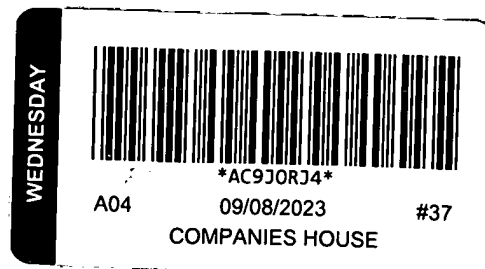


Registered number: 03856807

# **LANDMARK BUSINESS CENTRES (HOLLAND HOUSE) LIMITED**

**Annual Report and Financial Statements**

**For the year ended 31 December 2022**



# **LANDMARK BUSINESS CENTRES (HOLLAND HOUSE) LIMITED**

## **COMPANY INFORMATION**

### **DIRECTORS AND ADVISERS**

<b>Directors</b>	E.W.J. Cowell C.S. Nunn
<b>Secretary</b>	M. Clark
<b>Registered office</b>	No.1 Royal Exchange London EC3V 3DG United Kingdom
<b>Registered number</b>	03856807

# LANDMARK BUSINESS CENTRES (HOLLAND HOUSE) LIMITED

## CONTENTS

	Page
Company Information	1
Report of the Directors	3
Statement of Income and Retained Earnings	5
Balance Sheet	6
Notes to the Financial Statements	7

# **LANDMARK BUSINESS CENTRES (HOLLAND HOUSE) LIMITED**

## **REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31 DECEMBER 2022**

### **INTRODUCTION**

The Directors present their annual report and the financial statements for the year ended 31 December 2022.

### **PRINCIPAL ACTIVITY**

On 18 June 2021 the Company surrendered its leasehold property interest and ceased trading.

### **DIRECTORS**

The Directors who served during the year and to the date of this report are as follows:

E.W.J. Cowell  
C.S. Nunn (appointed on 28 February 2023)  
J.S. Farnworth (resigned on 3 March 2023)

### **RESULTS AND DIVIDENDS PROPOSED**

On 18 June 2021 the Company surrendered its leasehold property interest and ceased trading.

No dividends have been proposed at year end (2021: £nil).

### **DIRECTORS' INDEMNITIES AND DIRECTORS' AND OFFICERS' LIABILITY INSURANCE**

In accordance with the Company's Articles of Association, an indemnity is provided by the Company to the Directors to the extent permitted by law in respect of liabilities incurred from their office as Directors.

### **DIRECTORS' RESPONSIBILITIES STATEMENT**

The Directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial period. 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 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 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 judgments 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.

# **LANDMARK BUSINESS CENTRES (HOLLAND HOUSE) LIMITED**

## **REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31 DECEMBER 2022 (continued)**

### **DIRECTORS' RESPONSIBILITIES STATEMENT (continued)**

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

### **GOING CONCERN**

The Company has ceased trading. As required by FRS102, the Directors have prepared the financial statements on a basis other than going concern, which includes where appropriate, writing down the Company's assets to net realisable value.

### **SUBSEQUENT EVENTS**

There have been no subsequent events.

### **SMALL COMPANIES EXEMPTION**

The Directors' Report has been prepared in accordance with the special provision relating to small companies under Section 415a of the Companies Act 2006.

The Directors have taken advantage of the small companies exemption provided by section 414B of the Companies Act 2006 not to provide a strategic report.

This report was approved by the Board on 27 July 2023 and signed on its behalf.



**C.S. Nunn**  
Director

# LANDMARK BUSINESS CENTRES (HOLLAND HOUSE) LIMITED

## STATEMENT OF INCOME AND RETAINED EARNINGS FOR THE YEAR ENDED 31 DECEMBER 2022

	NOTE	2022 £	2021 £
TURNOVER	3	-	857,226
Cost of sales		-	(857,226)
GROSS PROFIT		-	-
Administrative expenses		-	-
PROFIT BEFORE TAXATION	4	-	-
Tax on profit	6	-	-
PROFIT FOR THE FINANCIAL YEAR		-	-
Profit and total comprehensive income for the financial year attributable to the equity shareholders of the Company		-	-
Retained losses at the beginning of the year		(119,911)	(119,911)
Profit for the year		-	-
Dividends declared and paid		-	-
Retained losses at end of the year		(119,911)	(119,911)

All amounts relate to discontinued operations.

# LANDMARK BUSINESS CENTRES (HOLLAND HOUSE) LIMITED

## BALANCE SHEET AT 31 DECEMBER 2022

	NOTE	2022 £	2021 £
<b>CURRENT ASSETS</b>			
Debtors	7	-	1,015,738
<b>CURRENT LIABILITIES</b>			
Creditors: amounts falling due within one year	8	(119,811)	(1,135,549)
<b>NET LIABILITIES</b>		<b>(119,811)</b>	<b>(119,811)</b>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	9	100	100
Profit and loss account	10	(119,911)	(119,911)
<b>Deficit attributable to the owners of the Company</b>		<b>(119,811)</b>	<b>(119,811)</b>

For the year ending 31 December 2022, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were authorised for issue by the Board and were signed on its behalf on 27 July 2023.

  
C.S. Nunn  
Director

REGISTERED NUMBER 03856807

# **LANDMARK BUSINESS CENTRES (HOLLAND HOUSE) LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022**

### **1. ACCOUNTING POLICIES**

#### **1.1. PRINCIPAL ACTIVITIES AND REGISTERED OFFICE**

With effect from 1 January 2018, the Company completed the sale of its business and assets to a fellow subsidiary, Landmark Space Limited. The Company retained its leasehold property interest after the sale, which it retained until 18 June 2021. The Company is incorporated in the United Kingdom under Companies Act 2006 and registered England and Wales and its registered office is No.1 Royal Exchange, London, EC3V 3DG. The Company is a private limited company, limited by shares.

#### **1.2 BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

The results presented are for the year ended 31 December 2022. The comparative results are for the year ended 31 December 2021. The financial statements have been prepared under the historical cost convention and in accordance with FRS 102 section 1A, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the requirements of the Companies Act 2006.

The Company's functional currency and reporting currency is Pounds Sterling.

##### **Accounting convention**

Landmark Business Centres (Holland House) Limited meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it in respect of its financial statements. Landmark Business Centres (Holland House) Limited is consolidated in the financial statements of its ultimate parent, Landmark Group Holdings Limited, which may be obtained at Companies House, Crown Way, Maindy, Cardiff, CF14 3UZ. Exemptions have been taken in these separate Company financial statements in relation to financial instruments, presentation of a cash flow statement, related parties and remuneration of key management personnel.

#### **1.3 GOING CONCERN**

The Company has ceased trading. As required by FRS102, the Directors have prepared the financial statements on a basis other than going concern, which includes where appropriate, writing down the Company's assets to net realisable value.

#### **1.4 TURNOVER**

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration due, excluding discounts, rebates, value added tax and other sales taxes. Turnover is generated through an intergroup lease.



# LANDMARK BUSINESS CENTRES (HOLLAND HOUSE) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

### 1. ACCOUNTING POLICIES (continued)

#### 1.5 CURRENT AND DEFERRED TAXATION

Tax is recognised in profit or loss, 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.

Deferred tax is 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 difference between the fair values of assets acquired and future tax deductions available for them, and the difference between the fair values of liabilities acquired and the amount that will be assessed for tax for them. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

#### 1.6 DIVIDENDS

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when they are paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

#### 1.7 IMPAIRMENT OF ASSETS

Assets, other than those measured at fair value, are assessed for indicators of impairment at each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in the Income Statement, as described below.

##### Non-financial assets

The recoverable amount of a non-financial asset is the higher of its fair value less costs to sell and its value in use. A non-financial asset is impaired where the estimated recoverable value of the asset has been reduced.

##### Financial assets

Financial assets that are measured at cost or amortised cost are assessed at the end of each reporting period for objective evidence of impairment. The impairment loss is measured as the difference between a financial asset's carrying amount and the present value of estimated future cash flows, discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the related contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and the Board's best estimate of its value, with the latter being an approximation of the amount that the Company would receive for the asset if it were to be sold at the reporting date.

## LANDMARK BUSINESS CENTRES (HOLLAND HOUSE) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

#### 1. ACCOUNTING POLICIES (continued)

##### 1.8 FINANCIAL INSTRUMENTS

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of an instrument.

All financial assets and liabilities are initially measured at transaction price (including transaction costs), unless the arrangement constitutes a financing transaction in which case they are measured at the present value of future payments, discounted at a market rate of interest for a similar debt instrument.

Debt instruments which meet the criteria set out within section 11 of FRS 102 for basic financial instruments are subsequently measured at amortised cost using the effective interest method.

Debt instruments that are classified as payable or receivable within one year on initial recognition and which meet the criteria for a basic financial instrument, are measured at the undiscounted amount of cash or other consideration expected to be paid or received, net of impairment.

Financial assets are de-recognised when:

- (a) the contractual rights to the cash flows from the financial asset expire or are settled; or
- (b) the Company transfers to another party substantially all of the risks and rewards of ownership of the financial asset; or
- (c) the Company, despite having retained some but not all significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are de-recognised only when the obligation specified in the contract is discharged, cancelled or expires.

Financial assets and liabilities are only 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.

# LANDMARK BUSINESS CENTRES (HOLLAND HOUSE) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

### 1. ACCOUNTING POLICIES (continued)

#### 1.9 OPERATING LEASES

Rentals under operating leases are charged to the Income Statement on a straight-line basis over the term of the lease, including where payments are not required to be made on a straight-line basis. Lease incentives are similarly spread on a straight-line basis over the relevant lease terms.

The Company has applied the exemption in Section 35.10(p) to continue to recognise any residual benefit or cost associated with lease incentives on the same basis as that applied at the date of transition to FRS 102.

### 2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, the Directors are required to make judgements (other than those involving estimations) that have a significant impact on the amounts recognised and to make estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

There are no critical accounting judgements or key sources of estimation uncertainty represented as at 31 December 2022.

### 3. TURNOVER

	2022	2021
	£	£
An analysis of turnover by class of business is as follows:		
Rental and service charge income - intercompany	-	857,226

All turnover of the Company is generated in the United Kingdom.

### 4. PROFIT BEFORE TAXATION

Audit fees of £nil (2021: £1,500) were borne by the parent company. There were no non-audit fees payable.

# **LANDMARK BUSINESS CENTRES (HOLLAND HOUSE) LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022**

### **5. EMPLOYEES**

Other than the Directors, the Company had no other employees (2021: nil).

The Directors received no emoluments during the year ended 31 December 2022 (2021: £nil).

### **6. TAX ON PROFIT**

There is no current tax charge or deferred tax charge in the current and prior year.

### **7. DEBTORS**

	2022	2021
	£	£
Amounts falling due within one year:		
Amounts owed by Group Undertakings	<u>-</u>	<u>1,015,738</u>

### **8. CREDITORS: Amounts falling due within one year**

	2022	2021
	£	£
Amounts falling due within one year:		
Amounts owed by Group Undertakings	<u>119,811</u>	<u>1,135,549</u>

### **9. SHARE CAPITAL**

	2022	2021
	£	£
Allotted, called up and fully paid		
100 ordinary shares of £1 each	<u>100</u>	<u>100</u>

All the Company's Ordinary shares are non-redeemable. They rank equally in terms of voting rights, participation in approved dividend distributions for that class of share, and participation in any capital distribution on a winding up.

## LANDMARK BUSINESS CENTRES (HOLLAND HOUSE) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

#### 10. RESERVES

##### Profit and loss account

Profit and loss account represent cumulative profits and losses, after payment of dividends.

#### 11. COMMITMENTS AND CONTINGENCIES

At 31 December 2022, the Company had outstanding commitments for future minimum lease payments relating to land and buildings as follows:

	2022	2021
	£	£
Payments due:		
Within one year	-	-
Between one and five years	-	-
After five years	-	-
	-	-

#### 12. CONTROLLING PARTIES

At the date of approval of these financial statements, the immediate parent Company and smallest group which incorporates the financial statements of the company is Landmark Limited. The ultimate controlling party and ultimate parent company of the Company, and the largest group which incorporates the financial statements of the Company, is Landmark Group Holdings Limited. The registered address of Landmark Limited and Landmark Group Holdings Limited is No.1 Royal Exchange, London, EC3V 3DG. Copies of the financial statements of Landmark Limited and Landmark Group Holdings Limited which may be obtained at Companies House, Crown Way, Maindy, Cardiff, CF14 3UZ.