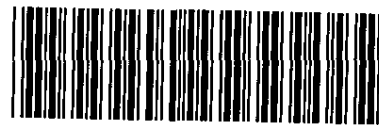


Company Registration No. 00944771 (England and Wales)

**PEEL L&P PROPERTIES (S.W.) LIMITED**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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# **PEEL L&P PROPERTIES (S.W.) LIMITED**

## **COMPANY INFORMATION**

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**Directors**

John Schofield A.C.A.  
Steven Underwood A.C.A.

**Company number**

00944771

**Registered office**

Venus Building  
1 Old Park Lane  
Traffordcity  
Manchester  
United Kingdom  
M41 7HA

# PEEL L&P PROPERTIES (S.W.) LIMITED

## DIRECTORS' REPORT

**FOR THE YEAR ENDED 31 MARCH 2022**

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The directors present their report and unaudited financial statements for the year ended 31 March 2022. The company has been dormant as defined in section 1169 of the Companies Act 2006 throughout the year and preceding financial year. It is anticipated that the company will remain dormant for the foreseeable future. Key performance indicators are not considered necessary for an understanding of the development, performance or position of the business of the company. There are no risks or uncertainties facing the company including those within the context of the use of financial instruments.

### Directors

Except where stated the following directors have held office since 1 April 2021:

John Schofield A.C.A.  
Steven Underwood A.C.A.

### Statement of directors' responsibilities

The directors are responsible for preparing the annual 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent; 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.

On behalf of the board



John Schofield A.C.A.  
**Director**  
24 November 2022

# PEEL L&P PROPERTIES (S.W.) LIMITED

## BALANCE SHEET

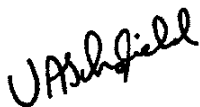
AS AT 31 MARCH 2022

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Investments	3	25,102	25,102
<b>Current assets</b>			
Debtors	4	19,431,329	19,431,329
<b>Total assets</b>		<u>19,456,431</u>	<u>19,456,431</u>
<b>Capital and reserves</b>			
Called up share capital	5	500,000	500,000
Other reserves	7	3,841,061	3,841,061
Profit and loss account	7	15,115,370	15,115,370
<b>Shareholder's funds</b>		<u>19,456,431</u>	<u>19,456,431</u>

For the financial year ended 31 March 2022 the company was entitled to exemption from audit under section 480 Companies Act 2006 relating to dormant companies. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these financial statements under the requirements of the Companies Act 2006.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and if its profit or loss for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

The financial statements for Peel L&P Properties (S.W.) Limited, registered number 00944771, were approved by the directors and authorised for issue on 24 November 2022.



John Schofield A.C.A.  
Director

# PEEL L&P PROPERTIES (S.W.) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 MARCH 2022**

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### **1 Accounting policies**

#### **1.1 Accounting convention**

The financial statements are prepared under the historical cost convention.

As permitted by FRS 1 (revised) "Cash Flow Statements", the company has not prepared a cash flow statement as the company is a wholly owned subsidiary undertaking of Peel L&P Holdings (UK) Limited (formerly Peel Holdings Land and Property (UK) Limited). Peel L&P Holdings (UK) Limited (formerly Peel Holdings Land and Property (UK) Limited) is a company incorporated and registered in England and Wales which produces group financial statements in accordance with the Companies Act 2006, which include consolidated group cash flow statements.

#### **1.2 Compliance with accounting standards**

The financial statements are prepared in accordance with applicable United Kingdom Law and Accounting Standards, which have been applied consistently throughout the year and preceding year.

As the company has remained dormant throughout the financial year, there have been no profit and losses or other gains or losses during the year. Consequently, a Statement of Total Recognised Gains and Losses, a Note of Historical Cost Profits and Losses and a Reconciliation of Movements in Shareholder' Funds as required by the FRS 3 are not applicable and have not been included within the financial statements.

#### **1.3 Fixed asset investments**

Fixed asset investments in subsidiary undertakings are stated at cost less provision for impairment. Cost represents the aggregate cash consideration, costs incurred and either the fair or the nominal value of shares issued.

#### **1.4 Group accounts**

Group accounts have not been prepared as permitted by section 400 of the Companies Act 2006 as the company is itself a wholly owned subsidiary of a body corporate incorporated in the United Kingdom. The financial statements thus provide information about the company as a single entity and not about its group.

### **2 Profit and loss account**

The company has remained dormant throughout the financial year. Consequently, the company has no profit and loss account.

# PEEL L&P PROPERTIES (S.W.) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2022

### 3 Fixed asset investments

	Shares in subsidiary undertakings £
<b>Cost</b>	
At 1 April 2021 and at 31 March 2022	25,104
<b>Provisions for diminution in value</b>	
At 1 April 2021 and at 31 March 2022	2
<b>Net book value</b>	
At 1 April 2021 and at 31 March 2022	25,102

The company holds the share capital of the following companies:

Company	Country of registration or incorporation	Class	Shares held	%
<b>Subsidiary undertakings</b>				
Earlbroom Limited	England & Wales	Ordinary	100.00	
Hartlebury Trading Estate Limited	England & Wales	Ordinary	100.00	
MediaCity Studios Limited	England & Wales	Ordinary	100.00	
Sudbrook Trading Estate Limited	England & Wales	Ordinary	100.00	
<b>Participating interests</b>				
Societe Civile Immobiliere La Bergerie II	France	Ordinary	50.00	

All companies remain dormant.

4 Debtors	2022 £	2021 £
Amounts owed by group undertakings and undertakings	19,431,329	19,431,329
<b>5 Share capital</b>	<b>2022 £</b>	<b>2021 £</b>
<b>Allotted, called up and fully paid</b>		
500,000 Ordinary shares of £1 each	500,000	500,000

# PEEL L&P PROPERTIES (S.W.) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2022

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#### 6 Employees

There were no employees during the year apart from the directors (2021: same).

No director received any remuneration for their services to the company (2021: same).

#### 7 Statement of movements on reserves

	Other reserves (see below) £	Profit and loss account £
Balance at 1 April 2021 and at 31 March 2022	3,841,061	15,115,370

The other reserves of the company are non-distributable and arise in respect of unrealised intra-group profits on disposal of fixed asset investment properties as a consequence of group reorganisations.

#### 8 Control

The ultimate holding company in the year ended 31 March 2022 was Tokenhouse Limited, a company incorporated in the Isle of Man. Tokenhouse Limited is controlled by the Billown 1997 Settlement.

The largest group of companies, of which the company is a member, that produces consolidated accounts is Peel Holdings Group Limited, a company incorporated in the Isle of Man.

The smallest group of companies, of which the company is a member, that produces consolidated accounts, is Peel Holdings (Land and Property) Limited Limited, a company incorporated in England and Wales. Its group accounts are available from Venus Building, 1 Old Park Lane, Traffordcity, Manchester, M41 7HA.

#### 9 Related party relationships and transactions

The company has taken advantage of the exemption in FRS 8 'Related Party Disclosures' from the requirement to disclose transactions with group companies on the grounds that consolidated financial statements are prepared by the Peel Holdings Group Limited group of companies