

# **McLaren Greenwich Limited**

Report and Financial Statements

Year Ended

31 July 2017

Company Number 08160541

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# McLaren Greenwich Limited

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# McLaren Greenwich Limited

## Directors' Report for the Year Ended 31 July 2017

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

### Directors' responsibilities

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 year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). 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 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.

### Principal activity

The principal activity of the company is that of property development.

### Business review

There was no development activity during the year.

### Results and dividends

The loss for the year, after taxation, amounted to £211 (2016 - profit £649,231).

During the year dividends were paid of £640,000 (2016 - £Nil).

### Directors

The directors who served during the year were:

G M Inglis  
J A Gatley

### Disclosure of information to auditor

Each of the persons who are directors at the time when this directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- the 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 auditor is aware of that information.

# McLaren Greenwich Limited

## Directors' Report (continued) for the Year Ended 31 July 2017

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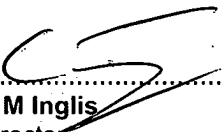
### Auditor

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

### Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

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

  
.....  
**G M Inglis**  
Director

Date: 19/12/2017

# **McLaren Greenwich Limited**

## **Independent Auditor's Report to the Members of McLaren Greenwich Limited**

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### **Opinion**

We have audited the financial statements of McLaren Greenwich Limited ("the company") for the year ended 31 July 2017 which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity 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 United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 July 2017 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.

### **Basis for opinion**

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 opinion.

### **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.

# **McLaren Greenwich Limited**

## **Independent Auditor's Report to the Members of McLaren Greenwich Limited (continued)**

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### **Other information**

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

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.

We have nothing to report in this regard.

### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

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

### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

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:

- 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; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

# McLaren Greenwich Limited

## Independent Auditor's Report to the Members of McLaren Greenwich Limited (continued)

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### Responsibilities of directors

As explained more fully in the directors' responsibilities statement, 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.

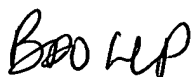
In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company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

### Auditor's responsibilities for the audit of the financial statements

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.

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.

A further description of our responsibilities for the audit of the financial statements is located at the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.



**Geraint Jones** (senior statutory auditor)  
For and on behalf of BDO LLP, statutory auditor  
London  
United Kingdom

Date:



BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

# McLaren Greenwich Limited

## Statement of Comprehensive Income for the Year Ended 31 July 2017

	Note	2017 £	2016 £
Turnover	4	-	2,129
Cost of sales		-	(673)
<b>Gross profit</b>		<b>-</b>	<b>1,456</b>
Administrative expenses		(211)	(2,506)
<b>Operating loss</b>		<b>(211)</b>	<b>(1,050)</b>
Interest receivable and similar income		3,491	2,415
<b>Profit before tax</b>		<b>3,280</b>	<b>1,365</b>
Tax on profit	7	(3,491)	647,866
<b>Profit and total comprehensive income for the year</b>		<b>(211)</b>	<b>649,231</b>

All amounts relate to continuing operations.

The notes on pages 9 to 14 form part of these financial statements.



# McLaren Greenwich Limited

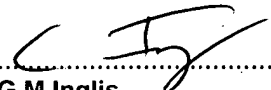
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## Statement of Financial Position as at 31 July 2017

	Note	2017 £	2016 £
<b>Current assets</b>			
Debtors	9	22,194	672,654
Cash and cash equivalents		2,784	1,851
		<u>24,978</u>	<u>674,505</u>
Creditors: amounts falling due within one year	10	(7,000)	(16,316)
<b>Net current assets</b>		<u>17,978</u>	<u>658,189</u>
<b>Net assets</b>		<u><u>17,978</u></u>	<u><u>658,189</u></u>
<b>Capital and reserves</b>			
Share capital	11	100	100
Profit and loss account	12	17,878	658,089
		<u><u>17,978</u></u>	<u><u>658,189</u></u>

The company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the 'small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

  
.....  
**G M Inglis**  
Director

Date: 19/12/2017

The notes on pages 9 to 14 form part of these financial statements.

# McLaren Greenwich Limited

## Statement of Changes in Equity for the Year Ended 31 July 2017

	Share capital £	Profit and loss account £	Total equity £
At 1 August 2016	100	658,089	658,189
<b>Comprehensive income for the year</b>			
Profit for the year	-	(211)	(211)
<b>Distributions to owners</b>			
Dividends paid	-	(640,000)	(640,000)
<b>At 31 July 2017</b>	<b>100</b>	<b>17,878</b>	<b>17,978</b>

## Statement of Changes in Equity for the Year Ended 31 July 2016

	Share capital £	Profit and loss account £	Total equity £
At 1 August 2015	100	8,858	8,958
<b>Comprehensive income for the year</b>			
Profit for the year	-	649,231	649,231
<b>At 31 July 2016</b>	<b>100</b>	<b>658,089</b>	<b>658,189</b>

The notes on pages 9 to 14 form part of these financial statements.

# McLaren Greenwich Limited

## Notes to the Financial Statements for the Year Ended 31 July 2017

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### 1. General information

McLaren Greenwich Limited is a private company, limited by shares, incorporated in England and Wales under the Companies Act 2006. The address of the registered office is stated on the company information page and the nature of the company's operations and principal activity are set out in the directors' report.

### 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 judgement in applying the company's accounting policies (see note 3).

The following principal accounting policies have been applied:

#### 2.2 Financial reporting standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.41(b), 11.41(c), 11.41(e), 11.41(f), 11.42, 11.44 to 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of McLaren Property Holdings LLP as at 31 July 2017 and these financial statements may be obtained from Leconfield House, 3rd Floor East, Curzon Street, London, W1J 5JA.

#### 2.3 Debtors

Short term debtors are measured at transaction price, less any impairment.

#### 2.4 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

#### 2.5 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

# McLaren Greenwich Limited

## Notes to the Financial Statements for the Year Ended 31 July 2017

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### 2. Accounting policies (continued)

#### 2.6 Finance costs

Finance costs are charged to the statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

#### 2.7 Dividends

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

#### 2.8 Interest income

Interest income is recognised in the statement of comprehensive income using the effective interest method.

#### 2.9 Current and deferred taxation

Tax is recognised in the statement of comprehensive income, 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 reporting 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 tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

# McLaren Greenwich Limited

## Notes to the Financial Statements for the Year Ended 31 July 2017

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

There are no estimates and judgements that have a significant risk of causing material misstatement to the carrying amounts of the assets and liabilities within the financial year.

### 4. Turnover

The whole of the turnover is attributable to the principal activity and arose within the United Kingdom.

### 5. Auditor's remuneration

	2017 £	2016 £
Fees payable to the company's auditor and its associates for the audit of the company's annual accounts	211	741
Fees payable to the company's auditor and its associates in respect of all other non-audit services	-	299
	<u>          </u>	<u>          </u>

### 6. Employees

The company has no employees other than the directors, who did not receive any remuneration (2016 - £Nil).

# McLaren Greenwich Limited

## Notes to the Financial Statements for the Year Ended 31 July 2017

### 7. Taxation

	2017 £	2016 £
<b>Current tax</b>		
Current tax on profit for the year	-	273
Adjustments in respect of previous periods	3,491	(648,139)
<b>Taxation on profit on ordinary activities</b>	<b>3,491</b>	<b>(647,866)</b>

#### Factors affecting tax charge for the year

The tax assessed for the year is higher than (2016 - lower than) the standard rate of corporation tax in the UK of 19.67% (2016 - 20.00%). The differences are explained below:

	2017 £	2016 £
Profit on ordinary activities before tax	3,280	1,365
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19.67% (2016 - 20.00%)	645	273
<b>Effects of:</b>		
Adjustments to tax charge in respect of previous periods	3,491	(648,139)
Effects of group relief/other reliefs	(645)	-
<b>Total tax charge for the year</b>	<b>3,491</b>	<b>(647,866)</b>

### 8. Dividends

	2017 £	2016 £
Dividends paid	640,000	-

# McLaren Greenwich Limited

## Notes to the Financial Statements for the Year Ended 31 July 2017

### 9. Debtors

	2017 £	2016 £
Amounts owed by group undertakings	100	100
Corporation tax	-	650,413
Other debtors	22,094	22,141
	<u>22,194</u>	<u>672,654</u>

All amounts shown under debtors fall due for payment within one year.

### 10. Creditors: Amounts falling due within one year

	2017 £	2016 £
Trade creditors	-	276
Amounts owed to group undertakings	-	8,000
Accruals and deferred income	7,000	8,040
	<u>7,000</u>	<u>16,316</u>

The amounts owed to group undertakings are unsecured, interest free and repayable on demand.

### 11. Share capital

	2017 £	2016 £
<b>Allotted, called up and fully paid</b>		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

### 12. Reserves

#### Profit and loss account

Profit and loss account represents cumulative profits or losses, net of dividends paid and other adjustments.

### 13. Related party transactions

The company has taken advantage of the exemption available under paragraph 33.1A of the Financial Reporting Standard 102 not to disclose transactions with other wholly owned members of the Group.

# McLaren Greenwich Limited

## Notes to the Financial Statements for the Year Ended 31 July 2017

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### 14. Controlling party

The company's immediate parent undertaking is McLaren Property Limited, a company registered in England and Wales. The ultimate parent undertaking is McLaren Property Holdings LLP, a limited liability partnership incorporated in the United Kingdom, which will be preparing consolidated financial statements for the year ended 31 July 2017 which will be publicly available.

The ultimate controlling party is K R Taylor.