

Registration number: 11777235

Hillingdon Properties Limited

(formerly Inland Developments Limited)

Annual Report and Financial Statements

for the Period from 21 January 2019 to 31 December 2019

Hillingdon Properties Limited
(formerly Inland Developments Limited)

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Hillingdon Properties Limited
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Company Information

Directors	Mr HL Shah Miss T M Shah
Registered office	76 Canterbury Road Croydon Surrey CR0 3HA
Auditors	UHY Hacker Young Chartered Accountants and Statutory Auditor 6 Broadfield Court Broadfield Way Sheffield S8 0XF

Hillingdon Properties Limited
(formerly Inland Developments Limited)

(Registration number: 11777235)
Balance Sheet as at 31 December 2019

	Note	2019 £
Fixed assets		
Investments	4	12,222,862
Current assets		
Debtors	5	9,025,989
Cash at bank and in hand		<u>574</u>
		9,026,563
Creditors: Amounts falling due within one year	6	<u>(22,838,395)</u>
Net current liabilities		<u>(13,811,832)</u>
Net liabilities		<u>(1,588,970)</u>
Capital and reserves		
Called up share capital		1
Profit and loss account		<u>(1,588,971)</u>
Total equity		<u>(1,588,970)</u>

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 22 December 2020 and signed on its behalf by:

.....
Miss T M Shah
Director

The notes on pages [3](#) to [8](#) form an integral part of these financial statements.
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Hillingdon Properties Limited
(formerly Inland Developments Limited)

Notes to the Financial Statements for the Period from 21 January 2019 to 31 December 2019

1 General information

The company is a private company limited by share capital, incorporated in England and Wales.

The company was formerly known as Inland Developments Limited.

The address of its registered office is:

76 Canterbury Road

Croydon

Surrey

CR0 3HA

England

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

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

Group accounts not prepared

The company is the parent company of a small group and as such is not required by the Companies Act 2006 to prepare group accounts. These financial statements therefore present information about the company as an individual undertaking and not its group.

Disclosure of long or short period

This is the first set of accounts prepared from the date of its incorporation of 21 January 2019, and thus, the set of accounts spans a period shorter than one year.

Hillingdon Properties Limited
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Notes to the Financial Statements for the Period from 21 January 2019 to 31 December 2019

Going concern

The financial statements have been prepared on a going concern basis as the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future.

Post the period end, the Company has been looking into either selling its entire shareholding in its subsidiary, MB Hillingdon Limited, subject to the latter receiving planning permission for the property it owns at Hillingdon, or the subsidiary selling the Hillingdon property with planning consent. The expected proceeds from this sale should be sufficient to settle the Company and the subsidiary's liabilities.

There is significant uncertainty arising from the COVID-19 pandemic which may result in delays in the Company selling its subsidiary or the latter selling the property. The sales are dependent on the subsidiary obtaining planning permission for the property it owns. The directors have been informed that the Greater London Authority has already approved the planning application. However, the Secretary of State for Housing and Communities has issued a "holding direction" on the application. Once a decision has been made by the Secretary of State for Housing and Communities, the directors will proceed accordingly.

Audit report

The Independent Auditor's Report was unqualified. The name of the Senior Statutory Auditor who signed the audit report on 22 December 2020 was Andrew Hulse, who signed for and on behalf of UHY Hacker Young.

Investments

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Hillingdon Properties Limited
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Notes to the Financial Statements for the Period from 21 January 2019 to 31 December 2019

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

3 Staff numbers

The average number of persons employed by the company (including directors) during the period, was 1.

4 Investments

	2019
	£
Investments in subsidiaries	<u>12,222,862</u>
Subsidiaries	£
Cost or valuation	
Additions	<u>12,222,862</u>
Provision	
Carrying amount	
At 31 December 2019	<u><u>12,222,862</u></u>

Details of undertakings

Details of the investments (including principal place of business of unincorporated entities) in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

Hillingdon Properties Limited
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Notes to the Financial Statements for the Period from 21 January 2019 to 31 December 2019

	Undertaking	Registered office	Holding	Proportion of voting rights and shares held 2019
UHY Hacker Young Chartered Accountants and Statutory Auditor 6 Broadfield Court Broadfield Way Sheffield S8 0XF	Subsidiary undertakings MB Hillingdon Limited	76 Canterbury Road, Croydon Surrey CR0 3HA England and Wales	Ordinary shares	100%

Subsidiary undertakings*MB Hillingdon Limited*

The principal activity of MB Hillingdon Limited is the acquisition of land, the building of residential property and subsequent sale of residential properties.

5 Debtors

	Note	2019 £
Amounts owed by group undertakings and undertakings in which the company has a participating interest	8	8,963,612
Other debtors		<u>62,377</u>
		<u><u>9,025,989</u></u>

6 Creditors**Creditors: amounts falling due within one year**

	Note	2019 £
Due within one year		
Loans and borrowings	7	21,265,000
Accruals and deferred income		751,470
Other creditors		<u>821,925</u>
		<u><u>22,838,395</u></u>

The other creditors of £821,925 relates to an amount owed to the company's former parent, Inland Limited (see note 8). This amount is interest-free and repayable on demand.

**Hillingdon Properties Limited
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Notes to the Financial Statements for the Period from 21 January 2019 to 31 December 2019

7 Loans and borrowings

	Page 6	2019 £
Current loans and borrowings		
Other borrowings		<u>21,265,000</u>

The loans and borrowings include a loan of £3,000,000 from the company's former parent, Inland Limited (see note 8). This amount is interest-free

and repayable on demand. The company has pledged the stocks of its subsidiary as well as its own shares as security for this loan.

The loans and borrowings include convertible debt of £18,265,000. This debt can be converted to 8% cumulative preference shares and is secured by way of a legal charge over the stocks of its subsidiary (see note 9).

8 Related party transactions

Summary of transactions with all subsidiaries

MB Hillingdon Limited

The Company acquired 100% of the shareholding of this subsidiary during the year. On acquisition, the company made an interest-free loan of £8,972,281 to the subsidiary, which is repayable on demand.

As at 31 December 2019, this inter-company balance stood at £8,963,612.

Summary of transactions with other related parties

Inland Ltd (former parent company)

On 27 February 2019, Inland Ltd sold its entire shareholding in the company to a third party.

On the same day, post the share sale, the Company borrowed £3,000,000 from Inland Ltd which is interest-free and repayable on demand.

During the year, an additional £821,925 was borrowed from Inland Ltd, which is also interest-free and repayable on demand.

The Company's subsidiary appointed Inland Ltd to prepare and submit a planning application for a property it owns. The subsidiary's stocks and the company's shares have been provided as security to Inland Ltd.

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Notes to the Financial Statements for the Period from 21 January 2019 to 31 December 2019

9 Non adjusting events after the financial period

Post year end, the company took an additional loan of £2,000,000 from Clove Holdings Limited under the same terms as the original loan (see note 7).

In June 2020, Clove Holdings Limited exercised its rights under the convertible loan agreement and converted the total capital and interest owed by the Company into preference shares.