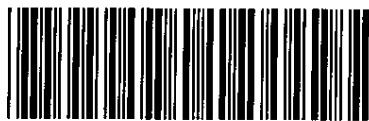

ST. MODWEN DEVELOPMENTS (HULL) LIMITED

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 DECEMBER 2021

THURSDAY



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29/09/2022

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COMPANIES HOUSE

ST. MODWEN DEVELOPMENTS (HULL) LIMITED

COMPANY INFORMATION

Directors Robert Evans
Matthew Molsom
Jonathan Scott

Registered number 05593517

Registered office Two Devon Way
Longbridge
Birmingham
West Midlands
B31 2TS

ST. MODWEN DEVELOPMENTS (HULL) LIMITED

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ST. MODWEN DEVELOPMENTS (HULL) 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 company has ceased to trade and is dormant.

Results and dividends

The result for the period, after taxation, amounted to £nil (2020 - £nil).

No dividends will be distributed for the 13 month period ended 31 December 2021 (2020: £nil).

Director

The director who served during the period was:

Robert Evans
Guy Gusterson (resigned 31 March 2022)


Matthew Molsom and Jonathan Scott were appointed as directors after 31 December 2021 but prior to the date of this report (appointed 31 March 2022 and 5 May 2022 respectively).

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 ceased trading during the financial year ended 30 November 2019. The directors do not anticipate that the company will have any subsequent trade and therefore they intend that the company will become dormant and be liquidated in due course. As a result, the financial statements have been prepared on a basis other than that of going concern. No adjustments arose as a result of changing the basis of preparation.

This report was approved by the board on 29 September 2022 and signed on its behalf.



Matthew Molsom
Director

ST. MODWEN DEVELOPMENTS (HULL) LIMITED

**PROFIT AND LOSS ACCOUNT
FOR THE PERIOD ENDED 31 DECEMBER 2021**

The Company has not traded during the period or the preceding financial year. During these periods, the Company received no income and incurred no expenditure and therefore made neither profit or loss.

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

ST. MODWEN DEVELOPMENTS (HULL) LIMITED
REGISTERED NUMBER: 05593517

BALANCE SHEET
AS AT 31 DECEMBER 2021

	Note	31 December 2021 £	30 November 2020 £
Fixed assets			
Current assets			
Debtors: amounts falling due within one year	5,454,592	5,454,592	
	<u>5,454,592</u>	<u>5,454,592</u>	
Total assets less current liabilities		5,454,592	5,454,592
 Net assets		 <u><u>5,454,592</u></u>	 <u><u>5,454,592</u></u>
 Capital and reserves			
Called up share capital		1	1
Profit and loss account		5,454,591	5,454,591
		<u><u>5,454,592</u></u>	<u><u>5,454,592</u></u>

ST. MODWEN DEVELOPMENTS (HULL) LIMITED
REGISTERED NUMBER: 05593517

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 29 September 2022



Matthew Molsom
Director

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

ST. MODWEN DEVELOPMENTS (HULL) LIMITED

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

1. General information

St. Modwen Developments (Hull) 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 ceased trading during the financial year ended 30 November 2019. The directors do not anticipate that the company will have any subsequent trade and therefore they intend that the company will become dormant and be liquidated in due course. As a result, the financial statements have been prepared on a basis other than that of going concern. No adjustments arose as a result of changing the basis of preparation.

2.3 Financial instruments

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

2.4 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.

ST. MODWEN DEVELOPMENTS (HULL) LIMITED

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

2. Accounting policies (continued)

2.5 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. There are no key assumptions concerning the future, or other key sources of estimation uncertainty that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

3. Debtors

	31 December 2021 £	<i>30 November 2020 £</i>
Amounts owed by group undertakings	5,454,592	5,454,592
	<u>5,454,592</u>	<u>5,454,592</u>

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

4. Share capital

	31 December 2021 £	<i>30 November 2020 £</i>
Authorised, allotted, called up and fully paid		
1 (2020 - 1) Ordinary share of £1.00	<u>1</u>	<u>1</u>

5. Related party transactions

As the company is wholly owned by the group, it has taken the exemption under paragraph 8 FRS 101 not to disclose transactions with other companies in the group.

ST. MODWEN DEVELOPMENTS (HULL) LIMITED

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

6. Ultimate controlling party

The company's immediate parent company is St. Modwen Properties Limited, a company registered in England and Wales. Copies of the financial statements of St. Modwen Properties Limited are available from the registered office Two Devon Way, Longbridge, Birmingham, B31 2TS.

The ultimate controlling party is The Blackstone Group Inc., a company incorporated in the state of Delaware, US. Copies of the 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.