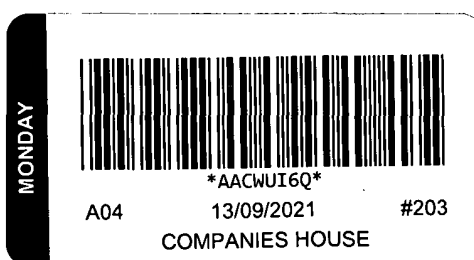


**26 REDCLIFFE GARDENS LIMITED**

**Report and Financial Statements**

**31 January 2021**



**26 REDCLIFFE GARDENS LIMITED**

**REPORT AND FINANCIAL STATEMENTS 2021**

**OFFICERS AND PROFESSIONAL ADVISERS**

**DIRECTORS**

A H Pontin

R A Searby (resigned 18 February 2020)

B W Pontin (resigned 18 February 2020)

**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 2021.

### **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 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.

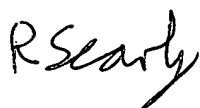
### **DIRECTORS**

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

11 August 2021

## **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 2021

	Note	31 January 2021 £	31 January 2020 £
<b>TURNOVER</b>	2	-	-
Cost of sales		-	-
		<hr/>	<hr/>
Gross profit		-	-
Administrative expenses		(13,121)	(139,997)
Loan interest and charges	3	-	(98,744)
		<hr/>	<hr/>
<b>(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION</b>	3	(13,121)	(238,741)
Tax on profit on ordinary activities	4	-	-
		<hr/>	<hr/>
<b>TOTAL COMPREHENSIVE (LOSS) FOR THE PERIOD</b>	8,9	<u>(13,121)</u>	<u>(238,741)</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 2021

	Note	2021 £	2020 £
<b>CURRENT ASSETS</b>			
Development property in course of construction		6,415,876	6,399,721
Cash at bank and in hand		9	607
		<u>6,415,885</u>	<u>6,400,328</u>
<b>CREDITORS: amounts falling due within one year</b>	5	<u>(8,239,980)</u>	<u>(8,211,302)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>(1,824,095)</u>	<u>(1,810,974)</u>
<b>CREDITORS: amounts falling after more than one year</b>	6	<u>-</u>	<u>-</u>
<b>NET LIABILITIES</b>		<u><u>(1,824,095)</u></u>	<u><u>(1,810,974)</u></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	7	1	1
Profit and loss account	9	<u>(1,824,096)</u>	<u>(1,810,975)</u>
Shareholder's funds		<u><u>(1,824,095)</u></u>	<u><u>(1,810,974)</u></u>

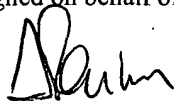
The director considers that the company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the company to obtain an audit for the period in question in accordance with section 476 of the Companies Act 2006,

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 11 August 2021.

Signed on behalf of the Board of Directors



A H Pontin ✓

Director

**NOTES TO THE ACCOUNTS**

**Year ended 31 January 2021**

**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 year ended 31 January 2021. 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. The charge for interest in the year ended 31 January 2020 is after including of a credit of £288,968, being a reversal of interest charged in the period ended 31 January 2019 as explained in note 5.

**4. TAX ON PROFIT ON ORDINARY ACTIVITIES**

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

## 26 REDCLIFFE GARDENS LIMITED

### NOTES TO THE ACCOUNTS

Year ended 31 January 2021

#### 5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31 January 2021 £	31 January 2020 £
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	800,078	762,530
Accruals	-	8,870
Amount owed to former owner	1,490,302	1,490,302
	<u>8,239,980</u>	<u>3,498,932</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 and this was reflected in the figures as at 31 January 2019. In view of the likely outcome the interest of £217,200 charged in the period ended 31 January 2019 was reversed in the accounts for the year ended 31 January 2020 as it is unlikely to be recovered. 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 2021 £	31 January 2020 £
Senior debt repayable, including accrued interest	-	-
	<u>-</u>	<u>-</u>

#### 7. CALLED UP SHARE CAPITAL

	2021 £	2020 £
Allotted, called up and fully paid 1 ordinary share of £1	1	1
	<u>1</u>	<u>1</u>



**NOTES TO THE ACCOUNTS**

**Year ended 31 January 2021**

**8. RECONCILIATION OF MOVEMENTS IN SHAREHOLDER'S FUNDS**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
(Loss) for the period	(13,121)	(238,741)
Issue of shares	-	-
	<u>(13,121)</u>	<u>(238,741)</u>
Net (reduction in) shareholder's funds	(13,121)	(238,741)
Opening shareholder's (deficit)	(1,810,974)	(1,572,233)
	<u>(1,824,095)</u>	<u>(1,810,974)</u>
Closing shareholder's (deficit)	<u>(1,824,095)</u>	<u>(1,810,974)</u>

**9. STATEMENT OF MOVEMENTS ON RESERVES**

	<b>Profit and loss account £</b>
At 1 February 2020	(1,810,975)
Loss for the financial period	<u>(13,121)</u>
At 31 January 2021	<u>(1,824,096)</u>

**10. RELATED PARTY TRANSACTIONS**

At 31 January 2021 sums totalling £1,995,338 (2020 - £1,957,790) were due to Mr Pontin and companies controlled by him.

**11. CONTROLLING PARTY**

At 31 January 2021 the company was under the control of Mr Pontin.