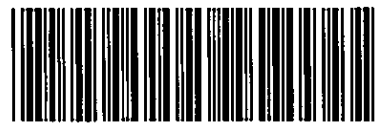


**STRATFORD VILLAGE PROPERTY HOLDINGS 1 LIMITED**

**FINANCIAL STATEMENTS**

**YEAR ENDED 31 MARCH 2012**

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COMPANIES HOUSE

**Company Registered  
Number: 6582069**

# **STRATFORD VILLAGE PROPERTY HOLDINGS 1 LIMITED**

## **FINANCIAL STATEMENTS**

**31 March 2012**

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**DIRECTORS' REPORT****YEAR ENDED 31 MARCH 2012**

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The directors submit their annual report and financial statements for the year from 1 April 2011 to 31 March 2012

**Principal activities and review of the business**

The company's principal activity is to act as nominee holding the legal title to property as bare trustee for and on behalf of the Stratford Village Development Partnership, established under the Limited Partnerships Act 1907

The company has been dormant since incorporation

On 3 August 2011 the whole share capital of the company's immediate parent, Stratford Village Development (GP) Limited, was acquired by a newly created holding company, SVDP Limited. SVDP Limited is a wholly-owned subsidiary of the Olympic Delivery Authority (ODA), meaning that the ultimate control of the company was unchanged

On 9 August 2011, contracts were exchanged between the ODA and the joint venture of Delancey and Qatari Diar for the sale of the share capital of SVDP Ltd to the special purpose vehicle, QDD Athletes Village UK Limited. Under the terms of the contract, completion of the sale is scheduled for 31 March 2014. In the interim period, the company remains under the control of the ODA, and will continue to be consolidated into its financial statements

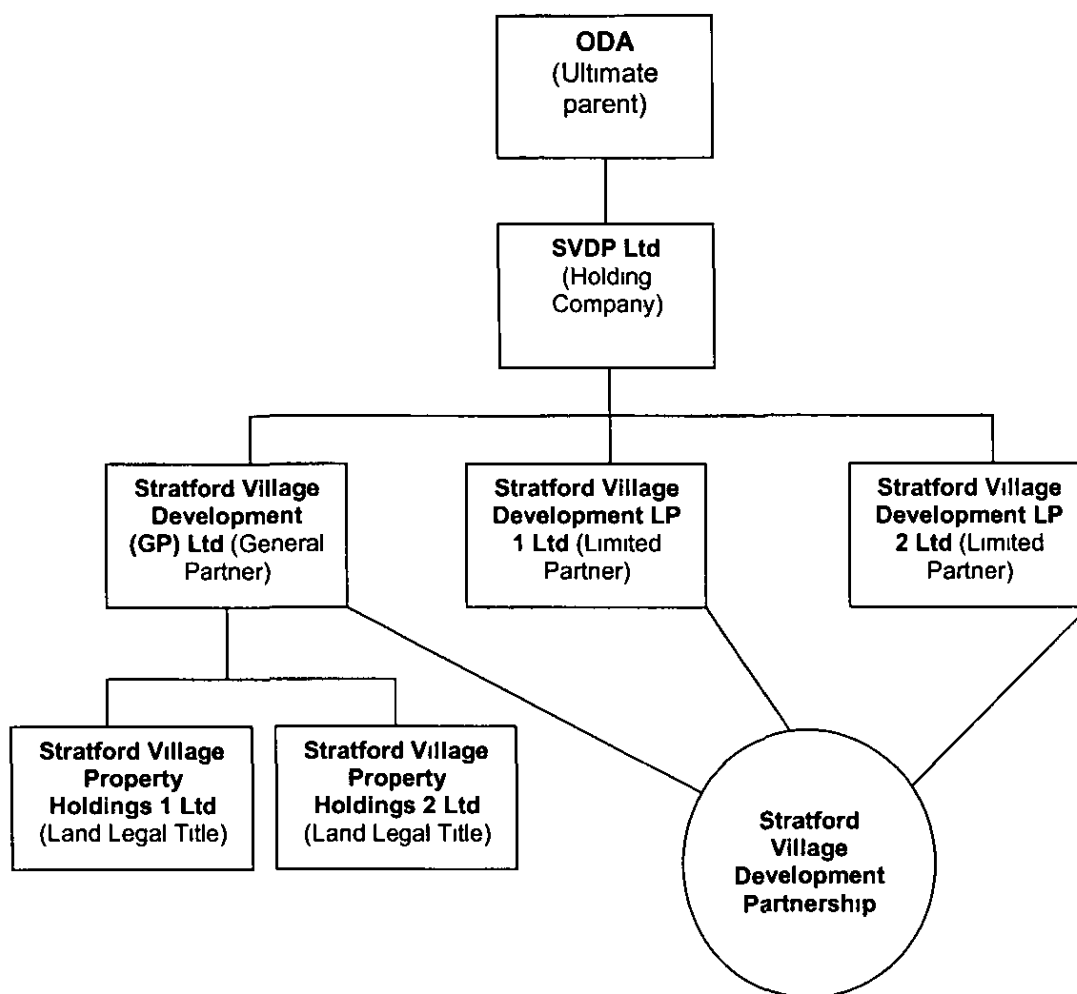
**Group structure**

The Stratford Village Development Partnership is the developer of those parts of zones 3 – 6 in the Stratford City development required for the London 2012 Olympic Village

Stratford Village Development (GP) Limited is the general partner. The limited partners are Stratford Village Development LP1 Limited and Stratford Village Development LP2 Limited. As at 31 March 2012, these companies have not made any significant accounting transactions. These companies have filed dormant accounts at Companies House

Stratford Village Development (GP) Limited has also established two wholly owned subsidiaries, Stratford Village Property Holdings 1 Limited and Stratford Village Property Holdings 2 Limited. These companies hold legal title to land within zones 3 - 6 of the Olympic Village, on trust for the Stratford Village Development Partnership. The Stratford Village Development Partnership, acting by its general partner, Stratford Village Development (GP) Limited, has the beneficial ownership of the land. This land is owned freehold by the Partnership, legal title and beneficial ownership were together acquired in three tranches, in July 2008, June 2009 and May 2010

The group structure was modified in August 2011, with the interposition of a holding company, SVDP Limited, between the ODA and the partners of SVDP, effected via a share for share transfer, with the revised group structure illustrated below



### **Ultimate holding entity**

The Olympic Delivery Authority is the ultimate holding entity of Stratford Village Property Holdings 1 Limited

### **Financial results**

The company did not trade in the year ending 31 March 2012 and therefore has not presented any financial results

### **Directors**

The following directors served during the year

Dennis Hone  
Ralph Luck

The company secretary is Pieter de Waal, who replaced Celia Carlisle on 4 November 2011. The directors and secretary are all senior officers of the Olympic Delivery Authority. No director or officer received any remuneration in relation to their role as company director.

**Employees**

Stratford Village Property Holdings 1 Limited had no employees at any time during the year

**Auditors**

The company has availed itself of the provisions of the Companies Act 2006 that allow dormant companies to dispense with the requirement for an audit

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

**YEAR ENDED 31 MARCH 2012**

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United Kingdom company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss for that year. In preparing those financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- state whether applicable accounting standards have been followed,
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the company will continue in business

The directors are responsible for keeping proper accounting records which 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 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. In addition to the responsibilities above, the directors are also responsible for ensuring the regularity of transactions.

By order of the Board, 9 July 2012



Dennis Hone, Director  
One Churchill Place  
London E14 5LN

## BALANCE SHEET

At 31 March 2012

	Notes	31 March 2012 £	31 March 2011 £
<b>Current assets:</b>			
Debtors	1	1	1
<b>Total net assets</b>		<u>1</u>	<u>1</u>
<b>Financed by:</b>			
<b>Capital and reserves</b>			
Called up share capital	2	1	1
<b>Equity shareholders' funds</b>		<u>1</u>	<u>1</u>

For the year ended 31 March 2012 the company was entitled to exemption under S480 (1) (a) of the Companies Act 2006

Members have not required the company to obtain an audit in accordance with S476 (1) of the Companies Act 2006

The directors acknowledge their responsibility for

- ensuring the company keeps proper accounting records which comply with S386, and
- preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit and loss for the financial year, in accordance with the requirements of S394 and S395, and which otherwise comply with the requirements of the Companies Act, so far as applicable to the company

These financial statements were approved by the Board of directors on 9 July 2012 and were signed on its behalf by



Dennis Hone - Director

The notes on page 7 form part of these financial statements

## NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2012

**1 Debtors**

	31 March 2012	31 March 2011
	£	£
<b>Amounts due within one year</b>		
Receivable from ODA	1	1
	<u>1</u>	<u>1</u>

**2 Called up share capital**

	31 March 2012	31 March 2011
	£	£
<b>Authorised</b>		
1,000 Ordinary shares of £1 each	1,000	1,000
	<u>1,000</u>	<u>1,000</u>
<b>Allotted, called up and fully paid</b>		
Ordinary shares of £1 each	1	1
	<u>1</u>	<u>1</u>

The number of ordinary shares of £1 each in issue at the end of the year was one

**3 Ultimate parent**

The ultimate parent and ultimate controlling party of Stratford Village Property Holdings 1 Limited is the Olympic Delivery Authority (ODA), which is a public body corporate established in the United Kingdom by the London Olympic and Paralympic Games Act 2006. Copies of the accounts of the ODA can be obtained from The Stationery Office or from the ODA's website.