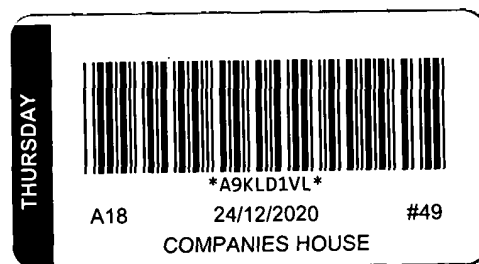

DEVELOPMENT SECURITIES (NO.19) LIMITED

UNAUDITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020



DEVELOPMENT SECURITIES (NO.19) LIMITED

COMPANY INFORMATION

Directors	R Upton M S Weiner
Company secretary	C J Barton
Registered number	05102750
Registered office	7a Howick Place London SW1P 1DZ

DEVELOPMENT SECURITIES (NO.19) LIMITED

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DEVELOPMENT SECURITIES (NO.19) LIMITED

STRATEGIC REPORT FOR THE YEAR ENDED 31 MARCH 2020

Business review, principal activities and future developments

The company was incorporated on 15 April 2004 as a private company limited by guarantee without share capital. The principal activity of the company during the year and the foreseeable future is that of property investment and development. The Directors do not foresee any changes in the future activities of the company.

The company did not trade during the current year and preceding financial period and made neither a profit nor a loss. There were also no other recognised gains and losses for the current year or preceding financial period. Accordingly, neither a Statement of comprehensive income nor a Statement of changes in equity have been presented.

The Directors do not recommend the payment of a dividend (13 month period ended 31 March 2019: £NIL).

Principal risks and uncertainties

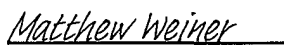
The management of the business and the execution of the company's strategy are subject to a number of risks. The company is a member of the U and I Group PLC group of companies. Further discussion of the risks and uncertainties, in the context of the group as a whole, is provided in the group's annual report which does not form part of this report.

The outbreak of Covid-19, declared by the World Health Organization as a "Global Pandemic" on 11 March 2020, creates an unprecedented degree of uncertainty over both the severity of the risks and the effectiveness of mitigating actions.

Financial key performance indicators (KPIs)

The Directors of the U and I Group PLC manage the group's operations on a group basis. For this reason, the company's Directors believe that an analysis using KPIs for the company is not necessary or appropriate for an understanding of the development, performance or position of the business of the company. The development, performance and position of the group is discussed in the group's annual report which does not form part of this report.

This report was approved by the board on 21 December 2020 and signed by its order.


Matthew Weiner (Dec 21, 2020 15:21 GMT)

M S Weiner
Director

DEVELOPMENT SECURITIES (NO.19) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2020

The Directors present their report and unaudited financial statements for the year ended 31 March 2020, comparatives are for the thirteen months from 1 March 2018 to 31 March 2019..

Result and dividends

The company did not receive any income and incur any expenses during the year (13 month period ended 31 March 2019: £NIL).

The Directors do not recommend the payment of a dividend (13 month period ended 31 March 2019: £NIL).

Directors


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

R Upton
M S Weiner

Qualifying third party indemnity provisions

The company maintains Directors' and officers' liability insurance, which is reviewed annually and is considered to be adequately insured. Such qualifying third party indemnity provisions were in place during the year and remain in place at the date of approving the Directors' report.

This report was approved by the board on 21 December 2020 and signed by its order.


Matthew Weiner (Dec 21, 2020 15:21 GMT)

M S Weiner
Director

DEVELOPMENT SECURITIES (NO.19) LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 31 MARCH 2020

The Directors are responsible for preparing the Strategic Report, the Directors' Report and the unaudited financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare unaudited financial statements for each financial year. Under that law the Directors have elected to prepare the unaudited 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 unaudited 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 unaudited financial statements, the Directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

DEVELOPMENT SECURITIES (NO.19) LIMITED
REGISTERED NUMBER: 05102750

BALANCE SHEET
AS AT 31 MARCH 2020

	Note	2020 £	2019 £
Fixed assets			
Investments	5	13	13
		<u>13</u>	<u>13</u>
Creditors: amounts falling due within one year		(13)	(13)
Net current liabilities		<u>(13)</u>	<u>(13)</u>
Total assets less current liabilities		<u>-</u>	<u>-</u>
Net assets		<u>-</u>	<u>-</u>
Capital and reserves		<u>-</u>	<u>-</u>

For the year ended 31 March 2020 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 21 December 2020.

Matthew Weiner
Matthew Weiner (Dec 21, 2020 15:21 GMT)

M S Weiner
Director

The notes on pages 5 to 7 form part of these financial statements.

DEVELOPMENT SECURITIES (NO.19) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

1. General information

The company did not trade during the current year and preceding financial period and made neither a profit nor a loss. There were also no other recognised gains and losses for the current year or preceding financial period. Accordingly, neither a Statement of comprehensive income nor a Statement of changes in equity have been presented.

The company is a private company limited by guarantee without share capital and is incorporated and domiciled in England. The address of its registered office is 7A Howick Place, SW1P 1DZ, London.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland (FRS 102) and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 3).

2.2 Going concern

The Directors have prepared the financial statements on the going concern basis, on the grounds that the company can meet its liabilities as they fall due.

2.3 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment with any changes to be recognised in the Statement of comprehensive income. Management undertake an annual review of the carrying value of its investments to establish if there is any impairment to its value based on the performance of the underlying asset and external evidence.

2.4 Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors and loans to and from group undertakings.

Financial liabilities

Creditors – Creditors are recognised and carried at the original transaction value and subsequently measured at amortised cost.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet when there is an enforceable 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.

2.5 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

DEVELOPMENT SECURITIES (NO.19) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

3. Judgements in applying accounting policies and key sources of estimation uncertainty

The preparation of financial statements in accordance with FRS 102 requires the use of certain critical accounting estimates and judgements. It also requires management to exercise judgement in the process of applying the company's accounting policies. Not all of these accounting policies require management to make difficult, subjective or complex judgements or estimates. 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, event or actions, actual results may differ from those estimates. The management believes that there was no material judgement or estimation involved in the preparation of these financial statements

Investments

Investments in subsidiaries are measured at cost less accumulated impairment with any changes to be recognised in the Statement of comprehensive income. Management undertake an annual review of the carrying value of its investments to establish if there is any impairment to its value based on the performance of the underlying asset and external evidence.

4. Employees

The company has no employees other than the Directors (13 month period ended 31 March 2019: none). Their remuneration, including pension costs, is not borne directly by the company but by U and I Group PLC. The entity did not incur any costs in relation to salaries recharged (13 month period ended 31 March 2019: £NIL).

5. Investments

	Investments in subsidiary companies £
Carrying value	
At 1 April 2019	13
At 31 March 2020	13
Net book value	
At 31 March 2020	13
At 31 March 2019	13

DEVELOPMENT SECURITIES (NO.19) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

5. Investments (continued)

Investments represent a 50% interest in the ordinary shares of DS Jersey (Renewables) Limited a company incorporated in Jersey and registered in Jersey. Its principal activity is that of property investment and development.

Investments in subsidiaries are measured at cost less accumulated impairment with any changes to be recognised in the Statement of comprehensive income. Management undertake an annual review of the carrying value of its investments to establish if there is any impairment to its value based on the performance of the underlying asset and external evidence.

6. Creditors: Amounts falling due within one year

	2020 £	2019 £
Amounts owed to group undertakings	13	13
	<u>13</u>	<u>13</u>

7. Controlling party

The ultimate parent and controlling company of the largest and smallest group of which Development Securities (No 19) Limited is a member and for which consolidated financial statements are produced is U and I Group PLC, incorporated in Great Britain and registered in England and Wales.

Copies of the annual report and financial statements of U and I Group PLC can be obtained from 7A Howick Place, London SW1P 1DZ.