

Registration number: 1177235

Hillingdon Properties Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 31 December 2020

Hillingdon Properties Limited

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Hillingdon Properties Limited

Company Information

Directors	Mr H L Shah Miss T M Shah
Registered office	76 Canterbury Road Croydon Surrey CR0 3HA

Hillingdon Properties Limited
(Registration number: 11777235)
Balance Sheet as at 31 December 2020

	Year Ended 31 December 2020	Period Ended 31 December 2019
Note	£	£
Fixed assets		
Investments	4	12,222,863
		12,222,862
Current assets		
Debtors	5	11,021,996
Cash at bank		1,853
		<u>9,025,989</u>
		11,023,849
		9,026,563
Creditors: Amounts falling due within one year	6	<u>(3,830,345)</u>
		(22,838,395)
Net current assets/(liabilities)		<u>7,193,504</u>
		(13,811,832)
Total assets less current liabilities		19,416,367
		(1,588,970)
Creditors: Amounts falling due after more than one year	6	<u>(22,627,859)</u>
		-
Net liabilities		<u>(3,211,492)</u>
		(1,588,970)
Capital and reserves		
Called up share capital	7	1
Profit and loss account		1
		<u>(3,211,493)</u>
		(1,588,971)
Total equity		<u>(3,211,492)</u>
		(1,588,970)

For the financial year ending 31 December 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

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 23 December 2021 and signed on its behalf by:

.....
Mr HL Shah
Director

The notes on pages 3 to 8 form an integral part of these financial statements.
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Hillingdon Properties Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2020

1 General information

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

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

The comparative for the accounts is a small period, and the set of accounts for comparison spans for a period shorter than a year.

Going concern

The financial statements have been prepared on the going concern basis which assumes that the company will continue in operational existence for the foreseeable future. This is based on the company's cash flow forecast for the next 12 months and the directors' expectation that the sales value of the site owned by the company's subsidiary will be sufficient to meet the company and its subsidiary's net liabilities.

The Secretary of State for Housing and Communities issued a "holding direction" during the year on the planning application that was submitted by the company's subsidiary for the site, which was approved by the Mayor of London. The holding direction was lifted post year-end and a Section 106 agreement was signed, resulting in planning consent being received as at the date of these accounts.

The directors believe that the company has adequate resources for at least 12 months from the date of these accounts and have therefore adopted the going concern basis of accounting in the preparation of these accounts.

Hillingdon Properties Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2020

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.

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 year, was 2 (2019 - 1).

Hillingdon Properties Limited**Notes to the Unaudited Financial Statements for the Year Ended 31 December 2020****4 Investments**

	Year Ended 31 December 2020 £	Period Ended 31 December 2019 £
Investments in subsidiaries	<u>12,222,863</u>	<u>12,222,862</u>
Subsidiaries		£
Cost or valuation		
At 1 January 2020		12,222,862
Additions		<u>1</u>
At 31 December 2020		<u>12,222,863</u>
Provision		
Carrying amount		
At 31 December 2020		<u>12,222,863</u>
At 31 December 2019		<u>12,222,862</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:

Undertaking	Registered office	Holding	Proportion of voting rights and shares held	
			2020	2019
Subsidiary undertakings				
MB Hillingdon Limited	76 Canterbury Road, Croydon Surrey CR0 3HA England and Wales	Ordinary shares	100%	100%
Hillingdon Homes Limited	76 Canterbury Road, Croydon Surrey CR0 3HA England and Wales	Ordinary shares	100%	0%

Hillingdon Properties Limited**Notes to the Unaudited Financial Statements for the Year Ended 31 December 2020****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.

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Hillingdon Homes Limited

The principal activity of Hillingdon Homes Limited is buying and selling of own real estate. Its financial period end is 30 September.

5 Debtors

Year Ended 31 Period Ended 31

		December 2020	December 2019
	Note	£	£
Amounts owed by group undertakings and undertakings in which the company has a participating interest	9	11,021,226	8,963,612
Other debtors		770	62,377
		<u>11,021,996</u>	<u>9,025,989</u>

Hillingdon Properties Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2020

6 Creditors

Creditors: amounts falling due within one year

		Year Ended 31 December 2020	Period Ended 31 December 2019
	Note	£	£
Due within one year			
Loans and borrowings	8	3,826,925	21,265,000
Trade creditors		3,420	-
Accruals and deferred income		-	751,470
Other creditors		-	821,925
		<u>3,830,345</u>	<u>22,838,395</u>

Creditors: amounts falling due after more than one year

		Year Ended 31 December 2020	Period Ended 31 December 2019
	Note	£	£
Due after one year			
Loans and borrowings	8	21,783,947	-
Other non-current financial liabilities		843,912	-
		<u>22,627,859</u>	<u>-</u>

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7 Share capital

Allotted, called up and fully paid shares

Year Ended 31 December

Period Ended 31 December

	2020		2019	
	No.	£	No.	£
Ordinary £1 Shares of £1 each	100	100	100	100

Hillingdon Properties Limited**Notes to the Unaudited Financial Statements for the Year Ended 31 December 2020****8 Loans and borrowings**

	Year Ended 31 December 2020 £	Period Ended 31 December 2019 £
Non-current loans and borrowings		
Redeemable preference shares	21,783,947	-

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On 25 June 2020, the loan of £20,650,000 taken by the company and the accrued interest of £1,518,947 was converted by the Lender to redeemable preference shares, which from that date started accumulating dividends at a fixed rate of 8% per annum. The voting, dividends and distributions rights of these shares are restricted as per the revised articles of association of the company dated 28 June 2019.

	Year Ended 31 December 2020 £	Period Ended 31 December 2019 £
Current loans and borrowings		
Other borrowings	3,826,925	21,265,000

The loans and borrowings include a loan of £3,826,925. 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.

9 Related party transactions

The company has taken advantage of the exemption contained in FRS 102 Section 33 "Related Party Disclosures" from disclosing transactions with entities which are wholly owned part of the group.