120 Heidelberg, Germany.