
DEVELOPMENT SECURITIES (NO. 19) LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

DEVELOPMENT SECURITIES (NO. 19) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2023

The Directors of Development Securities (No. 19) Limited (the "Company") present their report and the financial statements for the year ended 31 March 2023.

Principal activity

The Company is dormant and no change in the Company's dormant status is anticipated in the foreseeable future.

Results for the year and dividends

There was no activity in the Company for the year ended 31 March 2023 and consequently no Statement of Comprehensive Income has been disclosed.

The Director does not recommend the payment of a dividend for the year ended 31 March 2023 (2022: £Nil).

Going concern

The directors believe that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company Land Securities Group PLC. The directors have received confirmation that Land Securities Group PLC intends to support the Company for at least one year after these financial statements are approved and signed.

Directors

The Directors who held office during the year and up to the date of this report unless otherwise stated were:

M J Hood (appointed 30 April 2022)

R Upton (resigned 30 April 2022)

U and I Director 1 Limited (appointed 5 October 2022)

U and I Director 2 Limited (appointed 5 October 2022)

Indemnity

The Company has made qualifying third-party indemnity provisions for the benefit of the respective Directors which were in place throughout the year and which remain in place at the date of this report.

Small companies exemption

The Directors' Report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

This report was approved by the board of directors and signed on its behalf.

L McCaveny, for and on behalf of U and I Company Secretaries Limited
Company Secretary

Date: 21 August 2023

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

BALANCE SHEET
AS AT 31 MARCH 2023

	Notes	2023 £	2022 £
Non-current assets			
Investments in subsidiary undertaking	3	13	13
		<hr/>	<hr/>
		13	13
Current liabilities			
Amounts owed to Group undertakings	4	(13)	(13)
		<hr/>	<hr/>
Net assets		<hr/> <hr/>	<hr/> <hr/>

For the year ended 31 March 2023 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 the financial statements.

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

C Lund, for and on behalf of U and I Director 2 Limited
Director

Date: 21 August 2023

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

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

1. General information

Development Securities (No. 19) Limited (the "Company") is a private company limited by guarantee without share capital and is incorporated, domiciled and registered in England and Wales (Registered number: 05102750). The nature of the Company's operations is set out in the Directors' Report on page 1. The results of the Company are included in the consolidated financial statements of Land Securities Group PLC which are available from the Company's registered office at 100 Victoria Street, London, SW1E 5JL.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland ('FRS102') and the Companies Act 2006. The financial statements are prepared under the historical cost convention.

The accounting policies which follow set out those policies which apply in preparing the financial statements for the year ended 31 March 2023. The financial statements are prepared in Pounds Sterling (£).

2.2 Financial reporting standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102:

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d); and
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information and the results of the Company are included in the consolidated financial statements of Land Securities Group PLC, in which the entity is consolidated.

2.3 Statement of Comprehensive Income and other primary statements

There was no activity in the Company for the year ended 31 March 2023 and consequently no Statement of Comprehensive Income has been disclosed.

2.4 Investment in subsidiary undertaking

Investments in subsidiary undertaking are stated at cost in the Company's Balance Sheet, less any provision for impairment in value.

2.5 Amounts owed to Group undertakings

Amounts owed to Group undertakings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, amounts owed to Group undertakings are stated at amortised cost with any difference between the amount initially recognised and redemption value being recognised in the Statement of Comprehensive Income over the period of the loan, using the effective interest method.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

2. Accounting policies (continued)**2.6 Going concern**

The directors believe that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company Land Securities Group PLC. The directors have received confirmation that Land Securities Group PLC intends to support the Company for at least one year after these financial statements are approved and signed.

3. Investment in subsidiary undertaking

	£
At 1 April 2021	13
At 31 March 2022	13
	<hr/>
As at 31 March 2023	<u>13</u>

The Company holds a 50% interest in the ordinary shares of DS Jersey (Renewables) Limited, a company incorporated and registered in Jersey. DS Jersey (Renewables) Limited is jointly owned by U and I (Development and Trading) Limited and Development Securities (No. 19) Limited. Its principal activity is that of property development.

4. Amounts owed to Group undertakings

	2023 £	2022 £
Amounts owed to Group undertakings	13	13
	<hr/>	<hr/>
	<u>13</u>	<u>13</u>

The unsecured amounts owed to Group undertakings are interest free and repayable on demand with no fixed repayment date.

5. Control

The Company is under the control of its members.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.