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**TWENTY-FIRST CENTURY LAND (NO.10) LIMITED**

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**UNAUDITED**

**FINANCIAL STATEMENTS**

**INFORMATION FOR FILING WITH THE REGISTRAR**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

**TWENTY-FIRST CENTURY LAND (NO.10) LIMITED**  
**REGISTERED NUMBER: 10811103**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2021**

	Note	2021 £	2020 £
<b>Current assets</b>			
Debtors: amounts falling due within one year	4	1	1
		<u>1</u>	<u>1</u>
Creditors: amounts falling due within one year	5	(129,147)	(125,873)
<b>Net current liabilities</b>		<u>(129,146)</u>	<u>(125,872)</u>
<b>Total assets less current liabilities</b>		<u>(129,146)</u>	<u>(125,872)</u>
<b>Net liabilities</b>		<u><u>(129,146)</u></u>	<u><u>(125,872)</u></u>
<b>Capital and reserves</b>			
Called up share capital		1	1
Profit and loss account		(129,147)	(125,873)
		<u><u>(129,146)</u></u>	<u><u>(125,872)</u></u>

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**TWENTY-FIRST CENTURY LAND (NO.10) LIMITED**  
**REGISTERED NUMBER: 10811103**

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**STATEMENT OF FINANCIAL POSITION (CONTINUED)**  
**AS AT 31 DECEMBER 2021**

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The directors consider 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 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 have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

**S N Grant**  
Director

Date: 8 December 2022

The notes on pages 3 to 4 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

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**1. General information**

Twenty-First Century Land (No.10) Limited is a private company limited by shares, incorporated in England and Wales (registered number 10811103).

The registered office and principal place of business address is 39 High Street, London, E17 7AD.

The principal activity of the company is that of property development.

The financial statements are presented in Sterling, which is the functional currency of the company.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

**2.2 Going concern**

In assessing the ability of the company to operate as a going concern, management have evaluated current and forecasted operational results, and the solvency of the company. Given that the company is in a net deficit position the directors have obtained assurances from its immediate and ultimate parent company to continue to provide adequate funds to meet its obligations, and not to demand repayment of any funds due to them, until the company is in a financial position to do so.

As a result, the directors consider it appropriate to prepare the financial statements on a going concern basis.

**2.3 Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

**Sale of goods**

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the Company has transferred the significant risks and rewards of ownership to the buyer;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**2. Accounting policies (continued)**

**2.4 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.

**2.5 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.

**3. Employees**

The average monthly number of employees, including directors, during the year was 3 (2020 - 3).

**4. Debtors**

	2021 £	2020 £
Other debtors	1	1
	<u>1</u>	<u>1</u>

**5. Creditors: Amounts falling due within one year**

	2021 £	2020 £
Trade creditors	480	480
Amounts owed to group undertakings	127,667	124,393
Accruals and deferred income	1,000	1,000
	<u>129,147</u>	<u>125,873</u>

**6. Controlling party**

The immediate parent company is Twenty-First Century Land (No.4) Limited, a company incorporated in England & Wales (registered number: 04732357). The registered office of the immediate parent company is 39 High Street, London, E17 7AD.



This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.