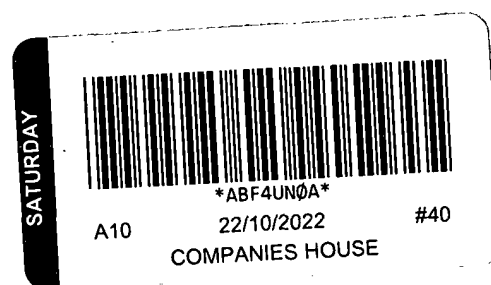


26 REDCLIFFE GARDENS LIMITED

Report and Financial Statements

31 January 2022



26 REDCLIFFE GARDENS LIMITED

REPORT AND FINANCIAL STATEMENTS 2022

OFFICERS AND PROFESSIONAL ADVISERS

DIRECTORS

A H Pontin

SECRETARY

R A Searby

REGISTERED OFFICE

Suite 9
Badgemore House
Gravel Hill
Henley-on-Thames
Oxfordshire
RG9 4NR

26 REDCLIFFE GARDENS LIMITED

DIRECTOR'S REPORT

The director presents the company's annual report and financial statements for the period to 31 January 2022.

REVIEW OF BUSINESS AND FUTURE PROSPECTS

The company was developing a property at 26 Redcliffe Gardens in London SW10. The property was being converted into six apartments with completion and sale of the units expected in 2020. However the company's main contractor went into liquidation in January 2020 and it was discovered that the work done by the contractor had fallen well short in amount and quality compared to that signed off by the senior lender's monitoring surveyor and to the amount of loan consequently drawn down. The company's senior lender appointed an LPA receiver over the property on 10 March 2020. The company does not now expect to be able to recover, complete or sell the property. No significant information has been received from the receiver or the company's lender since March 2020 and the likely realisable value of the property and the amount of senior debt outstanding are not known. The company considers that it may have valid claims against the senior lender, the senior lender's monitoring surveyor and the structural engineer but the level and prospects of any recovery may not be sufficient to justify the costs of making any such claims.

DIRECTORS

The directors who served during the period and to the date of signing these accounts are shown on page 1.

SMALL COMPANY PROVISIONS

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

Approved by the Director
and signed on behalf of the Board



R A Searby

Secretary

9 August 2022

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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), 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:

- (a) select suitable accounting policies and then apply them consistently;
- (b) make judgements and estimates that are reasonable and prudent;
- (c) state whether applicable accounting standards have been followed; and
- (d) 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.

26 REDCLIFFE GARDENS LIMITED

STATEMENT OF COMPREHENSIVE INCOME For the period ended 31 January 2022

	Note	31 January 2022 £	31 January 2021 £
TURNOVER	2	-	-
Cost of sales		-	-
		<u>-</u>	<u>-</u>
Gross profit		-	-
Administrative expenses		(924)	(13,121)
Loan interest and charges	3	-	-
		<u>-</u>	<u>-</u>
(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION	3	(924)	(13,121)
Tax on profit on ordinary activities	4	-	-
		<u>-</u>	<u>-</u>
TOTAL COMPREHENSIVE (LOSS) FOR THE PERIOD	8,9	<u>(924)</u>	<u>(13,121)</u>

All amounts derive from continuing operations.

There were no gains or losses or other movements on shareholder's funds for the current and preceding financial period other than as stated in the statement of comprehensive income.

26 REDCLIFFE GARDENS LIMITED

STATEMENT OF FINANCIAL POSITION

31 January 2022

	Note	2022 £	2021 £
CURRENT ASSETS			
Development property in course of construction		6,415,876	6,415,876
Cash at bank and in hand		9	9
		<u>6,415,885</u>	<u>6,415,885</u>
CREDITORS: amounts falling due within one year	5	<u>(8,240,904)</u>	<u>(8,239,980)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>(1,825,019)</u>	<u>(1,824,095)</u>
CREDITORS: amounts falling after more than one year	6	<u>-</u>	<u>-</u>
NET LIABILITIES		<u>(1,825,019)</u>	<u>(1,824,095)</u>
CAPITAL AND RESERVES			
Called up share capital	7	1	1
Profit and loss account	9	<u>(1,825,020)</u>	<u>(1,824,096)</u>
Shareholder's funds		<u>(1,825,019)</u>	<u>(1,824,095)</u>

The director considers that the company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the company to obtain an audit for the period in question in accordance with section 476 of the Companies Act 2006,

The director acknowledges his 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 have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS102 Section 1A – small entities.

These financial statements were approved and authorised for issue by the director on 9 August 2022.

Signed on behalf of the Board of Directors



A H Pontin

Director

NOTES TO THE ACCOUNTS

Year ended 31 January 2022

1. ACCOUNTING POLICIES

The financial statements are prepared in accordance with Section 1A of Financial Reporting Standard 102 (FRS102) and the Companies Act 2006. The particular accounting policies adopted are described below. They have all been applied consistently throughout the current and the preceding period.

Accounting convention

The financial statements are prepared under the historical cost convention.

Basis of preparation

The company's business activities are detailed in the directors' report.

Cash flow statement

The company has taken advantage from preparing a cash flow statement on the grounds that it qualifies as a small company under the Companies Act 2006.

Cash at bank and in hand

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

Work in progress

Work in progress, which relates to a property in course of development, is valued at cost and includes cost of land, labour, materials and associated costs. Interest and loan arrangement fees have not been capitalised. In March 2020 an LPA receiver was appointed over the property by the company's senior lender. Since this date no information has been received from the receiver as to the likely sales proceeds of the property. The recoverability by the company of any value from this property is doubtful.

Taxation

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantially enacted by the balance sheet date.

2. TURNOVER

Turnover represents the income, net of value added tax, arising on property construction and development. All turnover was derived in the United Kingdom.

3. LOSS ON ORDINARY ACTIVITIES BEFORE TAX

No director received any emoluments in respect of their services to the company during the period. Apart from the directors the company has no employees.

No charge for interest payable has been made in the years ended 31 January 2021 or 31 January 2022. No information has been received regarding interest charges on the senior debt and it is unlikely that any repayment will be made on the mezzanine debt.

4. TAX ON PROFIT ON ORDINARY ACTIVITIES

There is no tax charge or credit for the period or the prior period.

NOTES TO THE ACCOUNTS
Year ended 31 January 2022

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31 January 2022 £	31 January 2021 £
Senior debt repayable, including accrued interest	4,754,340	4,754,340
Mezzanine debt, including accrued interest	1,195,260	1,195,260
Amount owed to related company	801,002	800,078
Amount owed to former owner	1,490,302	1,490,302
	<u>8,239,980</u>	<u>8,239,980</u>

The senior debt was repayable on sale of the completed units in the development with a loan expiry date of 20 November 2020. Interest was charged at 9% pa and accumulated into the loan. The loan is secured against the company's development property. The lender, Oblix Capital Ltd, appointed an LPA receiver over the property on 10 March 2020. No information has been received from the lender or the receiver since this date of the amount of the debt or interest payable and it is unlikely that the senior debt will be repaid in full. The company's former owner gave a personal guarantee in respect of this debt but the prospects of the lender obtaining any recovery from him are uncertain.

The mezzanine debt was advanced by Mr Pontin and is unsecured. Interest is chargeable at 20% pa and accumulated into the loan. In view of the likely outcome no interest has been included. It is unlikely that any repayment will be made on the mezzanine debt.

The amount owed to a related company is owed to a company controlled by Mr Pontin,

6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31 January 2022 £	31 January 2021 £
Senior debt repayable, including accrued interest	-	-
	<u>-</u>	<u>-</u>

7. CALLED UP SHARE CAPITAL

	2022 £	2021 £
Allotted, called up and fully paid 1 ordinary share of £1	<u>1</u>	<u>1</u>

26 REDCLIFFE GARDENS LIMITED

NOTES TO THE ACCOUNTS

Year ended 31 January 2022

8. RECONCILIATION OF MOVEMENTS IN SHAREHOLDER'S FUNDS

	2022 £	2021 £
(Loss) for the period	(924)	(13,121)
Issue of shares	-	-
Net (reduction in) shareholder's funds	(924)	(13,121)
Opening shareholder's (deficit)	(1,824,095)	(1,810,974)
Closing shareholder's (deficit)	<u>(1,825,019)</u>	<u>(1,824,095)</u>

9. STATEMENT OF MOVEMENTS ON RESERVES

	Profit and loss account £
At 1 February 2021	(1,824,096)
Loss for the financial period	<u>(924)</u>
At 31 January 2022	<u>(1,825,020)</u>

10. RELATED PARTY TRANSACTIONS

At 31 January 2022 sums totalling £1,996,262 (2021 - £1,995,338) were due to Mr Pontin and companies controlled by him.

11. CONTROLLING PARTY

At 31 January 2022 the company was under the control of Mr Pontin.