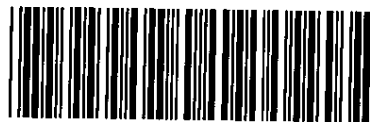

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 DECEMBER 2021

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ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

COMPANY INFORMATION

Directors	Robert Flavell Robert Williams
Registered number	02885028
Registered office	Two Devon Way Longbridge Birmingham West Midlands B31 2TS

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

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ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

DIRECTORS' REPORT FOR THE PERIOD ENDED 31 DECEMBER 2021

The directors present their report and the financial statements for the period ended 31 December 2021.

Principal activity

The principal activity of the company in the year under review was that of property investment and development.

Results and dividends

The loss for the period, after taxation, amounted to £24,685 (2020 - loss £43,472).

No dividends will be distributed for the period ended 31 December 2021 (2020: £nil).

Director

The director who served during the period was:

Robert Flavell

Guy Gusterson (resigned 31 March 2022)

Robert Williams was appointed a director after 31 December 2021 but before the date of this report (appointed 31 March 2022).

Going concern

The financial position of the company is set out in the Balance Sheet and the accompanying notes to the financial statements.

The company is reliant on the support of one of its parent undertakings, St. Modwen Properties Limited, and of its ultimate parent undertaking, The Blackstone Group Inc., to be able to meet its liabilities as they fall due. However, the directors consider that the company is an integral part of St. Modwen Properties Limited's structure and strategy and this is evidenced by a letter of support from St. Modwen Properties Limited, which states its intent to provide the necessary financial support to ensure that the company is a going concern for at least twelve months from the date of signing of these financial statements. After making enquiries and taking account of the factors noted above, the directors have a reasonable expectation that the company will have access to adequate resources to continue in existence for the foreseeable future. Thus, they continue to adopt the going concern basis in preparing the annual financial statements. In doing so, the directors have considered the latest guidelines from the Financial Reporting Council regarding the preparation of financial statements on a going concern basis.

This report was approved by the board on 27 September 2022 and signed on its behalf.



Robert Williams
Director

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 DECEMBER 2021**

	Note	13 month period ended 31 December 2021 £	year ended 30 November 2020 £
Turnover	3	22,009	28,768
Cost of sales		(13,379)	(15,657)
Gross profit		8,630	13,111
Loss on revaluation of investment property	6	(31,675)	(48,280)
Operating loss		(23,045)	(35,169)
Tax on loss	5	(1,640)	(8,303)
Loss for the financial period/year		(24,685)	(43,472)

The notes on pages 6 to 13 form part of these financial statements.

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED
REGISTERED NUMBER: 02885028

BALANCE SHEET
AS AT 31 DECEMBER 2021

	Note	31 December 2021 £	30 November 2020 £
Fixed assets			
Investment property	6	2,100,000	2,100,000
		<u>2,100,000</u>	<u>2,100,000</u>
Current assets			
Debtors	7	16,575,484	16,607,932
		<u>16,575,484</u>	<u>16,607,932</u>
Creditors: amounts falling due within one year	8	(14,530,251)	(14,538,014)
Net current assets		<u>2,045,233</u>	<u>2,069,918</u>
Total assets less current liabilities		<u>4,145,233</u>	<u>4,169,918</u>
Net assets		<u><u>4,145,233</u></u>	<u><u>4,169,918</u></u>
Capital and reserves			
Called up share capital	9	2	2
Revaluation reserve		364,551	396,225
Profit and loss account		3,780,680	3,773,691
		<u><u>4,145,233</u></u>	<u><u>4,169,918</u></u>

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED
REGISTERED NUMBER: 02885028

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2021

The company is entitled to exemption from audit under Section 479A of the Companies Act 2006 relating to subsidiary companies for the 13 month period ended 31 December 2021.

The members have not required the company to obtain an audit of its financial statements for the 13 month period ended 31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial period and of its profit or loss for each financial period in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 27 September 2022



Robert Williams
Director

The notes on pages 6 to 13 form part of these financial statements.

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 DECEMBER 2021**

	Called up share capital	Revaluation reserve	Profit and loss account	Total equity
	£	£	£	£
At 1 December 2019	2	444,505	3,768,883	4,213,390
Changes in equity				
Loss for the year	-	-	(43,472)	(43,472)
Surplus on revaluation of freehold property	-	(48,280)	48,280	-
At 1 December 2020	2	396,225	3,773,691	4,169,918
Changes in equity				
Loss for the period	-	-	(24,685)	(24,685)
Transfer of net unrealised losses from fair value reserve	-	(31,674)	31,674	-
At 31 December 2021	2	364,551	3,780,680	4,145,233

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

The notes on pages 6 to 13 form part of these financial statements.

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2021

1. General information

St. Modwen Developments (Longbridge) Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. Accounting policies

2.1 Basis of preparation of financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 101 "Reduced Disclosure Framework" ("FRS 101"). The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

In preparing these financial statements, the company applies the recognition, measurement and disclosure requirements of International Accounting Standards in conformity with the requirements of the Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

The company has taken advantage of the disclosure exemptions included within paragraph 8 of FRS 101. The main impact of these disclosure exemptions is that these financial statements do not include a cash flow statement, financial instruments, fair value and related party disclosures or comparative information in respect of certain assets. Where required, equivalent disclosures are given in the consolidated financial statements of St. Modwen Properties Limited.

2.2 Going concern

The company is reliant on the support of one of its parent undertakings, St. Modwen Properties Limited, and of its ultimate parent undertaking, The Blackstone Group Inc., to be able to meet its liabilities as they fall due. However, the directors consider that the company is an integral part of St. Modwen Properties Limited's structure and strategy and this is evidenced by a letter of support from St. Modwen Properties Limited, which states its intent to provide the necessary financial support to ensure that the company is a going concern for at least twelve months from the date of signing of these financial statements. After making enquiries and taking account of the factors noted above, the directors have a reasonable expectation that the company will have access to adequate resources to continue in existence for the foreseeable future. Thus, they continue to adopt the going concern basis in preparing the annual financial statements. In doing so, the directors have considered the latest guidelines from the Financial Reporting Council regarding the preparation of financial statements on a going concern basis.

2.3 Turnover

Turnover is recognised when performance obligations are satisfied by transferring a promised good or service to a customer. Turnover is measured at the fair value of the consideration received excluding discounts, VAT and other sales taxes or duty.

2.4 Rental income

Rental income from leases granted is accounted for under IFRS 16 Leases. Rental income is adjusted for the impact of any cash incentives given to the lessee and to reflect any rent free incentive periods, is recognised in the Profit and Loss Account on a straight-line basis over the lease term.

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2021

2. Accounting policies (continued)

2.5 Investment property

Investment properties are properties which are held either to earn rental income or for capital appreciation or both. Investment properties are carried at fair value following initial recognition at the present value of the consideration payable. To establish fair value, investment properties are independently valued on the basis of market value. Any unrealised surplus or deficit arising is recognised in the profit and loss account for the year and subsequently transferred to the fair value reserve. Investment properties are not depreciated.

Once classified as an investment property, a property remains in this category until development with a view to sale commences, at which point the asset is transferred to inventories at current valuation.

Where an investment property is being redeveloped for continued use as an investment property, the property remains within investment property and any movement in valuation is recognised in the profit and loss account. Capital expenditure, including capitalised interest on qualifying assets and labour costs where applicable, that is directly attributable to the redevelopment or refurbishment of investment property, up to the point of it being completed for its intended use, is included in the carrying value of the property.

Investment property disposals are recognised on completion. Profits and losses arising are recognised through the profit and loss account and the profit or loss on disposal is determined as the difference between the sales proceeds and the carrying amount of the asset.

2.6 Financial instruments

Financial assets and financial liabilities are recognised when the company becomes a party to the contractual provisions of the instrument.

2.7 Trade and other debtors

Trade and other debtors are initially recognised at fair value and subsequently carried at amortised cost less any allowance for expected credit losses. The expected credit losses on trade and other debtors are estimated using a provision matrix based on the company's historical credit loss experience, adjusted for factors that are specific to the individual debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date. Balances are written off when the probability of recovery is assessed as being remote.

2.8 Trade and other creditors

Trade and other creditors are initially recognised at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest rate method. Where payment is on deferred terms the liability is initially recorded by discounting the nominal amount payable to net present value. The discount to nominal value is amortised over the period of the deferred arrangement and charged to finance costs.

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2021

2. Accounting policies (continued)

2.9 Taxation

Current tax assets and liabilities are measured at the amount expected to be recovered from, or paid to, the taxation authorities, based on tax rates and laws that are enacted or substantively enacted by the balance sheet date. Full payment is made for transfer pricing adjustments and group relief surrendered between group undertakings.

Deferred income tax is recognised on all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements, using the rates of tax expected to apply based on legislation enacted or substantively enacted at the balance sheet date.

Deferred income tax assets are recognised only to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, carried forward tax credits or tax losses can be utilised.

Deferred income tax assets and liabilities are measured on an undiscounted basis at the tax rates that are expected to apply when the related asset is realised or liability is settled, based on tax rates and laws substantively enacted at the balance sheet date.

2.10 Key sources of estimation uncertainty

In the application of the company's accounting policies outlined above, the directors are required to make estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant and so actual results may differ from these estimates. The key assumptions concerning the future, and other key sources of estimation uncertainty at the reporting period that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

2.11 Valuation of investment property

Investment properties are held at fair value, which is determined by independent valuations undertaken by external valuation experts in accordance with the Appraisal and Valuation Manual of the Royal Institution of Chartered Surveyors. These valuations are based on prevailing market conditions and evidence of transaction prices for similar properties together with assumptions including yields, estimated rental values, gross development values and the appropriateness of remediation expenditure and costs to complete. Market conditions and assumptions are expected to change over time and any increase in yields or costs to complete or any decreases in estimated rental values or gross development values in subsequent periods would result in a decrease in the fair value of investment properties. The company adopts the valuation performed by its independent valuers as the fair value of its investment properties, following review by management.

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2021**

3. Turnover

An analysis of turnover by class of business is as follows:

	13 month period ended 31 December 2021 £	<i>year ended 30 November 2020 £</i>
Rental income	22,009	28,768
	<u>22,009</u>	<u>28,768</u>

Analysis of turnover by country of destination:

	13 month period ended 31 December 2021 £	<i>year ended 30 November 2020 £</i>
United Kingdom	22,009	28,768
	<u>22,009</u>	<u>28,768</u>

4. Employees

The company had no employees or staff costs for the current financial period or the prior financial year.

None of the directors received any remuneration paid by the company during the current financial period or the prior financial year. The remuneration of the directors is paid by other group undertakings and no part of their remuneration is specifically attributable to their services to this company.

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2021**

5. Taxation

	13 month period ended 31 December 2021 £	<i>year ended 30 November 2020 £</i>
Corporation tax		
Current tax on profits for the period/year	1,640	8,303
	1,640	8,303
Total current tax	1,640	8,303
Taxation on profit on ordinary activities	1,640	8,303
Factors affecting tax charge for the period/year		
The tax assessed for the period/year is higher than (2020 - <i>higher than</i>) the standard rate of corporation tax in the UK of 19% (2020 - 19%). The differences are explained below:		
	13 month period ended 31 December 2021 £	<i>year ended 30 November 2020 £</i>
Loss on ordinary activities before tax	(23,045)	(35,169)
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2020 - 19%)	(4,379)	(6,682)
Effects of:		
Taxation on investment property	6,019	9,173
Adjustments to tax charge in respect of prior periods	-	5,812
Total tax charge for the period/year	1,640	8,303

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2021**

Factors that may affect future tax charges

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2021**

5. Taxation (continued)

Legislation enacted during the 13 month period ended 31 December 2021 included provisions which proposed an increase in the main rate of corporation tax from 19% to 25% with effect from 1 April 2023. Therefore, current tax has been provided at 19% and deferred tax has been provided at rates between 19% and 25%.

6. Investment property

	Freehold investment property £
Valuation	
At 1 December 2020	2,100,000
Additions at cost	31,675
Loss on revaluation	(31,675)
At 31 December 2021	<u>2,100,000</u>

Freehold investment properties were revalued as at 31 December 2021 and 30 November 2020 by Cushman & Wakefield, Chartered Surveyors in accordance with the Appraisal and Valuation Manual of the Royal Institution of Chartered Surveyors, on the basis of market value. The independent valuers provide the fair value of the company's properties every 6 months.

The investment property balance includes the impact of cumulative revaluation movements and would have been included on a historical cost basis at £1,735,449 (2020: £1,703,775).

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2021**

7. Debtors

	31 December 2021 £	<i>30 November 2020 £</i>
Trade debtors	2,485	3,998
Amounts owed by group undertakings	16,570,457	16,603,753
Other debtors	1,744	113
Prepayments and accrued income	798	68
	<u>16,575,484</u>	<u>16,607,932</u>

All amounts owed by group undertakings are interest free and repayable on demand.

8. Creditors: Amounts falling due within one year

	31 December 2021 £	<i>30 November 2020 £</i>
Trade creditors	3,060	275
Amounts owed to group undertakings	14,525,000	14,525,000
Corporation tax	1,640	2,491
Accruals and deferred income	551	10,248
	<u>14,530,251</u>	<u>14,538,014</u>

All amounts owed by group undertakings are interest free and repayable on demand.

9. Share capital

	31 December 2021 £	<i>30 November 2020 £</i>
Authorised, allotted, called up and fully paid		
2 (2020 - 2) Ordinary shares of £1.00 each	<u>2</u>	<u>2</u>

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2021**

10. Related party transactions

As the company is wholly owned by the group, it has taken advantage of the exemption under FRS 8 "Related Party Disclosures" not to disclose transactions with other companies in the group.

ST. MODWEN DEVELOPMENTS (LONGBRIDGE) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2021**

11. Ultimate parent company

The company's immediate parent company is Redman Heenan Properties Limited, a company registered in England and Wales. Copies of the financial statements of St. Modwen Properties Limited, the first group into which St. Modwen Developments (Longbridge) Limited is consolidated into, are available from the registered office Two Devon Way, Longbridge, Birmingham, B31 2TS.

The ultimate parent company and controlling party is The Blackstone Group Inc., a company registered in the state of Delaware, US. Copies of the group annual report and financial statements of The Blackstone Group Inc. are available online at <https://ir.blackstone.com/sec-filings-annual-letters/>.

These are the smallest and largest groups into which this company is consolidated.