

**MCLAREN (WELLINGTON SQUARE) LIMITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 JULY 2022**



## **MCLAREN (WELLINGTON SQUARE) LIMITED**

### **COMPANY INFORMATION**

<b>Directors</b>	M D Biddle (appointed 9 March 2022) C R Young (appointed 9 March 2022) J A Gatley (appointed 9 March 2022)
<b>Company secretary</b>	Taylor Wessing Secretaries Limited (appointed 9 March 2022)
<b>Registered number</b>	13966297
<b>Registered office</b>	1st & 2nd Floors 61 Curzon Street London W1J 8PD
<b>Independent auditor</b>	MHA MacIntyre Hudson Statutory Auditors 6th Floor 2 London Wall Place London United Kingdom EC2Y 5AU

# **MCLAREN (WELLINGTON SQUARE) LIMITED**

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## **MCLAREN (WELLINGTON SQUARE) LIMITED**

### **DIRECTORS' REPORT FOR THE PERIOD ENDED 31 JULY 2022**

The directors present their report and the financial statements for the period ended 31 July 2022.

#### **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 company was incorporated on the 9 March 2022. The principal activity of the company is that of property development.

#### **Results**

The loss for the period, after taxation, amounted to £2,000.

#### **Directors**

The directors who served during the period were:

M D Biddle (appointed 9 March 2022)  
C R Young (appointed 9 March 2022)  
J A Gatley (appointed 9 March 2022)

#### **Qualifying third party indemnity provisions**

Directors' liability and indemnity insurance was in force throughout the year to cover the directors and officers of the company against actions brought against them in their personal capacities. Cover is not provided where the individual has acted fraudulently or dishonestly.

**MCLAREN (WELLINGTON SQUARE) LIMITED**

**DIRECTORS' REPORT (CONTINUED)  
FOR THE PERIOD ENDED 31 JULY 2022**

**Disclosure of information to auditor**

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 auditor is 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 auditor is aware of that information.

**Auditor**

The auditor, MHA MacIntyre Hudson, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

**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: 31 March 2023

## **MCLAREN (WELLINGTON SQUARE) LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MCLAREN (WELLINGTON SQUARE) LIMITED**

#### **Opinion**

We have audited the financial statements of McLaren (Wellington Square) Limited (the 'company') for the period ended 31 July 2022, which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity and the related notes, 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 July 2022 and of its loss for the period 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 United Kingdom, including the Financial Reporting Council'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**

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 other information comprises the information included in the Directors' Report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Directors' Report. 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 (WELLINGTON SQUARE) LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MCLAREN (WELLINGTON SQUARE) LIMITED (CONTINUED)**

#### **Opinion 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.

#### **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 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 set out on page 1, 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.

## **MCLAREN (WELLINGTON SQUARE) LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MCLAREN (WELLINGTON SQUARE) LIMITED (CONTINUED)**

#### **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.

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:

- obtaining an understanding of the legal and regulatory frameworks that the company operates in
- reviewing key correspondence with regulatory authorities
- testing for evidence of management override
- enquiry of management to identify any instances of non-compliance with laws and regulations
- enquiry of management around actual and potential litigation and claims
- enquiry of management to identify any instances of known or suspected instances of fraud
- discussing among the engagement team regarding how and where fraud might occur.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://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.



Atul Kariya (FCCA) (Senior statutory auditor)

for and on behalf of

**MHA MacIntyre Hudson**

Statutory Auditors

London

United Kingdom

Date:

5 April 2023



**MCLAREN (WELLINGTON SQUARE) LIMITED**

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE PERIOD ENDED 31 JULY 2022**

	<b>Period from 09 March 2022 to 31 July 2022</b>
<b>Note</b>	
Administrative expenses	<b>(2,000)</b>
<b>Operating loss</b>	<b>(2,000)</b>
Tax on loss	6. -
<b>Loss for the financial period</b>	<b>(2,000)</b>

The notes on pages 9 to 14 form part of these financial statements.

There was no other comprehensive income for the period ended 31 July 2022.

**MCLAREN (WELLINGTON SQUARE) LIMITED**  
**REGISTERED NUMBER: 13966297**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 JULY 2022**

	Note	2022 £
<b>Current assets</b>		
Stocks	7	239,057
Debtors	8	47,401
		<u>286,458</u>
Creditors: amounts falling due within one year	9	<u>(288,457)</u>
<b>Net current liabilities</b>		<u>(1,999)</u>
<b>Total assets less current liabilities</b>		<u>(1,999)</u>
<b>Net liabilities</b>		<u>(1,999)</u>
<b>Capital and reserves</b>		
Called up share capital	10	1
Profit and loss account	11	(2,000)
		<u>(1,999)</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: 31 March 2023

The notes on pages 9 to 14 form part of these financial statements.

**MCLAREN (WELLINGTON SQUARE) LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE PERIOD ENDED 31 JULY 2022**

	Share capital £	Profit and loss account £	Total equity £
<b>Comprehensive loss for the period</b>			
Loss for the period	-	(2,000)	(2,000)
Shares issued during the period	1	-	1
<b>At 31 July 2022</b>	<u>1</u>	<u>(2,000)</u>	<u>(1,999)</u>

The notes on pages 9 to 14 form part of these financial statements.

## **MCLAREN (WELLINGTON SQUARE) LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 JULY 2022**

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

McLaren (Wellington Square) Limited is a private company, limited by shares, incorporated in England and Wales under the Companies Act 2006 with registration number 13966297. 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 company was incorporated on 9 March 2022 and began trading on this date. These are the first set of financial statements that have been prepared by the company.

The financial statements have been prepared in pounds sterling, the functional currency, rounded to the nearest £1.

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 Holdco Limited as at 31 July 2022 and these financial statements may be obtained from 1st & 2nd Floors, 61 Curzon Street, London, W1J 8PD.

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

The company had net liabilities of £1,999 as at 31 July 2022. The directors prepare financial forecasts and monitor financial performance of the property development and funding on an ongoing basis. The directors have a reasonable expectation that the company has adequate resources to meet its liabilities as they fall due. The ultimate parent undertaking, McLaren Property Holdco Limited 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.

## **MCLAREN (WELLINGTON SQUARE) LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 JULY 2022**

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

##### **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.

##### **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 Expenses**

Expenses are included on an accruals basis.

##### **2.8 Financial instruments**

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the reporting date.

## MCLAREN (WELLINGTON SQUARE) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 JULY 2022

#### 2. Accounting policies (continued)

##### 2.8 Financial instruments (continued)

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

##### 2.9 Current and deferred 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

##### *Valuation of pre development costs carried as stock*

Determining whether the value of the company's pre development costs, carried as stock, should be impaired requires estimations of the net realisable value of the underlying property development projects. The net realisable value calculation requires the entity to estimate the future cash flows expected to arise from the property development project, such as expected selling price and costs to complete and sell. In undertaking these estimates, the directors make reference to market evidence of transaction prices for similar projects. The carrying amount of the pre development costs at the reporting date was £239,057 with no impairment loss recognised in 2022.

#### 4. Auditor's remuneration

Period to 31  
July 2022  
£

Fees payable to the company's auditor and its associates for the audit of the company's annual financial statements

2,000

The company has taken advantage of the exemption not to disclose amounts paid for non audit services as these are disclosed in the group accounts of the parent company.

#### 5. Employees

The Company has no employees other than the directors, who did not receive any remuneration.

**MCLAREN (WELLINGTON SQUARE) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 JULY 2022**

**6. Taxation**

	<b>Period to 31 July 2022 £</b>
<b>Total current tax</b>	-
<b>Deferred tax</b>	-
<b>Total deferred tax</b>	-
<b>Taxation on profit on ordinary activities</b>	-

**Factors affecting tax charge for the period**

The tax assessed for the period is higher than the standard rate of corporation tax in the UK of 19%

	<b>Period to 31 July 2022 £</b>
Loss on ordinary activities before tax	(2,000)
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 19%	(380)
<b>Effects of:</b>	
Utilisation of tax losses	380
<b>Total tax charge for the period</b>	-

**Factors that may affect future tax charges**

**7. Stocks**

	<b>Period to 31 July 2022 £</b>
Stock & WIP	239,057
	239,057

**MCLAREN (WELLINGTON SQUARE) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 JULY 2022**

**8. Debtors**

	Period to 31 July 2022 £
Amounts owed by group undertakings	1
Other debtors	47,400
	<u>47,401</u>

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

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

	Period to 31 July 2022 £
Trade creditors	92,400
Amounts owed to group undertakings	194,057
Accruals and deferred income	2,000
	<u>288,457</u>

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

**10. Share capital**

	Period to 31 July 2022
<b>Authorised, allotted, called up and fully paid</b>	
1 Ordinary share of £1	<u>1</u>

On incorporation, the company allotted 1 Ordinary share of £1 each at par.

**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 (WELLINGTON SQUARE) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 JULY 2022**

**13. Parent entity and controlling party**

The company's immediate parent is McLaren Living Ltd, a limited company incorporated in the United Kingdom which will be preparing standalone financial statements for the year ended 31 July 2022.

The 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 2022 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.