

Registration number: 07426001

The Leadenhall Development Company Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 31 March 2021



The Leadenhall Development Company Limited

Contents

Strategic Report	1
Directors' Report	2 to 3
Profit and Loss Account	4
Statement of Comprehensive Income	5
Balance Sheet	6
Statement of Changes in Equity	7
Notes to the Unaudited Financial Statements	8 to 12

The Leadenhall Development Company Limited

Strategic Report for the Year Ended 31 March 2021

The directors present their Strategic Report for the year ended 31 March 2021.

Business review and principal activities

The company is a joint venture between Union Property Holdings (London) Limited, a subsidiary of The British Land Company PLC, and Oxford Jersey Holding Company Limited ("OJHCL"), which is owned by Oxford European Holdings Inc ("OEHI"). OMERS Administration Corporation is the beneficial owner of OEHI.

The company's principal activity is the provision of development management services in the United Kingdom.

As shown in the company's Profit and Loss Account on page 4, the company's turnover has remained consistent with the prior year.

Loss on ordinary activities before taxation is £24,830 compared to a loss on ordinary activities before taxation of £206,380 in the prior year.

The Balance Sheet on page 6 shows that the company's financial position at the year end has, in net liability terms, increased compared with the prior year.

Dividends of £nil (2020: £nil) were paid in the year.


The expected future developments of the company are determined by the existing development commitments post the sale of property by Leadenhall Property Co (Jersey) Limited. There are no future developments outside of the company's current operation commitments planned. The company's principal risks include:

- relevant legislative changes
- environmental and health and safety policies
- engagement of development contractors with strong covenants

The financial risks for the company are managed in accordance with the financial risk management policy of Union Property Holdings (London) Limited, a subsidiary of The British Land Company PLC, and Oxford Jersey Holding Company Limited, which is owned by OEHI.

The company has no third party debt. It therefore has no interest rate exposure.

Approved by the Board on 29/11/2021 and signed on its behalf by:

DocuSigned by:

81050A4C6C97489:
Jonathan McNuff

Director

The Leadenhall Development Company Limited

Directors' Report for the Year Ended 31 March 2021

The directors present their report and the unaudited financial statements for the year ended 31 March 2021.

Directors of the company

The directors, who held office during the year, and up to the date of signing the financial statements, were as follows:

S M Barzycki

A Lambert

J McNuff

A M Hodgetts

Directors' responsibilities statement

The directors acknowledge their responsibilities for preparing the Annual 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 the directors have prepared the financial statements in accordance with International Financial Reporting Standards (IFRSs). 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 the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- state whether applicable International Financial Reporting Standards (IFRSs) have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- 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 enable them to ensure that the financial statements comply with the Companies Act 2006.

The directors 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.

Going concern

The Balance Sheet shows that the company has net current liabilities and net liabilities. The directors have reviewed the company's cash flow requirements and examined areas which could give rise to financial exposure, along with gaining a reasonable expectation that the Joint Venture Partners will support the company for at least 12 months from the date of signing these financial statements. The directors therefore have a reasonable expectation that the company has adequate access to resources to continue its operations for the foreseeable future, despite the continued impact of the Covid-19 pandemic. Accordingly, they believe the going concern basis is an appropriate one.


The Leadenhall Development Company Limited

Directors' Report for the Year Ended 31 March 2021 (continued)

Subsequent Events

Details of significant events since the Balance Sheet date, if any, are contained in note 15.

Approved by the Board on 29/11/2021 and signed on its behalf by:

DocuSigned by:

81050A4C8C97489
Jonathan McNuff

Director

The Leadenhall Development Company Limited**Profit and Loss Account for the Year Ended 31 March 2021**

	Note	2021 £	2020 £
Turnover		-	-
Administrative expenses		(25,000)	(209,478)
Development income / (costs)		-	-
Operating loss		(25,000)	(209,478)
Loss on ordinary activities before interest and taxation		(25,000)	(209,478)
Interest receivable and similar income	4	206	3,146
Interest payable and similar expenses	5	(36)	(48)
Loss on ordinary activities before taxation		(24,830)	(206,380)
Taxation	7	-	-
Loss for the year		(24,830)	(206,380)

Turnover and results were derived from continuing operations within the United Kingdom.

The notes on pages 8 to 12 form an integral part of these financial statements.

The Leadenhall Development Company Limited

Statement of Comprehensive Income for the Year Ended 31 March 2021

	2021	2020
	£	£
Loss for the year	<u>(24,830)</u>	<u>(206,380)</u>
Total comprehensive expense for the year	<u>(24,830)</u>	<u>(206,380)</u>

The notes on pages 8 to 12 form an integral part of these financial statements.

The Leadenhall Development Company Limited

(Registration number: 07426001)

Balance Sheet as at 31 March 2021

	Note	31 March 2021 £	31 March 2020 £
Current assets			
Debtors	8	33,700	1,024,672
Cash at bank and in hand	9	<u>392,979</u>	<u>483,362</u>
		426,679	1,508,034
Creditors due within one year	10	<u>(670,808)</u>	<u>(1,727,333)</u>
Net current liabilities		<u>(244,129)</u>	<u>(219,299)</u>
Net liabilities		<u>(244,129)</u>	<u>(219,299)</u>
Capital and reserves			
Share capital	11	301,238	301,238
Profit and loss account		<u>(545,367)</u>	<u>(520,537)</u>
Total shareholders' deficit		<u>(244,129)</u>	<u>(219,299)</u>

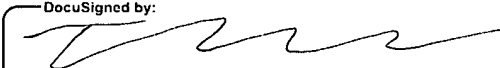
For the financial year ending 31 March 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Board on 29/11/2021 and signed on its behalf by:

DocuSigned by:

 81080A4C8C97489
 Jonathan McNuff

Director

The notes on pages 8 to 12 form an integral part of these financial statements.

The Leadenhall Development Company Limited**Statement of Changes in Equity for the Year Ended 31 March 2021**

	Share capital £	Profit and loss account £	Total £
Balance at 1 April 2019	100	(314,157)	(314,057)
Loss for the year	-	(206,380)	(206,380)
Total comprehensive loss for the year	-	(206,380)	(206,380)
Shares issued	301,138	-	301,138
Balance at 31 March 2020	301,238	(520,537)	(219,299)
 Balance at 1 April 2020	 301,238	 (520,537)	 (219,299)
Loss for the year	-	(24,830)	(24,830)
Total comprehensive loss for the year	-	(24,830)	(24,830)
Balance at 31 March 2021	301,238	(545,367)	(244,129)

The notes on pages 8 to 12 form an integral part of these financial statements.

The Leadenhall Development Company Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021

1 General information

The company is a private company limited by share capital, incorporated and domiciled in England, United Kingdom.

The address of its registered office is:

York House
45 Seymour Street
London
W1H 7LX

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of preparation

These financial statements were prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006 ('IFRS') and the applicable legal requirements of the Companies Act 2006. In addition to complying with international accounting standards in conformity with requirements of the Companies Act 2006, the consolidated financial statements also comply with international financial reporting standards adopted pursuant to Regulation (EC) No 1606/2002 as it applies in the European Union.

On 31 December 2020 EU-adopted IFRS was brought into UK law and became UK-adopted international accounting standards, with future changes to IFRS being subject to endorsement by the UK Endorsement Board. The financial statements will transition to UK-adopted international accounting standards for financial periods beginning 1 April 2021.

The financial statements have been prepared under the historical cost convention. Historical cost is generally based on the fair value of the consideration given in exchange for the assets.

For the year ending 31 March 2021, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476.

Development costs

The company is no longer legally entitled to recharge costs incurred to the Leadenhall Property Co (Jersey). Any development costs are written off to the Profit and Loss in its entirety.

Going Concern

The Balance Sheet shows that the company has net current liabilities and net liabilities. The directors have reviewed the company's cash flow requirements and examined areas which could give rise to financial exposure, along with gaining a reasonable expectation that the Joint Venture Partners will support the company for at least 12 months from the date of signing these financial statements. The directors therefore have a reasonable expectation that the company has adequate access to resources to continue its operations for the foreseeable future, despite the continued impact of the Covid-19 pandemic. Accordingly, they believe the going concern basis is an appropriate one.

The Leadenhall Development Company Limited

**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021
(continued)**

2 Accounting policies (continued)

Taxation

Current tax is based on taxable profit for the year and is calculated using tax rates that have been enacted or substantively enacted. Taxable profit differs from net profit as reported in the Profit and Loss Account because it excludes items of income or expense that are not taxable (or tax deductible).

Deferred tax is provided on items that may become taxable at a later date, on the difference between the balance sheet value and tax base value, on an undiscounted basis.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

Debtors

Trade and other debtors are initially recognised at fair value and subsequently measured at amortised cost and discounted as appropriate. The Company calculates the expected credit loss for debtors based on lifetime expected credit losses under the IFRS 9 simplified approach.

Creditors

Trade and other creditors are initially recognised at fair value and subsequently measured at amortised cost and discounted as appropriate.

3 Significant accounting judgements and key sources of estimation uncertainty

There are no such relevant judgements or estimates.

4 Interest receivable and similar income

	2021 £	2020 £
Interest income on bank deposits	206	3,146
	<u>206</u>	<u>3,146</u>

5 Interest payable and similar expenses

	2021 £	2020 £
Other interest payable	36	48
	<u>36</u>	<u>48</u>

6 Staff costs

No director (2020: nil) received any remuneration for services to the company in either year. The remuneration of the directors was borne by another company, for which no apportionment or recharges were made.

The average number of employees, excluding directors, of the company during the year was nil (2020: nil).

The Leadenhall Development Company Limited**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021
(continued)****7 Taxation**

	2021 £	2020 £
Current taxation		
UK corporation tax	-	-
Tax charge in the profit and loss account	-	-
	2021 £	2020 £
Tax reconciliation		
Loss on ordinary activities before taxation	(24,830)	(206,380)
Tax on loss on ordinary activities at UK corporation tax rate of 19% (2020: 19%)	(4,718)	(39,212)
Effects of:		
Tax losses and other timing differences	4,718	39,212
Total tax charge	-	-

In the Spring Budget 2021, the Government announced that from 1 April 2023 the corporation tax rate will increase to 25%. At the balance sheet date, the proposal to increase the rate to 25% had not been substantively enacted as substantive enactment occurred on 24 May 2021, therefore, its effects are not included in these financial statements. It is likely that the overall effect of the change, had it been substantively enacted by the balance sheet date, would not be material.

8 Debtors

	31 March 2021 £	31 March 2020 £
Other debtors	30,187	1,022,392
VAT	3,513	2,280
	33,700	1,024,672

The Leadenhall Development Company Limited

**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021
(continued)**

9 Cash at bank and in hand

	31 March 2021 £	31 March 2020 £
Cash at bank	<u>392,979</u>	<u>483,362</u>
	<u>392,979</u>	<u>483,362</u>

10 Creditors due within one year

	31 March 2021 £	31 March 2020 £
Trade creditors	7,884	36,826
Accrued expenses	655,426	690,923
Related party loans	-	992,084
Other creditors	<u>7,498</u>	<u>7,500</u>
	<u>670,808</u>	<u>1,727,333</u>

During the year the company made a £992,084 repayment of a CIS loan to British Land Company PLC upon receipt of a CIS repayment from HMRC.

11 Share capital

Allotted, called up and fully paid shares

	No.	31 March 2021 £	No.	31 March 2020 £
Ordinary shares of £1 each	301,238	<u>301,238</u>	<u>301,238</u>	<u>301,238</u>

12 Capital commitments

The total amount contracted for but not provided in the financial statements was £nil (2020: nil).

13 Financial instruments

Details of financial instruments are disclosed in note 8 (Debtors) and note 10 (Creditors due within one year) and there is no gain/loss on any financial instruments held by the company, as the directors consider the carrying amount to be approximate to their fair value.

All financial assets and liabilities are classified and measured as financial assets and liabilities held at amortised cost.

The Leadenhall Development Company Limited

**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021
(continued)**

13 Financial instruments (continued)

Capital risk management

The company manages its capital to ensure that it will be able to continue as a going concern. The company's overall strategy remains unchanged from the year ended 31 March 2020. The capital structure of the company consists of equity attributable to the equity holders of The Leadenhall Development Company Limited, comprising issued capital and retained earnings.

Interest rate risk management

The company has no external debt and is not directly exposed to interest rate risk.

Foreign currency risk management

The company has no foreign currency denominated investments.

Liquidity risk management

Liquidity risk is the risk that the company will encounter difficulty in raising funds to meet commitments associated with financial liabilities. This risk is managed through day to day monitoring of future cash flow requirements to ensure that the company has enough resources to repay all future amounts outstanding.

Credit risk management

The carrying amount of financial assets recorded in the financial statements represents the company's maximum exposure to credit risk.

Cash and short-term deposits at 31 March 2021 amounted to £392,979 (2020: £483,362). There were no deposits at the year end.

The company's exposure to credit risk in respect of its trade and other receivables is analysed in note 8 (Debtors). Provisions are made where necessary taking into account creditworthiness of debtors.

14 Related party transactions

During the year the company made a £992,084 CIS loan repayment to British Land Company PLC upon receipt of a CIS repayment from HMRC.

15 Subsequent events

There have been no significant events since the year end.

16 Parent and ultimate parent undertaking

The company is a joint venture between Union Property Holdings (London) Limited, a subsidiary of The British Land Company PLC, and Oxford Jersey Holding Company Limited ("OJHCL"), which is owned by Oxford European Holdings Inc ("OEHI"). OMERS Administration Corporation is the beneficial owner of OEHI.