

Registration number: 05747417

Severn Crossing Developments Limited
Annual Report and Financial Statements
for the Year Ended 30 September 2020

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Severn Crossing Developments Limited

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Severn Crossing Developments Limited

Company Information

Directors

J K Beauchamp

I D Devlin

Registered office

One Valpy
20 Valpy Street
Reading
Berkshire
RG1 1AR

Banker

Barclays Bank PLC
Bridgewater House
Counterslip
Finzels Reach
Bristol
BS1 6BX

Auditor

KPMG LLP
2 Forbury Gardens
33 Forbury Road
Reading
RG1 3AD

Severn Crossing Developments Limited

Directors' Report for the Year Ended 30 September 2020

The directors present their report and the financial statements for the year ended 30 September 2020.

Principal activity

Following the sale of its sole development property, the company is not actively pursuing any other lines of business. Accordingly, it has been prepared on a non going concern basis.

Directors of the company

The directors who held office during the year were as follows:

J N Stacey (resigned 18 October 2019)

J K Beauchamp

M A Carey (appointed 18 October 2019 and resigned 31 December 2019)

I D Devlin (appointed 31 December 2019)

Dividends

The directors recommend no final dividend payment be made in respect of the financial year ended 30 September 2020. (2019 £nil).

Political donations

During the year the company made no political donations. (2019 £nil).

Employment of disabled persons

It is the company's policy to give full consideration to suitable applications for employment by disabled persons where the requirements of the job can be adequately filled by a disabled person.

Employee involvement

It is the company's policy to keep all employees aware of financial and commercial matters as far as is practicable.

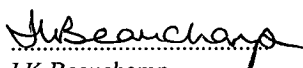
Disclosure of information to the auditor

The directors have taken steps that they ought to have taken as directors in order to make herself aware of any relevant audit information and to establish that the company's auditor is aware of that information. The directors confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

Reappointment of auditors

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

Approved by the Board on 27 May 2021 and signed on its behalf by:



J K Beauchamp
Director

One Valpy
20 Valpy Street
Reading
Berkshire
RG1 1AR

Severn Crossing Developments Limited

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 they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS102 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 its profit or loss for that period. In preparing the company financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and 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;
- use the going concern basis of accounting unless they either intend to liquidate the company or cease operations, or have no realistic alternative but to do so (as explained in note 2, the directors do not believe that it is appropriate to prepare these financial statements on a going concern basis).

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 enable them to ensure that the financial statements comply with the Companies Act 2006.

They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

As explained in note 2, the directors do not believe that it is appropriate to prepare these financial statements on a going concern basis.

Independent Auditor's Report to the Members of Severn Crossing Developments Limited

Opinion

We have audited the financial statements of Severn Crossing Developments Limited ("the company") for the year ended 30 September 2020 which comprise the Profit and Loss Account, Balance Sheet, Statement of Changes in Equity, and related notes, including the accounting policies in note 2.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2020 and of its profit or loss for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Emphasis of matter - non-going concern basis of preparation

We draw attention to the disclosure made in note 2 to the financial statements which explains that the financial statements have not been prepared on the going concern basis for the reasons set out in that note. Our opinion is not modified in respect of this matter.

Directors' report

The directors are responsible for the directors' report. Our opinion on the financial statements does not cover that report and we do not express an audit opinion thereon.

Our responsibility is to read the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the directors' report;
- in our opinion the information given in that report for the financial year is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to take advantage of the small companies exemption from the requirement to prepare a strategic report.

We have nothing to report in these respects.

Independent Auditor's Report to the Members of Severn Crossing Developments Limited (continued)

Directors' responsibilities

As explained more fully in their statement set out on page 3, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



Robert Fitzpatrick (Senior Statutory Auditor)
For and on behalf of KPMG LLP, Statutory Auditor

2 Forbury Place
33 Forbury Road
Reading
RG1 3AD

3 June 2021

Severn Crossing Developments Limited

Profit and Loss Account for the Year Ended 30 September 2020

	Note	2020 £	2019 £
Turnover	3	-	13,425,000
Cost of sales		-	(11,401,284)
Gross profit		-	2,023,716
Administrative expenses		-	(31,408)
Operating profit		-	1,992,308
Other interest receivable and similar income	4	-	7,857
Interest payable and similar charges	5	-	(138,182)
		-	(130,325)
Profit before tax		-	1,861,983
Taxation	8	-	(162,775)
Profit for the financial year		-	1,699,208

The above results were derived from discontinued operations.

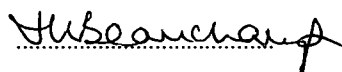
The company has no recognised gains or losses for the year other than the results above and therefore no separate statement of comprehensive income has been prepared.

Severn Crossing Developments Limited

(Registration number: 05747417)
Balance Sheet as at 30 September 2020

	Note	2020 £	2019 £
Current assets			
Cash at bank and in hand		191,383	191,383
Capital and reserves			
Called up share capital	10	3	3
Profit and loss account		191,380	191,380
Total equity		191,383	191,383

Approved and authorised by the directors on 27 May 2021



J K Beauchamp
Director

Severn Crossing Developments Limited

Statement of Changes in Equity for the Year Ended 30 September 2020

	Share capital £	Profit and loss account £	Total £
At 1 October 2019	3	191,380	191,383
At 30 September 2020	3	191,380	191,383

	Share capital £	Profit and loss account £	Total £
At 1 October 2018	3	(303,328)	(303,325)
Profit for the year	-	1,699,208	1,699,208
Total comprehensive income	-	1,699,208	1,699,208
Dividends	-	(1,204,500)	(1,204,500)
At 30 September 2019	3	191,380	191,383

The notes on pages 9 to 13 form an integral part of these financial statements.

Severn Crossing Developments Limited

Notes to the Financial Statements for the Year Ended 30 September 2020

1 General information

The company is a private company limited by share capital incorporated in England and Wales.

2 Accounting policies

Basis of preparation

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' as issued in August 2014. The amendments to FRS 102 issued in July 2015 and effective immediately have been applied.

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The presentation currency of these financial statements is sterling.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

The Company's financial statements are included in the consolidated financial statements of Mabey Holdings Limited. The consolidated financial statements of Mabey Holdings Limited are prepared in accordance with Financial Reporting Standard 102 and are available to the public and may be obtained from One Valpy, 20 Valpy Street, Reading RG1 1AR. In these financial statements, the company is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Cash Flow Statement and related notes; and
- Key Management Personnel compensation.

As the consolidated financial statements of Mabey Holdings Limited include the equivalent disclosures, the Company has also taken the exemptions under FRS 102 available in respect of the following disclosures:

- Certain disclosures required by FRS 102.26 Share Based Payments; or
- The disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

Going concern

In previous years, the financial statements have been prepared on a going concern basis. However, following the sale of its sole development property, the company is not actively pursuing any other lines of business. Accordingly, the directors have not prepared the financial statements on a going concern basis. All assets are stated at their recoverable amounts.

Revenue recognition

(section 23 of FRS102)

Income from property is recognised as rents fall due or as sales are completed.

Tax

(section 29 of FRS102)

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Severn Crossing Developments Limited

Notes to the Financial Statements for the Year Ended 30 September 2020

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for: differences between accumulated depreciation and tax allowances for the cost of a fixed asset if and when all conditions for retaining the tax allowances have been met; and differences relating to investments in subsidiaries, to the extent that it is not probable that they will reverse in the foreseeable future and the reporting entity is able to control the reversal of the timing difference. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. For investment property that is measured at fair value, deferred tax is provided at the rates and allowances applicable to the sale of the asset/property. Deferred tax balances are not discounted.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand and short term deposits.

Trade debtors

Trade debtors and other debtors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impaired losses in the case of trade debtors. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

Stocks

(section 13 of FRS102)

Stocks are stated at the lower of cost incurred in bringing each property to its present location and condition, and net realisable value, after making due allowance for obsolete or slow-moving items.

Cost of property developments comprises the direct cost of materials, services, sub contractors and labour and all costs directly attributable to development projects. Net realisable value of development projects is the anticipated sales value less anticipated cost of all further work to completion of the projects including provision for maintenance work where applicable.

Trade creditors

Trade creditors and other creditors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

3 Turnover

The analysis of the company's turnover for the year by class of business is as follows:

Severn Crossing Developments Limited

Notes to the Financial Statements for the Year Ended 30 September 2020

	2020 £	2019 £
Property	-	13,425,000

The analysis of the company's turnover for the year by market is as follows:

	2020 £	2019 £
Europe	-	13,425,000

4 Other interest receivable and similar income

	2020 £	2019 £
Interest income on bank deposits	-	7,857

5 Interest payable and similar expenses

	2020 £	2019 £
Interest on bank overdrafts and borrowings	-	100
Interest payable on loans from group undertakings	-	138,082
	-	138,182

6 Directors' remuneration

The directors' remuneration for the year was as follows:

	2020 £	2019 £
Sums paid to group companies for directors' services	-	4,942

During the year the number of directors who were receiving benefits was as follows:

	2020 No.	2019 No.
Accruing benefits under money purchase pension scheme	1	1

In respect of the highest paid director:

	2020 £	2019 £
Remuneration	-	4,942

7 Auditor's remuneration

	2020 £	2019 £
Audit of the financial statements	100	100

Severn Crossing Developments Limited

Notes to the Financial Statements for the Year Ended 30 September 2020

Audit fees are paid by the ultimate holding company for 2020 and 2019. A nominal amount has been allocated. There are no non-audit fees for 2020 and 2019.

8 Taxation

Tax charged/(credited) in the profit and loss account

	2020 £	2019 £
Current taxation		
UK corporation tax	-	162,775

The tax on profit before tax for the year is the same as the standard rate of corporation tax in the UK (2019 – lower than the standard rate of corporation tax in the UK) of 19% (2019 - 19%).

The differences are reconciled below:

	2020 £	2019 £
Profit before tax	-	1,861,983
Corporation tax at standard rate	-	353,777
Losses utilised	-	(191,002)
Total tax charge	-	162,775

The gross deferred tax asset not previously recognised was £1,005,276, which was not previously recognised due to uncertainty surrounding the realisation of profits to offset the losses.

The standard rate of corporation tax in the UK was 19% throughout the accounting period.

9 Cash and cash equivalents

	2020 £	2019 £
Cash at bank	191,383	191,383

Severn Crossing Developments Limited

Notes to the Financial Statements for the Year Ended 30 September 2020

10 Share capital

Allotted, called up and fully paid shares

	2020		2019	
	No.	£	No.	£
Ordinary shares of £1 each	3	3	3	3

11 Dividends

	2020	2019
	£	£
Interim dividend of £Nil (2019 - £401,500.00) per ordinary share	-	1,204,500

The directors are proposing a final dividend of £Nil (2019 - £Nil) per share.

12 Related party transactions

The company has taken advantage of the exemption in FRS 102.33.1A Related Parties Transactions not to disclose transactions with wholly owned subsidiary undertakings of the Group consolidated within Mabey Holdings Limited.

13 Parent and ultimate parent undertaking

The company's immediate parent is Mabey Property Limited, incorporated in United Kingdom.

The ultimate parent is Blagrove No 1 Limited, incorporated in United Kingdom.

The most senior parent entity producing publicly available consolidated financial statements is Mabey Holdings Limited.