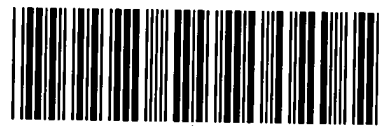


**MCLAREN PROPERTY (UK) 3 LIMITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 JULY 2021**

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COMPANIES HOUSE

**MCLAREN PROPERTY (UK) 3 LIMITED**

**COMPANY INFORMATION**

**Directors**

J A Gatley  
C R Young

**Company secretary**

Taylor Wessing Secretaries Limited

**Registered number**

11763127

**Registered office**

3rd Floor East  
Leconfield House  
Curzon Street  
London  
W1J 5JA

**Independent auditors**

BDO LLP  
55 Baker Street  
London  
W1U 7EU

# **MCLAREN PROPERTY (UK) 3 LIMITED**

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## **MCLAREN PROPERTY (UK) 3 LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 JULY 2021**

The directors present their report and the financial statements for the period ended 31 July 2021.

#### **Directors' responsibilities statement**

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 these financial statements, the directors are required to:

- select suitable accounting policies for the company's financial statements and then apply them consistently;
- make judgements 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 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.

#### **Principal activity**

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

#### **Results**

The loss for the period, after taxation, amounted to £16,495 (2020 - loss £116,909).

#### **Directors**

The directors who served during the period were:

J A Gatley  
C R Young

#### **Disclosure of information to auditors**

Each of the persons who are directors at the time when this directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditors are aware of that information.

#### **Auditors**

The auditors, BDO LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

**MCLAREN PROPERTY (UK) 3 LIMITED**

**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 JULY 2021**

**Small companies note**

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

This report was approved by the board and signed on its behalf.



C R Young  
Director

Date:  
28/04/2022

## **MCLAREN PROPERTY (UK) 3 LIMITED**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF MCLAREN PROPERTY (UK) 3 LIMITED**

#### **Opinion on the financial statements**

In our opinion, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 July 2021 and of its loss for the period then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice.

We have audited the financial statements of McLaren Property (UK) 3 Limited ("the Company") for the period ended 31 July 2021, which comprise statement of comprehensive income, the statement of financial position, the statement of changes in equity, and 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).

#### **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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### *Independence*

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.

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Directors with respect to going concern are described in the relevant sections of this report.

#### **Other information**

The Directors are responsible for the other information. The other information comprises the information included in the annual report, 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.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

## **MCLAREN PROPERTY (UK) 3 LIMITED**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF MCLAREN PROPERTY (UK) 3 LIMITED**

#### **Other Companies Act 2006 reporting**

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.

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 Directors' 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 Directors responsibilities statement, 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.

## MCLAREN PROPERTY (UK) 3 LIMITED

### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF MCLAREN PROPERTY (UK) 3 LIMITED

#### *Extent to which the audit was capable of detecting irregularities, including fraud*

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

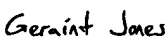
- We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our sector experience through discussion with the directors and other management (as required by auditing standards).
- We had regard to laws and regulations in areas that directly affect the financial statements including financial reporting (including related company legislation) and taxation legislation. We considered that extent of compliance with those laws and regulations as part of our procedures on the related financial statement items.
- With the exception of any known or possible non-compliance, and as required by auditing standards, our work in respect of these was limited to enquiry of the directors.
- We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.
- We addressed the risk of fraud through management override of controls, by testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on 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.

DocuSigned by:  
  
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Geraint Jones (Senior Statutory Auditor)  
For and on behalf of BDO LLP, statutory auditor  
London, UK

Date: 29 April 2022

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



**MCLAREN PROPERTY (UK) 3 LIMITED**

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 JULY 2021**

	Note	2020 £	2020 £
Turnover	4	243,467	-
Cost of sales		(229,402)	(95,141)
<b>Gross profit/(loss)</b>		<b>14,065</b>	<b>(95,141)</b>
Administrative expenses		(2,900)	(12,514)
<b>Operating profit/(loss)</b>		<b>11,165</b>	<b>(107,655)</b>
Interest payable and similar expenses		(27,660)	(9,254)
<b>Loss before tax</b>		<b>(16,495)</b>	<b>(116,909)</b>
Tax on loss	6	-	-
<b>Loss and total comprehensive loss for the period</b>		<b>(16,495)</b>	<b>(116,909)</b>

The notes on pages 9 to 13 form part of these financial statements.

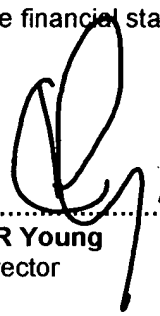
**MCLAREN PROPERTY (UK) 3 LIMITED**  
**REGISTERED NUMBER: 11763127**

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

	Note	2021 £	2020 £
<b>Current assets</b>			
Stocks	7	213,156	71,000
Debtors	8	12,001	17,900
Bank and cash balances		88	447
		<u>225,245</u>	<u>89,347</u>
Creditors: amounts falling due within one year	9	<u>(446,547)</u>	<u>(294,154)</u>
<b>Net current liabilities</b>		<u>(221,302)</u>	<u>(204,807)</u>
<b>Total assets less current liabilities</b>		<u>(221,302)</u>	<u>(204,807)</u>
<b>Net liabilities</b>		<u>(221,302)</u>	<u>(204,807)</u>
<b>Capital and reserves</b>			
Called up share capital	10	1	1
Profit and loss account	11	<u>(221,303)</u>	<u>(204,808)</u>
		<u>(221,302)</u>	<u>(204,807)</u>

The company's financial statements have been prepared in accordance with the 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:

  
 .....  
**C R Young**  
 Director

Date: 28/04/2022

The notes on pages 9 to 13 form part of these financial statements.

**MCLAREN PROPERTY (UK) 3 LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 JULY 2021**

	Share capital £	Profit and loss account £	Total equity £
At 1 August 2020	1	(204,808)	(204,807)
<b>Comprehensive loss for the year</b>			
Loss for the year	-	(16,495)	(16,495)
<b>At 31 July 2021</b>	<b>1</b>	<b>(221,303)</b>	<b>(221,302)</b>

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 JULY 2020**

	Share capital £	Profit and loss account £	Total equity £
At 1 August 2019	1	(87,899)	(87,898)
<b>Comprehensive loss for the year</b>			
Loss for the year	-	(116,909)	(116,909)
<b>At 31 July 2020</b>	<b>1</b>	<b>(204,808)</b>	<b>(204,807)</b>

The notes on pages 9 to 13 form part of these financial statements.

## **MCLAREN PROPERTY (UK) 3 LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2021**

#### **1. General information**

McLaren Property (UK) 3 Limited is a private company, limited by shares, incorporated in England and Wales under the Companies Act 2006. The address of the registered office is stated on the company information page and the nature of the company's operations and principal activity are set out in the directors' report.

#### **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 Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see note 3).

The following principal accounting policies have been applied:

##### **2.2 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;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.42, 11.44 to 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of McLaren Property Holdings LLP as at 31 July 2021 and these financial statements may be obtained from Leconfield House, 3rd Floor East, Curzon Street, London, W1J 5JA.

##### **2.3 Going concern**

The directors prepare financial forecasts and monitor financial performance of the property development and funding on an ongoing basis. The directors expectation is that the company has adequate resources to meet its liabilities as they fall due and the immediate parent undertaking, McLaren Property Holdings LLP have indicated that they will provide support such that the company can meet its liabilities as they fall due for at least 12 months from the date of approval of these financial statements. The financial statements have therefore been prepared on the going concern basis.

##### **2.4 Stocks of property and development expenditure**

Stocks of development expenditure for development properties are included at the lower of cost and net realisable value. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads including interest specifically attributable to the project whilst under development. Costs initially capitalised in stock are recognised in the statement of comprehensive income over the life of the development contract on a stage of completion basis.

## **MCLAREN PROPERTY (UK) 3 LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2021**

#### **2. Accounting policies (continued)**

##### **2.5 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.

##### **2.6 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.

##### **2.7 Current taxation**

Tax is recognised in profit or loss 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 reporting date in the countries where the company operates and generates income.

#### **3. Judgements in applying accounting policies and key sources of estimation uncertainty**

In preparing these financial statements, the directors have had to make the following judgements:

##### *Valuation of development property held as stock*

Determining whether the value of the company's development property should be impaired requires estimations of the property's net realisable value. The net realisable value calculation requires the entity to estimate the future cash flows expected to arise from the development property, specifically the estimated selling price and anticipated selling costs. In undertaking these estimates, the directors make reference to market evidence of transaction prices for similar properties. The carrying amount of the development property stock at the reporting date was £213,156 with no impairment loss recognised in 2021.

##### *Recoverability of debtors*

The recoverability of debtors is assessed based on factors specific to each individual debtor.

#### **4. Turnover**

The whole of the turnover is attributable to the principal activity.

All turnover arose within the United Kingdom.

# MCLAREN PROPERTY (UK) 3 LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2021

### 5. Auditors' remuneration

	2021 £	2020 £
Fees payable to the company's auditor and its associates for the audit of the company's annual financial statements	<u>1,650</u>	<u>1,650</u>

### 6. Taxation

	2021 £	2020 £
Current tax on profits for the year	-	-
<b>Total current tax</b>	<u>-</u>	<u>-</u>

#### Factors affecting tax charge for the period/year

The tax assessed for the period/year is higher than (2020 - higher than) the standard rate of corporation tax in the UK of 19.00% (2020 - 19.00%). The differences are explained below:

	2021 £	2020 £
Loss on ordinary activities before tax	<u>(16,495)</u>	<u>(116,909)</u>
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 19.00% (2020 - 19.00%)	(3,134)	(22,213)
<b>Effects of:</b>		
Losses	<u>3,134</u>	<u>22,213</u>
<b>Total tax charge for the period/year</b>	<u>-</u>	<u>-</u>

### 7. Stocks

	2021 £	2020 £
Work in progress	<u>213,156</u>	<u>71,000</u>
	<u>213,156</u>	<u>71,000</u>

The amount of stock recognised as an expense during the period was £Nil

# MCLAREN PROPERTY (UK) 3 LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2021

### 8. Debtors

	2021 £	2020 £
Amounts owed by group undertakings	1	1
Other debtors	12,000	17,899
	<u>12,001</u>	<u>17,900</u>

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

### 9. Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	12,000	62,838
Amounts owed to group undertakings	423,449	229,666
Other taxation and social security	9,448	-
Accruals and deferred income	1,650	1,650
	<u>446,547</u>	<u>294,154</u>

The amounts owed to group undertakings are unsecured and repayable on demand.

### 10. Share capital

	2021 £	2020 £
<b>Allotted, called up and unpaid</b>		
1 Ordinary share of £1	<u>1</u>	<u>1</u>

### 11. Reserves

#### Profit and loss account

Profit and loss account represents cumulative profits or losses, net of dividends paid and other adjustments.

### 12. Related party transactions

The company has taken advantage of the exemption available under paragraph 33.1A of the Financial Reporting Standard 102 not to disclose transactions with other wholly owned members of the group.

## **MCLAREN PROPERTY (UK) 3 LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2021**

#### **13. Controlling party**

The company's immediate parent is McLaren Property Holdings LLP, a limited liability partnership incorporated in the United Kingdom, which will be preparing consolidated financial statements for the year ended 31 July 2021 which will be publicly available.

The company's ultimate parent undertaking is McLaren Property Holdco Limited, a limited company incorporated in the United Kingdom, which will be preparing consolidated financial statements for the year ended 31 July 2021 which will be publicly available.

The ultimate controlling party is Optimus Corporate Services Limited in its capacity as Trustee of the McLaren Construction Employee Trust 2007 re Mr Kevin Robert Taylor and Family sub fund.