

MOUNT ANVIL (DEVELOPMENT MANAGEMENT) LIMITED


Report and Unaudited Financial Statements

Year Ended 31 December 2022

Company number: 08473329

FRIDAY

F


DCD332A1
D29 29/09/2023 #186
COMPANIES HOUSE
ACBNKVJD
A28 08/09/2023 #158
COMPANIES HOUSE

MOUNT ANVIL (DEVELOPMENT MANAGEMENT) LIMITED

Annual report and financial statements for the year ended 31 December 2022

Contents

Page

1	Directors' Report
2	Statement of Comprehensive Income
3	Statement of Financial Position
4	Statement of Changes in Equity
5	Notes to the Financial Statements

Directors

J R Hall
A T Agnew
C K Hurley
D R J Hurley
L G E Taylor
M S Bate
J E R Owen

Secretary and registered office

A T Agnew
140 Aldersgate Street
London
EC1A 4HY

Company number

08473329

MOUNT ANVIL (DEVELOPMENT MANAGEMENT) LIMITED

Report of the directors for the year ended 31 December 2022

The directors present their report and unaudited financial statements for the year ended 31 December 2022.

Results and principal activities

The principal activity of the company in the year was that of providing project and development management services. The company made a profit after tax in the year of £373,000 (2021: £324,000). No dividends were paid in the year (2021: £nil).

Directors

The directors of the company during the year and up to the date of this report were:

J R Hall	
C K Hurley	
E T Anderson	(terminated 25 August 2023)
D R J Hurley	
L G E Taylor	
A T Agnew	(appointed 25 August 2023)
J E R Owen	(appointed 25 August 2023)
M S Bate	(appointed 25 August 2023)

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 the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 102 '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 the profit or loss of the company for that period. 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 UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; 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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They 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.

Other matters and going concern

The directors have conducted a rigorous assessment of the company's ability to continue to operate for the foreseeable future. In making this assessment, consideration has been given to the inherent uncertainty in future financial forecasts and the inherent cyclical nature of the housing market. Where applicable, we have applied severe but plausible sensitivities to key factors affecting the expected and forecast financial performance and liquidity of the company taking into account these factors and the on-going impact on the business caused by the uncertainty in the wider economic and market conditions. Stress test sensitivities have been applied to these forecasts to model the impact of a significant fall in fee income.

The company's existing cash resource has fallen during the year, but remains strong at 31 December 2022. The directors have therefore prepared the financial statements on a going concern basis.

MOUNT ANVIL (DEVELOPMENT MANAGEMENT) LIMITED

Report of the directors for the year ended 31 December 2022 (continued)

By order of the board

A handwritten signature in black ink, appearing to read 'A Agnew', written in a cursive style.

Director

Alastair Agnew
31 August 2023

MOUNT ANVIL (DEVELOPMENT MANAGEMENT) LIMITED**Statement of Comprehensive Income for the year ended 31 December 2022**

	Note	2022 £'000	2021 £'000
Turnover	3	13,177	2,620
Cost of sales		(12,712)	(2,286)
Gross profit		465	334
Administrative expenses		(4)	(10)
Operating profit and profit on ordinary activities before taxation	5	461	324
Tax on profit on ordinary activities	6	(88)	-
Profit and total comprehensive income for the year		373	324

All amounts relate to continuing operations.

The notes on pages 5 to 10 form part of these financial statements.

MOUNT ANVIL (DEVELOPMENT MANAGEMENT) LIMITED

Statement of Financial Position as at 31 December 2022
Company number 08473329

	Note	2022 £'000	2021 £'000
Current assets			
Debtors	7	13,681	308
Cash at bank and in hand		4,447	5,086
		<u>18,128</u>	<u>5,394</u>
Creditors: amounts falling due within one year	8	<u>(15,831)</u>	<u>(3,470)</u>
Net current assets and total assets less current liabilities		<u>2,297</u>	<u>1,924</u>
Net assets		<u>2,297</u>	<u>1,924</u>
Capital and reserves			
Called up share capital	10	-	-
Profit and loss account		2,297	1,924
Shareholder's funds		<u>2,297</u>	<u>1,924</u>

The notes on pages 5 to 10 form part of these financial statements.

For the year ended 31 December 2022 the company was entitled to exemption from audit under section 479a of the Companies Act 2006 relating to subsidiary companies.

The directors have not required the company to obtain an audit of its accounts 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 financial statements.

The financial statements were approved by the board of directors and authorised for issue on 31 August 2023



Alastair Agnew
Director

MOUNT ANVIL (DEVELOPMENT MANAGEMENT) LIMITED**Statement of Changes in Equity as at 31 December 2021 and 31 December 2022**

	Share capital	Profit and loss account	Total equity
	£'000	£'000	£'000
At 1 January 2021	-	1,600	1,600
Comprehensive income for the year			
Profit for the year	-	324	324
Total comprehensive income for the year	-	324	324
At 31 December 2021	-	1,924	1,924
At 1 January 2022	-	1,924	1,924
Comprehensive Income for the year			
Profit for the year	-	373	373
Total comprehensive income for the year	-	373	373
At 31 December 2022	-	2,297	2,297

The notes on pages 5 to 10 form part of these financial statements.

MOUNT ANVIL (DEVELOPMENT MANAGEMENT) LIMITED

Notes to the financial statements for the year ended 31 December 2022

1 Accounting policies

1.1 Basis of preparation of financial statements

The address of the company's registered office and principal activities of the company are set out on the contents page and in the Directors' report on page 1 respectively.

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The financial statements are prepared in sterling (£) which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest thousand.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company's accounting policies (see note 2).

The following principal accounting policies have been applied:

1.2 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 Financial Reporting Standard applicable in the UK and Republic of Ireland":

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

1.3 Turnover

Turnover represents income from development management services provided to group and joint venture undertakings. These fees are recognised on a percentage of completion basis or otherwise according to milestones set out in the underlying contracts, net of value added tax.

1.4 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

1.5 Cash and cash equivalents

Cash is represented by cash in hand.

1.6 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

1.7 Financial instruments

Financial assets

Financial assets are initially measured at the transaction price (including transaction costs) and subsequently held at cost, less any impairment.

Financial liabilities and equity

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than the financial instrument's legal form. Financial liabilities are initially measured at transaction price (including transaction costs) and subsequently held at amortised cost.

1 Accounting policies (continued)

1.8 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date in the countries where the company operates and generates income.

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where they relate to timing differences in respect of interests in subsidiaries and joint ventures and the company can control the reversal of the timing differences and such reversal is not considered probable in the foreseeable future.

Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

1.9 Reserves

The company's reserves are as follows:

- Called up share capital represents the nominal value of the shares issued.
- *Profit and loss account represent cumulative profits or losses, net of dividends paid and other adjustments.*

1.10 Going concern

In determining the appropriate basis of preparation of the financial statements the directors have conducted a rigorous assessment of the company's ability to continue to operate for the foreseeable future. In making this assessment, consideration has been given to the inherent uncertainty in future financial forecasts and the inherent cyclical nature of the housing market. Where applicable, we have applied severe but plausible sensitivities to key factors affecting the expected and forecast financial performance and liquidity of the company - taking into account these factors and the on-going impact on the business caused by the uncertainty in the wider economy and market conditions. This assessment has considered downside case forecasts where revenue reduction is experienced.

Stress test sensitivities have been applied to these forecasts to model the impact of a significant fall in fee income.

The Directors have therefore prepared the financial statements on a going concern basis.

MOUNT ANVIL (DEVELOPMENT MANAGEMENT) LIMITED

Notes to the financial statements for the year ended 31 December 2022 (continued)

2 Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the directors have made the following judgements:

(a) Revenue recognition

Considerations are made in relation to the company's development contracts that necessary planning and legal conditions have been satisfied, and hence whether the Company's revenue recognition criteria has been satisfied. Cash is received in respect of revenue based on agreed timescales with the group's joint ventures. Where there are multiple criteria to be satisfied in respect of the necessary planning and legal conditions, judgement may be used to determine the level of revenue to be recognised on achieving those conditions.

(b) Going concern

Given the wider economic uncertainties, and the cyclical nature of the housing and development market, enhanced judgement is required in respect of the Group's ability to continue as a going concern and the assumptions considered, see Note 1.10 for detail.

3 Turnover

Turnover in the current and prior year was attributable to project and development management services provided in the year. All turnover arose within the United Kingdom.

4 Employee information

The company had no employees in the year (2021: none) and the directors did not receive any remuneration (2021: £nil).

5 Operating profit

Operating profit is stated after audit fees of £nil (2021: £6,000).

6 Tax on profit on ordinary activities

	2022 £'000	2021 £'000
<i>UK corporation tax</i>		
Current year tax charge on profit for the year	88	-
Adjustments in respect of prior periods	-	-
Total current tax	88	-
Taxation on profit on ordinary activities	88	-

The tax assessed for the year is lower than (2021: lower than) the standard rate of corporation tax in the UK. This is explained below:

	2022 £'000	2021 £'000
<i>UK corporation tax</i>		
Profit on ordinary activities before taxation	461	324
Profit on ordinary activities at the standard rate of corporation tax in the UK of 19.00% (2021: 19.00%)	88	62
Adjustments in respect of prior periods	-	-
Group relief claimed	-	(62)
Current tax charge for the year	88	-

MOUNT ANVIL (DEVELOPMENT MANAGEMENT) LIMITED

Notes to the financial statements for the year ended 31 December 2022 (continued)

7 Debtors

	2022 £'000	2021 £'000
Amounts owed by associated undertakings - see note 11	7,219	126
Amounts owed by group undertakings - see note 11	4,929	-
Other debtors	385	-
Prepayments and accrued income	-	180
Corporation tax	-	2
Trade Debtors	1,148	-
	<u>13,681</u>	<u>308</u>

All amounts fall due for repayment within one year. Amounts owed by group and associated undertakings are repayable on demand.

8 Creditors: amounts falling due within one year

	2022 £'000	2021 £'000
Amounts owed to group undertakings – see Note 11	13,623	2,431
Amounts owed to associated undertakings – see Note 11	-	724
Accruals	6	9
Other taxation and social security	2,202	204
Other creditors	-	102
	<u>15,831</u>	<u>3,470</u>

All amounts fall due for payment within one year. Amounts owed to group and associated undertakings are payable on demand.

9 Financial instruments

All financial assets and financial liabilities are measured at amortised cost.

Financial assets measured at amortised cost comprise other debtors, short term receivables owing by group undertakings and other associated undertakings.

Financial liabilities measured at amortised cost comprise accruals, other creditors, short term payables owing to group undertakings and parent undertakings.

10 Share capital

	2022 £	2021 £
<i>Authorised</i>		
1,000 Ordinary shares of £1 each	1,000	1,000
	<u> </u>	<u> </u>
<i>Allotted, called up and fully paid</i>		
1 Ordinary share of £1 each	1	1
	<u> </u>	<u> </u>

MOUNT ANVIL (DEVELOPMENT MANAGEMENT) LIMITED**Notes to the financial statements for the year ended 31 December 2022 (continued)****11 Related party transactions**

The company has taken advantage of the exception conferred by FRS 102 Section 33, "Related party disclosures" not to disclose transactions with entities that are part of Mount Anvil Group Limited.

Mount Anvil Development Management Limited has provided management services during the year as follows, all of whom are companies in which Mount Anvil New Holdings Limited has a joint venture interest.

Company	2022 £'000	2021 £'000
Keybridge House LLP	-	61
Western Gateway 2 LLP	607	177
Western Gateway 3 LLP	77	-
Keybridge House 2 LLP	-	103
Stepney Way 1 LLP	166	408
Stepney Way 2 LLP	309	979
Gillender 2 LLP	178	435
Friary Park 1 LLP	1,676	324
Friary Park 3 LLP	2,813	-
St John's Hill LLP	632	-
Watermeadow Court Development LLP	2,080	-
Friar's Close Regeneration LLP	783	-
Eagle House Developments Ltd	-	(47)
	9,321	2,440

At 31 December 2022 the company was owed from/ (owed to):

Company	2022 £'000	2021 £'000
Keybridge House LLP	-	61
Eagle House Developments Ltd	-	(724)
Western Gateway 2 LLP	373	-
Friary Park 1 LLP	-	65
Friary Park 3 LLP	3,376	-
Watermeadow Court Development LLP	2,496	-
St John's Hill Ph03 LLP	974	-
	7,219	(598)

MOUNT ANVIL (DEVELOPMENT MANAGEMENT) LIMITED**Notes to the financial statements for the year ended 31 December 2022 (continued)****11 Related party transactions (continued)**

The highest amounts owed in the year were as follows:

Company	2022 £'000	2021 £'000
Keybridge House LLP	73	61
Keybridge House 2 LLP	-	17
Stepney Way 1 LLP	-	69
Gillender 2 LLP	-	183
New Cross Gate Phase 1 LLP	-	-
Western Gateway 2 LLP	373	2,668
Western Gateway 3 LLP	15	-
Eagle House Developments Ltd	-	724
Friary Park 1 LLP	130	390
Friary Park 3 LLP	3,376	-
Watermeadow Court Development LLP	2,496	-
St John's Hill Ph03 LLP	974	-
	7,437	4,112

12 Ultimate controlling company

At 31 December 2022 and 31 December 2021 the company's immediate parent company was Mount Anvil New Holdings Limited, and the company's ultimate parent undertaking was Mount Anvil Group Limited. At 31 December 2022 and 31 December 2021 the company's ultimate controlling party was C K Hurley.

Copies of the consolidated financial statements of Mount Anvil New Holdings Limited and Mount Anvil Group Limited are available from 140 Aldersgate Street, London, EC1A 4HY.