

Registered number: 802756

CHELSEA LAND DEVELOPMENTS LIMITED

REPORT AND FINANCIAL STATEMENTS

31 DECEMBER 2017



CHELSEA LAND DEVELOPMENTS LIMITED

31 DECEMBER 2017

Directors: H R Seaborn
J G Bentley

Secretary: P M Loutit

Registered office: 10 Duke of York Square
London SW3 4LY

Registered number: 802756

CHELSEA LAND DEVELOPMENTS LIMITED

REGISTERED NUMBER: 802756

DIRECTORS' REPORT

The directors present their report and financial statements for the year ended 31 December 2017.

PRINCIPAL ACTIVITY

The company did not trade during the year and an income statement has not been prepared.

DIRECTORS

The directors holding office during the financial year and up to the date of this report are listed on page 1 except Mr J G Bentley who was appointed to the board on 3 July 2017. Mr R J Grant resigned as a director on 3 July 2017.

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the report and 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 102. 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 those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and 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 proper accounting records that 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.

By order of the board



P M Loutit
Secretary

25 April 2018

CHELSEA LAND DEVELOPMENTS LIMITED

STATEMENT OF FINANCIAL POSITION 31 DECEMBER 2017

| | | 2017 | 2016 |
|-----------------------------------|------|------------------|------------------|
| | Note | £ | £ |
| CURRENT ASSETS | | | |
| Amount owed by parent undertaking | | 301,866 ===== | 301,866 ===== |
| CAPITAL AND RESERVES | | | |
| Called up share capital | 4 | 100,000 | 100,000 |
| Profit and loss account | | 201,866 | 201,866 |
| SHAREHOLDERS' FUNDS | | 301,866 ===== | 301,866 ===== |

- a) For the year ended 31 December 2017 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.
- b) The members have not required the company to obtain an audit of its accounts for the year in accordance with section 476 of the Companies Act 2006.
- c) The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to:
 - i) ensuring the company keeps accounting records, and
 - ii) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of its financial year, and of its profit and loss for the financial year.


A R Seaborn
Director


J G Bentley
Director

25 April 2018

CHELSEA LAND DEVELOPMENTS LIMITED

NOTES ON THE FINANCIAL STATEMENTS 31 DECEMBER 2017

1 ACCOUNTING POLICY

Statement of compliance

Chelsea Land Developments Limited is a limited liability company incorporated in England. The Registered Office is 10 Duke of York Square, London, SW3 4LY.

The financial statements have been prepared in compliance with FRS 102 as it applies to the financial statements of the company for the year ended 31 December 2017.

Basis of preparation

The financial statements of Chelsea Land Developments Limited were authorised for issue by the Board of Directors on 25 April 2018.

The financial statements have been prepared on a historical cost basis in accordance with applicable accounting standards. The financial statements are prepared in sterling which is the functional currency of the company.

Under the provisions of FRS 102, the company is defined as a qualifying entity and has consequently taken advantage of the disclosure exemptions set out in Section 1.12 not to:

- Provide a reconciliation of the number of shares outstanding at the beginning and end of the year; and
- Prepare a statement of cash flow.

2 INCOME STATEMENT

The company did not trade during the year and an income statement has therefore not been prepared.

3 EMOLUMENTS OF DIRECTORS

The directors received no remuneration during the year (2016 – nil).

CHELSEA LAND DEVELOPMENTS LIMITED

NOTES ON THE FINANCIAL STATEMENTS 31 DECEMBER 2017

4 CALLED UP SHARE CAPITAL

| | 2017 | 2016 |
|--|----------------|----------------|
| | £ | £ |
| 100,000 Authorised, allotted and fully paid ordinary shares of £1 each | <u>100,000</u> | <u>100,000</u> |

5 ULTIMATE HOLDING COMPANY

The company's immediate parent undertaking is Cadogan Holdings Limited, whose immediate parent undertaking is Chelsea Land Limited. The holding company for all operational purposes is Cadogan Group Limited, Chelsea Land Limited's immediate parent undertaking. This is the smallest group which included the company's results in its consolidated financial statements.

In the directors' opinion, the company's ultimate holding company (and the largest group in which the company's results are consolidated) is Cadogan Settled Estates Limited.

The ultimate ownership of Cadogan Settled Estates Limited is vested in The Eighth Earl Cadogan's 6 December 1961 Settlement.

Group financial statements are prepared by Cadogan Settled Estates Limited and Cadogan Group Limited and can be obtained from the Registrar of Companies, Companies House, Crown Way, Cardiff CF14 3UZ.