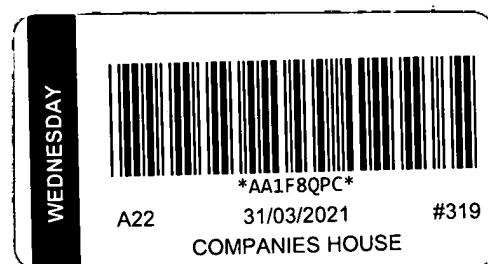


THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

(A company limited by guarantee)

REPORT & FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

Company no. 4037703



THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

STRATEGIC REPORT FOR THE YEAR ENDED 31 DECEMBER 2019

The directors present their Strategic Report of The Chimes Merchants Association Uxbridge Limited ('the Company') for the year ended 31 December 2019.

PRINCIPAL ACTIVITIES

The principal activity of the Company is to promote and advance further trading at the Uxbridge Shopping Centre.

BUSINESS REVIEW

The Company's results and financial position for the year ended 31 December 2019 are set out in the income statement, balance sheet, statement of changes in equity, statement of cash flows and notes to the financial statements.

Given the straightforward nature of the business, the Company's directors are of the opinion that analysis using KPIs is not necessary for an understanding of the development, performance or position of the business.

The deficit for the year before taxation was £26,575 (2018 surplus of £116,054). Total equity at 31 December 2019 was a deficit of £7,817 (2018 surplus of £18,903).

PRINCIPAL RISKS AND UNCERTAINTIES

The key business risk affecting the Company is exposure to a challenging retail environment in the UK. This risk is managed through the establishment of long terms relationships with customers and continual dialogue and feedback with the customer base. Additional risks and uncertainties currently facing the Company are discussed within the going concern section in note 1 to the financial statements and within the financial risk management section in note 12 to the financial statements.

FUTURE DEVELOPMENTS AND EVENTS AFTER THE REPORTING DATE

The ongoing volatility in the UK retail market has been further exacerbated by the impact of Covid-19 since the balance sheet date, with non-essential retail at the Uxbridge Shopping Centre closed between 24 March and 15 June 2020 in order to comply with measures put in place by the UK Government to limit virus transmissions. From 15 June 2020 non-essential stores began to trade and there was a phased reopening of catering and leisure facilities during July. However, during November and December 2020, restrictions on non-essential retail were reintroduced by the UK Government in order to help combat an increase in virus transmissions. At the date of approval of these financial statements non-essential retail is expected to re-open on 12 April 2021, however a number of outlets have now left or expecting to leave the centre. To counter this there are offers for some units and further funds will be available from the landlord.

On 26 June 2020, Intu Properties plc (the ultimate parent company of the Intu Group), along with certain Intu Group entities that provided asset and facilities management services to the Uxbridge Shopping Centre, entered administration. From the date of Intu Properties plc's administration, the Intu Group continued to provide management services to the Company and the Uxbridge Shopping Centre until migration to alternative third party management service providers was completed in November 2020.

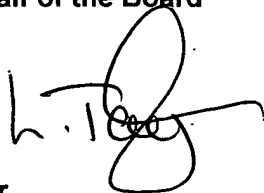
THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

STRATEGIC REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2019

GOING CONCERN

Further detail in respect of going concern is provided within note 1 to the financial statements. These financial statements have been prepared on the going concern basis.

On behalf of the Board

A handwritten signature in black ink, appearing to be 'L. Taylor', written over a horizontal line.

L Taylor
Director
31 March 2021

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2019

The directors submit their report together with the audited financial statements of the Company for the year ended 31 December 2019. The Company is incorporated and registered in England and Wales (company number 4037703). The Company's registered office is PO Box 368, High Street, Uxbridge, Middlesex, UB8 1GE.

DIRECTORS

The directors who held office during the year and until the date of this report are given below:

L Taylor
N House (resigned 1 February 2020)
A Arawo (resigned 1 June 2020)
J Finn-Jones
R Guru

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Strategic Report, 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 year. Under that law the directors have elected to prepare the financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union. 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, International Accounting Standard 1 requires that directors:

- properly select and apply accounting policies;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- provide additional disclosures when compliance with the specific requirements in IFRSs are insufficient to enable users to understand the impact of particular transactions, other events and conditions on the entity's financial position and financial performance; and
- make an assessment of the Company's ability to continue as a going concern.

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.

AUDITORS

Ward Williams were reappointed as auditors at the Annual General Meeting in 2019. A resolution to reappoint Ward Williams as auditors will be proposed at the Annual General Meeting.


THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

STATEMENT OF DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information of which the Company's auditors are unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the Company's auditors are aware of that information.

Approved by the Board on 31 March 2021 and signed on its behalf by:

**L Taylor
Director**

A handwritten signature in black ink, appearing to read 'L Taylor', with a large, stylized loop at the end.

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

Qualified opinion

We have audited the financial statements of The Chimes Merchants Association Uxbridge Limited (the 'Company') for the year ended 31 December 2019 which comprise Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

In our opinion, except for the effects of the matter described in the basis for qualified opinion section, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2019, and of its deficit for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for qualified opinion

On 26 June 2020, Intu Properties plc (the ultimate parent company of the Intu Group), along with certain Intu Group entities that provided asset and facilities management services to the Uxbridge Shopping Centre and the Company, entered administration. From the date of Intu Properties plc's administration, the Intu Group continued to provide management services to the Company and the Uxbridge Shopping Centre until migration to alternative third party management service providers was completed in November 2020.

During our audit work the Company was unable to provide us with the necessary audit evidence to be satisfied that the area of Trade and other payables is not materially misstated in the financial statements. This also therefore leaves us unable to determine whether the total expenditure shown in the financial statements is also not materially misstated. The administration of Intu Properties plc as noted above and subsequent handover of services resulted in a breakdown of controls over the area of Trade and other payables and expenditure, with limited audit information available to back up in total the accrual of £169,791 included in the financial statements. We have also not received the appropriate audit evidence and third party confirmations from Intu Properties plc that the financial statements adequately include all liabilities paid by the Intu Group that need to be recharged to the Company.

In addition, for the reasons noted above, we are unable to be satisfied that the disclosures provided within Note 11 of the financial statements regarding Related Party Transactions are complete and not materially misstated.

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

Emphasis of matter

In forming our opinion on the financial statements, which is qualified, we have considered the adequacy of the disclosures made in notes 1 and 13 to the financial statements concerning the impact on the Company of both the global Covid-19 pandemic and subsequent UK Government restrictions on the retail sector and also the administration of Intu Properties plc and the Company's ability to continue as a going concern as a result.

Non-essential retail at the Uxbridge Shopping Centre closed between 24 March and 15 June 2020 in order to comply with measures put in place by the UK Government to limit virus transmissions. From 15 June 2020 non-essential stores began to trade and there was a phased reopening of catering and leisure facilities during July. However, from Nov 2020, restrictions on non-essential retail were reintroduced by the UK Government in order to help combat an increase in virus transmissions and these remain in place as at the time of signing this audit report.

From the date of Intu Properties plc's administration, the Intu Group continued to provide management services to the Company and the Uxbridge Shopping Centre until migration to alternative third party management service providers was completed in November 2020.

As a result of the above events, the Company are now operating on a reduced budget which will lead to a significant change in business. There is further uncertainty regarding the budget for 2021 given the ongoing effects of the Covid-19 pandemic, and uncertainty about what stores within the Uxbridge Shopping Centre will eventually be in a position to re-open. The purpose of the Company is to ultimately spend on marketing activities what it can raise through subscriptions, and therefore although we are satisfied that the Company remains a going concern and the intention of the Uxbridge Shopping Centre is to re-open once restrictions are lifted, there is expected to be a material change in the size of the business in the short to medium term with income, and therefore as a result also expenditure, significantly reduced.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

As described in the basis for qualified opinion section of our report, we were unable to satisfy ourselves that the areas of Trade and other payables, and therefore also expenditure, are not materially misstated. We have concluded that where the other information refers to these items, or related party balances within these items, they may be materially misstated for the same reason.

Opinions on other matters prescribed by the Companies Act 2006

Except for the matter described in the basis for qualified opinion section of our report, in our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report and the strategic report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report and the strategic report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

Except for the matter described in the basis for qualified opinion section of our report, in the light of our knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or directors' report.

Arising solely from the matters referred to within the basis for qualified opinion section of our report above:

- we have not obtained all the information and explanations that we considered necessary for the purpose of our audit; and
- we were unable to determine whether adequate accounting records have been kept

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- 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; or
- certain disclosures of directors' remuneration specified by law are not made.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

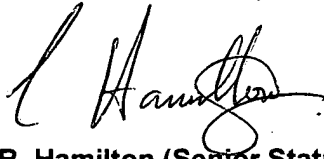
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.



C.R. Hamilton (Senior Statutory Auditor)

For and on behalf of

Ward Williams

Statutory Auditor

Belgrave House

39-43 Monument Hill

Weybridge

Surrey KT13 8RN

31 March 2021

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

INCOME STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2019

	Notes	2019 £	2018 £
Revenue	2	602,157	634,000
Cost of sales		<u>(622,906)</u>	<u>(511,712)</u>
Gross (deficit)/surplus		(20,749)	122,288
Administration expenses		<u>(6,500)</u>	<u>(6,500)</u>
Operating (deficit)/surplus		(27,249)	115,788
Finance income	4	764	364
Finance costs	5	<u>(90)</u>	<u>(98)</u>
(Deficit)/Surplus before tax	3	(26,575)	116,054
Taxation	6	<u>(145)</u>	<u>(69)</u>
(Deficit)/Surplus for the year		(26,720)	115,985
Retained surplus/(deficit) brought forward		<u>18,903</u>	<u>(97,082)</u>
Retained (deficit)/surplus carried forward		<u><u>(7,817)</u></u>	<u><u>18,903</u></u>

Other than the items in the income statement above, there are no other items of comprehensive income and accordingly, a separate statement of comprehensive income has not been presented.

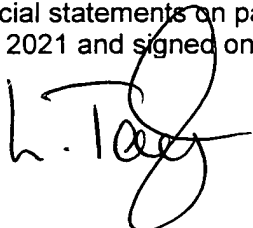
THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2019

	Notes	2019 £	2018 £
Current assets			
Trade and other receivables	7	-	31,738
Cash and cash equivalents		<u>162,123</u>	<u>135,292</u>
Total assets		<u>162,123</u>	<u>167,030</u>
Current liabilities			
Trade and other payables	8	<u>(169,940)</u>	<u>(148,127)</u>
Total liabilities		<u>(169,940)</u>	<u>(148,127)</u>
Net (Liabilities)/Assets		<u>(7,817)</u>	<u>18,903</u>
Equity			
Reserves		<u>(7,817)</u>	<u>18,903</u>
Total equity		<u>(7,817)</u>	<u>18,903</u>

The notes on pages 15 to 20 form part of these financial statements.

The financial statements on pages 11 to 20 have been approved by the Board of Directors on 31 March 2021 and signed on its behalf by:



L Taylor
Director

Company Registration Number: 4037703

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2019

	Reserves £	Total equity £
At 1 January 2018	(97,082)	(97,082)
Surplus for the year	<u>115,985</u>	<u>115,985</u>
Total comprehensive income for the year	<u>115,985</u>	<u>115,985</u>
At 31 December 2018	<u>18,903</u>	<u>18,903</u>
At 1 January 2019	18,903	18,903
Deficit for the year	<u>(26,720)</u>	<u>(26,720)</u>
Total comprehensive income for the year	<u>(26,720)</u>	<u>(26,720)</u>
At 31 December 2019	<u>(7,817)</u>	<u>(7,817)</u>

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2019

	2019 £	2018 £
(Deficit)/Surplus before tax	(26,575)	116,054
Remove:		
Finance income	(764)	(364)
Finance costs	90	98
Changes in working capital:		
Change in trade and other receivables	31,738	35,647
Change in trade and other payables	21,737	(108,703)
Cash generated from operations	26,226	42,732
Net interest received	674	266
Tax paid	(69)	(20)
Cash flows from operating activities	26,831	42,978
Cash flows from investing activities	-	-
Cash flows from financing activities	-	-
Net movement in cash and cash equivalents	26,831	42,978
Cash and cash equivalents at 1 January	135,292	92,314
Cash and cash equivalents at 31 December	162,123	135,292

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

1. Principal accounting policies

These financial statements have been prepared in accordance with International Financial Reporting Standards, as adopted by the European Union (IFRS), IFRIC interpretations and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS.

The accounting policies used are consistent with those applied in the last financial statements, as amended to reflect the adoption of new standards, amendments and interpretations which became effective in the year.

This is the Company's first set of annual financial statements where IFRS 16 Leases has been applied. The standard requires lessees to recognise a right-of-use asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments. Revaluation of the right-of-use asset and finance costs on the lease liability will be recognised in the income statement. The standard does not affect the current accounting for rental income earned. The adoption of this standard has not had a material impact on the financial statements.

A number of standards and amendments to standards have been issued but are not yet effective for the current year. Based on the Company's current circumstances, these standards are not expected to have a material impact on the financial statements.

Critical accounting judgements and key sources of estimation uncertainty

The preparation of financial statements in conformity with the Company's accounting policies requires management to make judgements and use estimates that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of income and expense during the reporting period. Although these judgements and estimates are based on management's best knowledge of the amount, event or actions, actual results ultimately may differ from those judgements and estimates.

– key sources of estimation uncertainty

There are no key sources of estimation uncertainty in the preparation of these financial statements.

– critical accounting judgements

Going concern – when preparing the financial statements, management is required to make an assessment of the entity's ability to continue as a going concern and prepare the financial statements on this basis unless it either intends to liquidate the entity or to cease trading or has no realistic alternative but to do so.

As set out below, the directors have formed the judgement that it is appropriate to prepare the financial statements on the going concern basis.

Going Concern

The Company's business activities are set out in the Principal Activities section of the Strategic Report on page 1. The principal activity of the Company is to promote and advance further trading at the Uxbridge Shopping Centre. The Intu Group (through its joint venture investment, Metropolitan Retail JV (Jersey) Unit Trust) holds a 20 per cent interest in the Uxbridge Shopping Centre.

On 26 June 2020, Intu Properties plc (the ultimate parent company of the Intu Group), along with certain Intu Group entities that provided asset and facilities management services to the Uxbridge Shopping Centre, entered administration.

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

1. Principal accounting policies (continued)

Going Concern (continued)

From the date of Intu Properties plc's administration, the Intu Group continued to provide management services to the Company and the Uxbridge Shopping Centre until migration to alternative third party management service providers was completed in November 2020.

The directors have considered the potential impact of Intu Properties plc's administration on the future financial position and operations of the Company, including the material uncertainties noted by the trustees of Metropolitan Retail JV (Jersey) Unit Trust in their most recent assessment of going concern, as described in that entity's financial statements approved on 20 March 2020.

The directors have assessed to the best of their abilities the current and potential future impact of the Covid-19 pandemic, to ensure the Company can maintain its day-to-day activities. The directors will take whatever measures they consider to be required during this time to enable the Company to continue its operations.

Having carefully considered those material uncertainties, alongside the future financial projections of the Company, the directors have assessed that there is a reasonable expectation that the Company will have sufficient liquidity and resources to continue in operational existence for the foreseeable future and have therefore prepared the financial statements on a going concern basis.

Current/non-current classification

Current assets include assets held primarily for trading purposes, cash and cash equivalents, and assets expected to be realised in, or intended for sale or consumption in, the course of the Company's operating cycle. All other assets are classified as non-current assets.

Current liabilities include liabilities held primarily for trading purposes, liabilities expected to be settled in the course of the Company's operating cycle and those liabilities due within one year from the reporting date. All other liabilities are classified as non-current liabilities.

Trade and other receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost.

The directors exercise judgement as to the collectability of trade receivables and determine if it is appropriate to impair these assets. Factors such as days past due, credit status of the counterparty and historical evidence of collection are considered.

Trade and other payables

Trade payables are recognised initially at fair value and subsequently measured at amortised cost.

Subscriptions

The leaseholders of retail outlets at the Uxbridge Shopping Centre pay a subscription to the Company based on a budget agreed by them. The subscription period runs from 1 January to 31 December. Subscriptions are based on the budget for the period.

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

1. Principal accounting policies (continued)

Taxation

Taxation is only due on interest receivable as the Company is a mutual trading company.

Corporation tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

2. Revenue

Revenue arose in the United Kingdom and represents the net subscriptions receivable by the Company for services excluding VAT.

3. (Deficit)/Surplus before tax

Deficit before tax of £26,575 (2018 surplus of £116,054) includes £4,000 (2018 £3,850) fees in respect of auditors' remuneration.

The average number of employees during the year (comprising solely directors) was 5 (2018 6). No remuneration was paid to any of the directors in either year.

4. Finance income

	2019 £	2018 £
Interest receivable	764	364

5. Finance costs

	2019 £	2018 £
Fees and charges	90	98

6. Taxation

	2019 £	2018 £
UK corporation tax	145	69

The Company is a mutual trading company and a liability to corporation tax arises solely in respect of bank interest receivable.

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

7. Trade and other receivables

	2019 £	2018 £
Trade receivables	-	3,073
Other debtors	-	1,986
VAT	-	26,679
	<u>-</u>	<u>31,738</u>

8. Trade and other payables

	2019 £	2018 £
Other payables	-	19,890
Accruals	169,791	128,164
Taxation	149	73
	<u>169,940</u>	<u>148,127</u>

9. Share capital

The Company is registered as a company limited by guarantee having no share capital.

10. Ultimate parent company

There is no ultimate parent company over the Company.

11. Related party transactions

Metropolitan Retail JV (Jersey) Unit Trust is considered to be a related party by virtue of its influence over the Company's marketing activities.

During the year the Company received subscription income from Metropolitan Retail JV (Jersey) Unit Trust amounting to £211,000 (2018 £211,485). Metropolitan Retail JV (Jersey) Unit Trust also incurred administration expenses on behalf of the Company of £150,024 (2018 £127,688) and these were recharged accordingly. As at the year-end accruals included £15,276 (2018 £12,713) regarding costs to be recharged from Metropolitan Retail JV (Jersey) Unit Trust.

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

12. Financial risk management

The Company is exposed to a variety of risks arising from the Company's operations being principally liquidity risk.

Liquidity risk

Liquidity risk is managed to ensure that the Company is able to meet future payment obligations when financial liabilities fall due. Liquidity analysis is conducted to ensure that sufficient headroom is available to meet the operational requirements and committed investments. The Company's treasury policy aims to meet this objective through maintaining adequate cash, marketable securities and committed facilities to meet these requirements.

The tables below set out the maturity analysis of the Company's financial liabilities based on the undiscounted contractual obligations to make payments of interest and to repay principal.

	Within 1 year £	2019 Total £
Other financial liabilities	-	-
	Within 1 year £	2018 Total £
Other financial liabilities	(19,890)	(19,890)

Classification of financial assets and liabilities

The table below sets out the Company's accounting classification of each class of financial assets and liabilities, and their fair values at 31 December 2019 and 31 December 2018.

2019	Carrying value £	Fair Value £
Trade and other receivables	-	-
Cash and cash equivalents	162,123	162,123
Total cash and receivables	162,123	162,123
Trade and other payables	-	-
Total loans and payables	-	-

THE CHIMES MERCHANTS ASSOCIATION UXBRIDGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

12. Financial risk management (continued)

2018	Carrying Value £	Fair value £
Trade and other receivables	5,059	5,059
Cash and cash equivalents	<u>135,292</u>	<u>135,292</u>
Total cash and receivables	<u>140,351</u>	<u>140,351</u>
Trade and other payables	<u>(19,890)</u>	<u>(19,890)</u>
Total loans and payables	<u>(19,890)</u>	<u>(19,890)</u>

There were no gains or losses arising on financial assets or liabilities recognised in either the income statement or directly in equity.

13. Events after the reporting date

In Q1 2020, the existence of a global virus outbreak known as Covid-19 was confirmed. Non-essential retail at the Uxbridge Shopping Centre closed between 24 March and 15 June 2020 in order to comply with measures put in place by the UK Government to limit virus transmissions. From 15 June 2020 non-essential stores began to trade and there was a phased reopening of catering and leisure facilities during July. However, during November and December 2020, restrictions on non-essential retail were reintroduced by the UK Government in order to help combat an increase in virus transmissions. At the date of approval of these financial statements non-essential retail is expected to re-open on 12 April 2021, however a number of outlets have now left or expecting to leave the centre. To counter this there are offers for some units and further funds will be available from the landlord.

On 26 June 2020, Intu Properties plc (the ultimate parent company of the Intu Group), along with certain Intu Group entities that provided asset and facilities management services to the Uxbridge Shopping Centre, entered administration.

From the date of Intu Properties plc's administration, the Intu Group continued to provide management services to the Company and the Uxbridge Shopping Centre until migration to alternative third party management service providers was completed in November 2020.