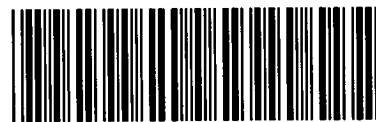


**XYZ BUILDING DEVELOPMENTS LIMITED
DIRECTORS' REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

MONDAY



L8KWK854

L12

23/12/2019

#176

COMPANIES HOUSE

**XYZ Building Developments Limited
Directors' Report and Financial Statements
For The Year Ended 31 December 2018**

Contents

	Page
Company Information	1
Directors' Report	2
Auditor's Report	3—4
Statement of Comprehensive Income	5
Statement of Financial Position	6
Statement of Changes in Equity	7
Notes to the Financial Statements	8—11

XYZ Building Developments Limited
Company Information
For The Year Ended 31 December 2018

Directors	Mr Michael Ingall Mr Frederick Graham-Watson Mr Suresh Gorasia Mr Jonathan Raine
Company Number	09867304
Registered Office	C/O Allied London No. 1 Spinningfields Level 12 1 Hardman Square Manchester M3 3EB
Auditors	BDO LLP 55 Baker Street London W1U 7EU

XYZ Building Developments Limited
Company No. 09867304
Directors' Report For The Year Ended 31 December 2018

The directors present their report and the financial statements for the year ended 31 December 2018.

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 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). 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 the financial statements the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- 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. 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.

Statement of Disclosure of Information to Auditors

The directors of the company who held office at the date of approval of this annual report confirm that:

- so far as they are aware, there is no relevant audit information of which the company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Principal Activity

The company's principal activity is that of a property development company.

Review of Business

The company made a loss for the year of £2,464,705 (2017: profit £1,757,361).

Dividends

Dividends of £nil (2017: £2,039,862) were paid to the ordinary shareholders during the year.

Directors

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

Mr Michael Ingall	APPOINTED	13/03/2018
Mr Frederick Graham-Watson		
Mr Suresh Gorasia		
Mr Jonathan Raine	APPOINTED	13/03/2018
Mr Andy Campbell	RESIGNED	13/03/2018

Small Company Rules


This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

In preparing this report, the directors have taken advantage of the small companies exemption provided by Section 415A of the Companies Act 2006.

Auditors

BDO have expressed their willingness to continue in office and a resolution to re-appoint them will be proposed at the annual general meeting.

On behalf of the board


Mr Frederick Graham-Watson
Date 19/12/2019

XYZ Building Developments Limited
Auditor's Report
For The Year Ended 31 December 2018

INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF XYZ BUILDING DEVELOPMENTS LIMITED

Opinion

We have audited the financial statements of XYZ Building Developments Limited ("the Company") for the year ended 31 December 2018 which comprise Statement of Comprehensive Income, Statement of Financial Position and Statement of Changes in Equity, and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2018 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The Directors are responsible for the other information. The other information comprises the information included in the Directors report and financial statements, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' report has been prepared in accordance with applicable legal requirements.

**XYZ Building Developments Limited
Auditor's Report (continued)
For The Year Ended 31 December 2018**

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Director's report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' report and from the requirement to prepare a Strategic report.

Responsibilities of Directors

As explained more fully in the Statement of Directors Responsibilities, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for 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 the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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 an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a 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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located at the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

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.

BDO LLP

Charles Ellis (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor
London, UK

20 DEC 2019

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

XYZ Building Developments Limited
Statement of Comprehensive Income
For The Year Ended 31 December 2018

	Notes	2018 £	2017 £
TURNOVER		-	4,555,110
Cost of sales		(2,465,238)	(2,778,900)
GROSS (LOSS)/PROFIT		(2,465,238)	1,776,210
Administrative expenses		(882)	(71)
OPERATING (LOSS)/PROFIT	2	(2,466,120)	1,776,139
Other interest receivable and similar income		1,415	-
Interest payable and similar charges		-	(18,778)
(LOSS)/PROFIT BEFORE TAXATION		(2,464,705)	1,757,361
Tax on (loss)/profit	4	-	-
(LOSS)/PROFIT AFTER TAXATION BEING (LOSS)/PROFIT FOR THE FINANCIAL YEAR		(2,464,705)	1,757,361
Other comprehensive income for the year		-	-
TOTAL COMPREHENSIVE (LOSS)/INCOME FOR THE YEAR		(2,464,705)	1,757,361

The notes on pages 8 to 11 form part of these financial statements.

XYZ Building Developments Limited
Statement of Financial Position
As at 31 December 2018

		2018		2017	
Company No. 09867304	Notes	£	£	£	£
CURRENT ASSETS					
Debtors	5	2,732,365		8,418,857	
Cash at bank and in hand		718,384		921,656	
		<u>3,450,749</u>		<u>9,340,513</u>	
Creditors: Amounts Falling Due Within One Year	6	<u>(4,945,870)</u>		<u>(8,370,929)</u>	
NET CURRENT (LIABILITIES)/ASSETS			(1,495,121)		969,584
TOTAL ASSETS LESS CURRENT LIABILITIES			(1,495,121)		969,584
Creditors: Amounts Falling Due After More Than One Year	7		<u>(477,469)</u>		<u>(477,469)</u>
NET (LIABILITIES)/ASSETS			(1,972,590)		492,115
CAPITAL AND RESERVES					
Called up share capital	8		100		100
Profit and loss account			<u>(1,972,690)</u>		<u>492,015</u>
SHAREHOLDERS' (DEFICIT)/FUNDS			(1,972,590)		492,115

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

The financial statements were approved by the board of directors and authorised for issue on 19/12/2019

..... 

Mr Frederick Graham-Watson

The notes on pages 8 to 11 form part of these financial statements.

XYZ Building Developments Limited
Statement of Changes in Equity
For The Year Ended 31 December 2018

	Share Capital	Profit & Loss Account	Total
	£	£	£
As at 1 January 2017	100	774,516	774,616
Profit for the year	-	1,757,361	1,757,361
Dividends paid	-	(2,039,862)	(2,039,862)
As at 31 December 2017 and 1 January 2018	100	492,015	492,115
Loss for the year	-	(2,464,705)	(2,464,705)
As at 31 December 2018	100	(1,972,690)	(1,972,590)

The notes on pages 8 to 11 form part of these financial statements.

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with the provisions of Financial Reporting Standard 102 section 1A small entities, 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 pound.

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 1.6).

1.1.1. 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 FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows;

This information is included in the consolidated financial statements of Allied London Properties Limited as at 31 December 2018 and these financial statements may be obtained from Companies House, Crown Way, Cardiff, CF14 3UZ.

1.2. Going Concern Disclosure

The directors have considered the financial position of the company in preparing these financial statements and note that it has net liabilities of £1,972,590 at 31 December 2018. The financial statements have been prepared on a going concern basis based on the directors conducting a comprehensive review of the company's affairs including, but not limited to:

- The company's financial position for the financial year ended 31 December 2018;
- Significant events and transactions that have occurred relevant to the company since 31 December 2018;
- The cash flow forecast for the company for the period up to 31 December 2020;
- Profitability forecasts for the company for not only the next financial year, but beyond 31 December 2020.

The directors have obtained a letter of support from Allied London Properties Limited indicating its current intention to support the company by ensuring that the intercompany indebtedness in respect of entities within the Allied London Properties Limited group will not be called for repayment unless the company has the funds and working capital to do so. In addition, Allied London Properties Limited has confirmed its current intention to support the company from within the Allied London Properties Limited group for the period until 31 December 2020. The directors note that although they expect that the support will continue for at least 12 months from the date of approving these financial statements, it is not guaranteed.

However, on the basis of the projections of the company and the wider Allied London Properties Limited group, the directors believe that it is appropriate to assume that the support will be forthcoming and therefore have prepared these accounts on a going concern basis.

1.3. Turnover

Revenue is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business and is shown net of VAT and other sales related taxes.

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the reporting end date. Variations in contract work, claims and incentive payments are included to the extent that the amount can be measured reliably and its receipt is considered probable.

The stage of completion is calculated by comparing costs incurred mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs.

When it is probable that total contract costs will exceed total contract turnover, the expected loss is recognised as an expense immediately.

Where the outcome of a construction contract cannot be estimated reliably, contract costs are recognised as expenses in the period in which they are incurred and contract revenue is recognised to the extent of contract costs incurred where it is probable that they will be recoverable.

1.4. Financial Instruments

Financial assets

Financial assets, other than investments and derivatives, are initially measured at 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, excluding convertible debt and derivatives, are initially measured at transaction price (including transaction costs) and subsequently held at amortised cost.

1.5. Taxation

Deferred Taxation

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

- 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 timing differences relate to interests in subsidiaries, associates, branches and joint ventures and the group can control their reversal and such reversal is not considered probable in the foreseeable future.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax.

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

1.6. Judgements in applying accounting policies and key sources of estimation uncertainty

Financial liabilities measured at fair value through profit and loss relates to the value of amounts owed under a Joint Venture Agreement.

The fair value has been determined based on a director's valuation using a discounted cashflow. The assumptions applied in determining fair value of this financial liability include:

- Discount rate of the anticipated cashflows: 15.46%

All other figures used in the calculation are based on actual figures following the sale of the property on 9 March 2016.

The directors determine the value of stocks and work-in-progress based on the costs to complete the development based on the latest internal appraisal.

Recognition of turnover and profit on long term contracts requires management judgement regarding the anticipated final outcome of individual contracts and of the proportion of works completed at the balance sheet date. Management undertakes detailed reviews on a monthly basis in order to exercise judgement over the outcome of each contract and the associated risks and opportunities.

The value of work completed at the Statement of Financial Position date is assessed by undertaking surveys and completing internal valuations on each element of works completed and in progress. Regular management reviews of contract progress are undertaken.

The age, nature and recoverability of all debtors and amounts recoverable on long term contracts are reviewed regularly by management and provisions made where appropriate.

Consistent procedures and management tools are in place to ensure that estimates are applied and results determined on a consistent basis.

1.7. Dividends

Equity dividends are recognised when they become legally payable. Final equity dividends are recognised when approved by the shareholders at an annual general meeting. Dividends on shares recognised as liabilities are recognised as expenses and classified within interest payable.

XYZ Building Developments Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2018

2. Operating Loss

Audit fees were borne by Allied London Properties Limited, another group undertaking.

The company had no employees during the period other than the directors, who received no remuneration.

3. Average Number of Employees

Average number of employees, including directors, during the year was as follows:

	2018	2017
Directors	4	3
	4	3

4. Tax on Loss

	Tax Rate	2018	2017
	2018	£	£
UK Corporation Tax	19.0%	-	-
	2017	£	£
	19.25%	-	-
		(2,464,705)	1,757,361
Breakdown of Tax Charge is:			
Tax on (loss)profit at 19% (UK standard rate) (2017: 19.25%)		(468,294)	338,292
Group relief		468,294	(338,292)
Total tax charge for the period		-	-

5. Debtors

	2018	2017
	£	£
Due within one year		
Prepayments and accrued income	434,868	434,868
Other debtors	478,884	481,098
Amounts owed by group undertakings	1,818,613	7,502,891
	2,732,365	8,418,857

All amounts shown under debtors fall due for payment within one year.

Amounts owed by group undertakings are repayable upon demand and are not interest bearing.

XYZ Building Developments Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2018

6. Creditors: Amounts Falling Due Within One Year

	2018	2017
	£	£
Trade creditors	7	11,693
Accruals and deferred income	3,107,270	1,417,753
Amounts owed to group undertakings	1,838,593	6,941,483
	<u>4,945,870</u>	<u>8,370,929</u>

Accruals and deferred income relates to fit-out, property appraisal and retention costs for the XYZ Building development.

Amounts owed to group undertakings are repayable upon demand and are not interest bearing.

7. Creditors: Amounts Falling Due After More Than One Year

	2018	2017
	£	£
Other creditors	477,469	477,469
	<u>477,469</u>	<u>477,469</u>

8. Share Capital

		2018	2017
		100	100
Allotted, Called up and fully paid			
		<u>100</u>	<u>100</u>
	Value	Number	
	£		
Allotted, called up and fully paid			
Ordinary shares	1.000	100	100
		<u>100</u>	<u>100</u>

9. Financial Instruments

The Company considers that the fair value of cash and cash equivalents, loans, trade and other receivables, and trade and other payables are not materially different to their carrying value.

The Company's financial instruments may be analysed as follows:

Financial assets measured at amortised cost of £3,450,749 (2017: £9,340,513) comprise cash, accrued income, other debtors and amounts due from group undertakings.

Financial liabilities measured at amortised cost of £2,316,069 (2017: £8,848,398) comprise trade creditors, other creditors, accruals and amounts due to group undertakings.

10. Dividends

Interim dividends paid of £nil per ordinary share (2017: £20,399).

11. Related Party Transactions

The company has taken advantage of the exemption allowed by Financial Reporting Standard 102, "Related party disclosures" Section 33.1A not to disclose details of related party transactions with entities that are included in the consolidated financial statements of Allied London Properties Limited and are 100% owned. There are no other related party transactions other than as disclosed.

12. Ultimate Controlling Party

The company's immediate parent is XYZ Building Holdco Limited. The ultimate parent company is Capital Holdco Limited, a holding company incorporated in the British Virgin Islands.

13. General Information

XYZ Building Developments Limited is a private company, limited by shares, incorporated in England & Wales, registered number 09867304. The registered office is C/O Allied London No. 1 Spinningfields, Level 12, 1 Hardman Square, Manchester, M3 3EB.