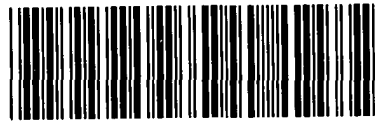


**ASHFORD (HC) LIMITED**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31ST JANUARY 2022**

Company Number: 03890236

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**ASHFORD (HC) LIMITED**

**REPORT AND FINANCIAL STATEMENTS**

**YEAR ENDED 31ST JANUARY 2022**

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**ASHFORD (HC) LIMITED**

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31ST JANUARY 2022**

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**DIRECTORS**

N Townson  
S D A Drewett

**COMPANY SECRETARY**

S D A Drewett

**REGISTERED OFFICE**

8 Sackville Street  
London  
W1S 3DG

**COMPANY NUMBER**

03890236

# **ASHFORD (HC) LIMITED**

## **DIRECTORS' REPORT**

**YEAR ENDED 31ST JANUARY 2022**

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The directors present their report together with the financial statements for the year ended 31st January 2022.

### **RESULTS**

The company has not traded since incorporation.

### **PRINCIPAL ACTIVITIES AND REVIEW OF THE BUSINESS**

The company acts as General Partner Parent of the Ashford Limited Partnership. No change is envisaged in the ensuing year.

### **DIRECTORS**

The directors of the company during the year were:

S D A Drewett  
N Townson

### **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Directors' 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgments and accounting 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 to 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.

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

On behalf of the Board on 10 October 2022



N Townson  
Director

## STATEMENT OF FINANCIAL POSITION

AT 31ST JANUARY 2022

	Note	2022	2021
		£	£
<b>FIXED ASSETS</b>			
Investments	4	3	3
<b>CURRENT ASSETS</b>			
Cash at bank and in hand		1	1
<b>CREDITORS: amounts falling due within one year</b>	5	(3)	(3)
<b>NET CURRENT LIABILITIES</b>		(2)	(2)
<b>NET ASSETS</b>		<u>£1</u>	<u>£1</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	6	1	1
<b>Shareholders' funds</b>		<u>£1</u>	<u>£1</u>

The directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 480 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the period in question in accordance with section 476 of the Act.

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 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 financial statements were approved and authorised for issue by the Board on 10 October 2022 and were signed below on its behalf by:



N Townson  
Director

The notes on pages 3 and 4 form part of these financial statements

# ASHFORD (HC) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31ST JANUARY 2022

### 1. GENERAL INFORMATION

Ashford (HC) Limited is a private company, limited by shares, incorporated in England and Wales.  
The registered office is 8 Sackville Street, London, W1S 3DG.  
The company was dormant throughout the year.  
The financial statements are presented in Sterling (£).

### 2. ACCOUNTING POLICIES

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard 102 Section 1A (Small Entities).

#### Investments

Investments in subsidiaries are stated at cost.

### 3. JUDGEMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Although these estimates are based on management's best knowledge of the amount, events or actions, actual results ultimately may differ from those estimates. The directors have not applied any estimates or judgements in preparing these financial statements.

### 4. INVESTMENTS

	Loans to group Undertakings £	Shares in group undertakings £	Total £
At 31st January 2021 and 31st January 2022	£1	£2	£3

The wholly owned subsidiary undertakings at 31st January 2022 were:

Ashford (PT1) Limited  
Ashford (PT2) Limited

Both companies are non-trading and are incorporated in England and Wales

The loans to group undertakings were made to the following companies which are limited by guarantee but controlled by Ashford (HC) Limited:

Ashford (GP) Limited

Group accounts have not been prepared as the company and its subsidiaries have been non-trading since incorporation and, for all subsidiary undertakings, their aggregate capital and reserves is a nominal £1.

**ASHFORD (HC) LIMITED****NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 31ST JANUARY 2022****5. CREDITORS: amounts falling due within one year**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Amount due to parent undertaking	<u>£3</u>	<u>£3</u>

**6. SHARE CAPITAL**

	<b>Ordinary shares of £1 each</b>	
	<b>Number</b>	<b>£</b>
<b>Authorised</b>		
31st January 2021 and 31st January 2022	<u>£100</u>	<u>£100</u>
<b>Allotted, issued and fully paid</b>		
31st January 2021 and 31st January 2022	<u>£1</u>	<u>£1</u>

**7. CONTINGENT LIABILITIES**

The company together with its subsidiary undertakings has provided security under a debenture in respect of bonds with a value of £70,950,000.

**8. ULTIMATE PARENT COMPANY**

The company is controlled by Crestbridge Property Partnerships Limited, a company incorporated in England and Wales.

At 31st January 2022, the company's ultimate parent company was Crestbridge Corporate Holdings Limited, a company registered in Jersey.

There is not deemed to be one controlling party.