

Registered number: 02969815

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 29 FEBRUARY 2016

WEDNESDAY



A5KUFGA3

A29

30/11/2016

#150

COMPANIES HOUSE

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

COMPANY INFORMATION

Directors	M H Marx (resigned 29 February 2016) C J Barwick (resigned 7 September 2016) M S Weiner M O Shepherd Development Securities Estates PLC R Upton (appointed 8 February 2016)
Company secretary	C J Barton
Registered number	02969815
Registered office	7A Howick Place London SW1P 1DZ
Independent auditors	PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors 1 Embankment Place London WC2N 6RH

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

CONTENTS

	Page
Strategic report	1
Directors' report	2 - 3
Directors' responsibilities statement	4
Independent auditors' report	5 - 6
Profit and loss account	7
Balance sheet	8
Statement of changes in equity	9 - 10
Notes to the financial statements	11 - 16

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

**STRATEGIC REPORT
FOR THE YEAR ENDED 29 FEBRUARY 2016**

Business review and future developments

The principal activity of the company during the year and for the foreseeable future is property development. The directors do not foresee any change in the future activities of the company.

The profit for the year, after taxation, amounted to £16,534 (2015 - £32,603)

The directors are unable to recommend the payment of a dividend for the period ended 29 February 2016 (2015-£NIL).

Principal risks and uncertainties

The management of the business and the execution of the company's strategy are subject to a number of risks. The company is a member of the U and I Group PLC group of companies. Further discussion of the risks and uncertainties, in the context of the group as a whole, is provided in the group's annual report which does not form part of this report.

Financial key performance indicators

The management of the business and the execution of the company's strategy are subject to a number of risks. The company is a member of the U and I Group PLC group of companies. Further discussion of the risks and uncertainties, in the context of the group as a whole, is provided in the group's annual report which does not form part of this report.

This report was approved by the board on 29 November 2016 and signed on its behalf.



C J Barton
Company secretary

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

**DIRECTORS' REPORT
FOR THE YEAR ENDED 29 FEBRUARY 2016**

The Directors present their report and the audited financial statements for the year ended 29 February 2016.

Results and dividends

The profit for the year, after taxation, amounted to £16,534 (2015 - £32,603).

The directors are unable to recommend the payment of a dividend for the year ended 29 February 2016 (2015 - £NIL)

Details of the business review and future developments of the company are discussed in the Strategic report on page 1.

Directors

The Directors who served during the year and up to the date of signing the financial statements were:

M H Marx (resigned 29 February 2016)
C J Barwick (resigned 7 September 2016)
M S Weiner
M O Shepherd
Development Securities Estates PLC
R Upton (appointed 8 February 2016)

Qualifying third party indemnity provisions

The company maintains directors' and officers' liability insurance, which is reviewed annually and is considered to be adequately insured. Such qualifying third party indemnity provisions remain in place at the date of approving the directors' report.

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 that Director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- that 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.

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 29 FEBRUARY 2016**

Independent auditors

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

This report was approved by the board on 29 November 2016 and signed on its behalf.



C J Barton
Company secretary

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

**DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE YEAR ENDED 29 FEBRUARY 2016**

The Directors are responsible for preparing the Strategic report, the Directors' report and the audited financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare audited financial statements for each financial year. Under that law the Directors have elected to prepare the audited 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 audited 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 audited financial statements, the Directors are required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 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.

Independent auditors' report to the members of Development Securities (Greenwich) Limited

Report on the financial statements

Our opinion

In our opinion, Development Securities (Greenwich) Limited's financial statements (the "financial statements"):

- give a true and fair view of the state of the company's affairs as at 29 February 2016 and of its profit for the year 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.
-

What we have audited

The financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), comprise:

- the Balance Sheet as at 29 February 2016;
- the Profit and Loss Account for the year then ended;
- the Statement of Changes in Equity for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law (United Kingdom Generally Accepted Accounting Practice).

In applying the financial reporting framework, the directors have made a number of subjective judgements; for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, the information given in the Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Other matters on which we are required to report by exception

Adequacy of accounting records and information and explanations received

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- 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.

We have no exceptions to report arising from this responsibility.

Directors' remuneration

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of directors' remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

Responsibilities for the financial statements and the audit

Our responsibilities and those of the directors

As explained more fully in the Directors' Responsibilities Statement set out on page 4, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

What an audit of financial statements involves

We conducted our audit in accordance with ISAs (UK & Ireland). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of:

- whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the directors; and
- the overall presentation of the financial statements.

We primarily focus our work in these areas by assessing the directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.



Julian Jenkins (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London

30 November 2016

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 29 FEBRUARY 2016

	Note	2016 £	2015 £
Interest receivable and similar income	6	16,534	32,603
Profit before tax		<u>16,534</u>	<u>32,603</u>
Profit for the financial year		<u>16,534</u>	<u>32,603</u>

There was no other comprehensive income for 2016 (2015 - £NIL)

The notes on pages 11 to 16 form part of these financial statements.

DEVELOPMENT SECURITIES (GREENWICH) LIMITED
REGISTERED NUMBER: 02969815

BALANCE SHEET
AS AT 29 FEBRUARY 2016

	Note	£	29 February 2016 £	Restated 28 February 2015 £
Fixed assets				
Investments	8		70,000	-
			<u>70,000</u>	<u>-</u>
Current assets				
Debtors: amounts falling due within one year	9	2,093,796	2,147,262	
		<u>2,093,796</u>	<u>2,147,262</u>	
Total assets less current liabilities			<u>2,163,796</u>	<u>2,147,262</u>
Net assets			<u><u>2,163,796</u></u>	<u><u>2,147,262</u></u>
Capital and reserves				
Called up share capital	10		100	100
Retained earnings			<u>2,163,696</u>	<u>2,147,162</u>
Total equity			<u><u>2,163,796</u></u>	<u><u>2,147,262</u></u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 29 November 2016.



M O Shepherd
Director

The notes on pages 11 to 16 form part of these financial statements.

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 29 FEBRUARY 2016

	Called up share capital	Retained earnings	Total equity
	£	£	£
At 1 March 2015	100	2,147,162	2,147,262
Comprehensive income for the year			
Profit for the financial year	-	16,534	16,534
Total comprehensive income for the year	-	16,534	16,534
At 29 February 2016	100	2,163,696	2,163,796

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 28 FEBRUARY 2015

	Called up share capital £	Retained earnings £	Total equity £
At 1 March 2014	100	2,114,559	2,114,659
Comprehensive income for the year			
Profit for the year	-	32,603	32,603
Total comprehensive income for the year	<u>-</u>	<u>32,603</u>	<u>32,603</u>
At 28 February 2015	<u>100</u>	<u>2,147,162</u>	<u>2,147,262</u>

The notes on pages 11 to 16 form part of these financial statements.

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 29 FEBRUARY 2016

1. General information

Development Securities (Greenwich) Limited is a commercial property development company. The company is a private company limited by shares and is incorporated and domiciled in England. The address of its registered office is 7A Howick Place, SW1P 1DZ, London.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention 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 judgment in applying the company's accounting policies (see note 3).

The Company has notified its shareholders in writing about, and they do not object to, the adoption of FRS 102 in the preparation of these financial statements.

The following principal accounting policies have been applied:

2.2 Going concern

The directors have prepared the financial statements on the going concern basis, on the grounds that the company can meet its liabilities as they fall due.

2.3 Exemptions for qualifying entities under FRS 102

The company has taken advantage of the exemption, under FRS 102 paragraph 1.12(b), from preparing a statement of cash flows, on the basis that it is a qualifying entity and its ultimate parent company, U and I Group PLC, includes the company's cash flows in its own consolidated financial statements.

This company discloses transactions with related parties which are not wholly owned within the U and I Group PLC group. It does not disclose transactions with members of the U and I Group PLC group that are wholly owned.

2.4 Investments

The company's investments are accounted for in the financial statements at cost less any provision for impairment.

2.5 Investment impairment

Each year, management undertake a review of the carrying value of its investments to establish if there is any impairment to its value based on the underlying net assets in the subsidiary companies.

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 29 FEBRUARY 2016**

2. Accounting policies (continued)

2.6 Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors and loans to and from group undertakings.

Financial assets

Trade debtors – Trade debtors are recognised at the original transaction value and subsequently measured at amortised cost. A provision for impairment is established where there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables concerned.

Financial liabilities

Trade creditors – Trade creditors are recognised at the original transaction value and subsequently measured at amortised cost.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet 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.

2.7 Interest income

Interest income is recognised in the Profit and loss account using the effective interest method.

2.8 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Profit and loss account, 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.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 29 FEBRUARY 2016**

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

The preparation of financial statements in accordance with FRS 102 requires the use of certain critical accounting estimates and judgements. It also requires management to exercise judgement in the process of applying the company's accounting policies. Not all of these accounting policies require management to make difficult, subjective or complex judgements or estimates. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Although these estimates are based on management's best knowledge of the amount, event or actions, actual results may differ from those estimates. The following is intended to provide an understanding of the policies that management consider critical because of the level of complexity, judgement or estimation involved in their application and their impact on the financial statements.

Investments

Each year, management undertake a review of the carrying value of its investments to establish if there is any impairment to its value based on the underlying net assets in the subsidiary companies.

Trade debtors

The company is required to judge when there is sufficient objective evidence to require the impairment of individual trade debtors. It does this on the basis of the age of the relevant receivables, external evidence of the credit status of the debtor entity and the nature of any disputed amounts.

4. Operating profit

The operating profit is stated after charging:

The auditors' remuneration of £3,500 (2015 - £Nil) has been borne by U and I Group PLC, the ultimate parent company.

5. Employees and directors

Staff costs were as follows:

The company has no employees other than the Directors, who did not receive any remuneration (2015 - £NIL).

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 29 FEBRUARY 2016**

6. Interest receivable

	2016 £	2015 £
Interest receivable from group companies	16,534	32,603
	<u>16,534</u>	<u>32,603</u>

On 24 October 2014 the company made an interest bearing loan to Cathedral (Movement Greenwich) LLP of £1,300,000. On 26 January 2015 a partial repayment of £800,000 was received. On 20 July 2015 the final repayment of £500,000 was received. The interest rate was 8.5%.

The interest receivable from group companies comprises interest earned up to 28 February 2015 of £32,603 and interest earned from 1 March 2015 of £16,534.

7. Taxation

There is no tax charge in the current year (2015 - £NIL)

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2015 - higher than) the standard rate of corporation tax in the UK of 20.1% (2015 - 21.2%). The differences are explained below:

	2016 £	2015 £
Profit on ordinary activities before tax	16,534	32,603
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 20.1% (2015 - 21.2%)	3,323	6,912
Effects of:		
Group relief claimed for nil consideration	(3,323)	(6,912)
Total tax charge for the year	<u>-</u>	<u>-</u>

Factors that may affect future tax charges

The UK corporation tax rate was 20% from 1 April 2015 and this has been reflected in the financial statements. Further changes to the UK corporation tax rates were announced in the Chancellor's Budget on 8 July 2015. These include reductions to the main rate to 19% from 1 April 2017 and to 18% from 1 April 2020. As these changes had not been substantively enacted at the balance sheet date their effects are not included in these financial statements.

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 29 FEBRUARY 2016**

8. Fixed asset investments

	Investments £
Additions	70,000
At 29 February 2016	70,000
At 29 February 2016	70,000
At 28 February 2015	-

The company had a 50% interest in Cathedral (Movement Greenwich) LLP. During the year the company purchased an additional 2.5% interest in Cathedral (Movement Greenwich) LLP.

9. Debtors

	29 February 2016 £	Restated 28 February 2015 £
Amounts owed by group undertakings	2,047,296	2,100,762
Other debtors	46,500	46,500
	2,093,796	2,147,262

There is neither a set date nor terms for repayment of the unsecured amounts owed by group undertakings.

Amounts owed by group undertakings includes a working capital facility loan on 29 February 2016 £Nil (28 February 2015 - £500,000) at an interest rate of 8.5%. Interest was not charged on the remaining amounts owed by group undertakings on 29 February 2016 £3,256,046 (28 February 2015 - £ 1,568,159)

10. Called up share capital

	29 February 2016 £	28 February 2015 £
Shares classified as equity		
Allotted, called up and fully paid		
100 (2015: 100) Ordinary shares of £1 each	100	100

DEVELOPMENT SECURITIES (GREENWICH) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 29 FEBRUARY 2016

11. Controlling party

The ultimate parent, controlling company and the largest group of which the company is a member and for which consolidated financial statements are produced is U and I Group PLC.

The immediate parent company of the smallest group of which the company is a member and for which consolidated financial statements are produced is U and I (Projects) Limited.

Both companies are registered in England and Wales and incorporated in Great Britain.

Copies of the annual report and financial statements of U and I Group PLC and U and I (Projects) Limited can be obtained from 7A Howick Place, London SW1P 1DZ.

12. First time adoption of FRS 102

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit or loss for either year presented.

The date of the transition to FRS 102 was 1 March 2014. No changes to the comparatives have been required.