

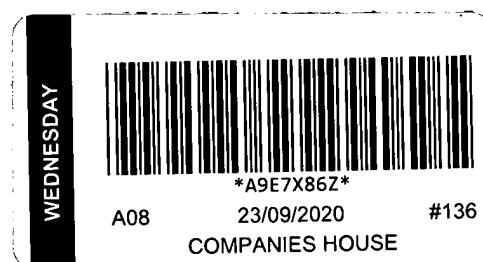
Registration number: 08329378

King's Cross Estate Services Limited

Annual Report and Financial Statements

for the Year Ended 31 December 2019

Phillip Carroll Associates Limited
Chartered Certified Accountants & Registered Auditors
10 Ambassador Place
Stockport Road
Altrincham
Cheshire
WA15 8DB



King's Cross Estate Services Limited

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King's Cross Estate Services Limited

Company Information

Directors	D J G Partridge
	R M Evans
	N P Searl
	M B Lightbound
	A Gibbs
Company secretary	Mr D Scudder
Registered office	4 Stable Street London N1C 4AB
Auditors	Phillip Carroll Associates Limited Chartered Certified Accountants & Registered Auditors 10 Ambassador Place Stockport Road Altrincham Cheshire WA15 8DB

King's Cross Estate Services Limited

Strategic Report for the Year Ended 31 December 2019

The directors present their strategic report for King's Cross Estate Services Limited ("the company") for the year ended 31 December 2019.

Principal activity

The principal activity of the company is the provision of estate management services.

Fair review of the business

As shown in the Company's profit and loss account on page 8, the Company made a profit/(loss) before tax of £nil (2018: £nil).

No dividends were paid during the year (2018: nil).

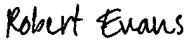
The company's key financial and other performance indicators during the year were as follows:

	Unit	2019	2018
Turnover	£	22,124,766	17,633,444
Administrative expenses	£	(22,124,766)	(17,633,444)
Amounts owed by group undertakings	£	380,824	1,278,258

Principal risks and uncertainties

The directors consider the principal risks relating to the company's activities are: planning, political and financial. The company's risk profile is reviewed regularly by the Board and, where appropriate, action is taken to mitigate such risks. The directors also consider the operational risks which are deemed to be: risks connected with internal resources, systems, processes, and employees of the organisation. Controls have been put in place to prevent these risks.

Approved by the Board on 10 September 2020 and signed on its behalf by:

DocuSigned by:

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 R M Evans
 Director

King's Cross Estate Services Limited

Directors' Report for the Year Ended 31 December 2019

The directors present their report and the financial statements for the year ended 31 December 2019.

Directors of the company

The directors who held office during the year were as follows:

D J G Partridge

R M Evans

N P Searl

M B Lightbound

A Gibbs

Disclosure of information to the auditors

Each director has taken steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information. The directors confirm that there is no relevant information that they know of and of which they know the auditors are unaware.

Reappointment of auditors

In accordance with section 485 of the Companies Act 2006, a resolution for the re-appointment of Phillip Carroll Associates Limited as auditors of the company is to be proposed at the forthcoming Annual General Meeting.

Approved by the Board on 10 September 2020 and signed on its behalf by:

DocuSigned by:

Robert Evans

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R M Evans

Director

King's Cross Estate Services Limited

Statement of Directors' Responsibilities

The directors acknowledge their responsibilities 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 apply them consistently;
- make judgements and accounting 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 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.

King's Cross Estate Services Limited

Independent Auditor's Report to the Members of King's Cross Estate Services Limited

Opinion

We have audited the financial statements of King's Cross Estate Services Limited (the 'company') for the year ended 31 December 2019, which comprise the Profit and Loss Account, Statement of Comprehensive Income, 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 United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (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 December 2019 and of its results 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.

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.

King's Cross Estate Services Limited

Independent Auditor's Report to the Members of King's Cross Estate Services Limited

Opinion on other matter 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 Strategic Report and Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and Directors' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

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 and the Directors' Report.

We have nothing to report in respect of the following matters where 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.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities [set out on page 4], 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

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 judgement 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.

King's Cross Estate Services Limited

Independent Auditor's Report to the Members of King's Cross Estate Services Limited

- 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the company to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the company audit. We remain solely responsible for our audit opinion.

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.

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.



David Philip Burgess (Senior Statutory Auditor)

For and on behalf of Phillip Carroll Associates Limited, Statutory Auditor

10 Ambassador Place
Stockport Road
Altrincham
Cheshire
WA15 8DB

Date: 22/09/2020

King's Cross Estate Services Limited

Profit and Loss Account for the Year Ended 31 December 2019

	Note	2019 £	2018 £
Turnover	3	<u>22,124,766</u>	<u>17,633,444</u>
Gross profit		22,124,766	17,633,444
Administrative expenses		<u>(22,124,766)</u>	<u>(17,633,444)</u>
Operating profit/(loss)		<u>-</u>	<u>-</u>
Profit/(loss) before tax		<u>-</u>	<u>-</u>
Profit/(loss) for the financial year		<u><u>-</u></u>	<u><u>-</u></u>

The above results were derived from continuing operations.

The company has no recognised gains or losses for the year other than the results above.

The notes on pages 13 to 17 form an integral part of these financial statements.

King's Cross Estate Services Limited

Statement of Comprehensive Income for the Year Ended 31 December 2019

	2019 £	2018 £
Profit/(loss) for the year	-	-
Total comprehensive income for the year	-	-


The notes on pages 13 to 17 form an integral part of these financial statements.

King's Cross Estate Services Limited

(Registration number: 08329378)
Balance Sheet as at 31 December 2019

	Note	2019 £	2018 £
Current assets			
Debtors	6	4,052,203	6,166,342
Cash at bank and in hand		<u>6,827,210</u>	<u>2,534,294</u>
		10,879,413	8,700,636
Creditors: Amounts falling due within one year	8	<u>(10,879,412)</u>	<u>(8,700,635)</u>
Net assets		<u>1</u>	<u>1</u>
Capital and reserves			
Called up share capital		<u>1</u>	<u>1</u>
Total equity		<u>1</u>	<u>1</u>

Approved and authorised by the Board on 10 September 2020 and signed on its behalf by:

DocuSigned by:

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R M Evans
 Director

King's Cross Estate Services Limited

Statement of Changes in Equity for the Year Ended 31 December 2019

	Share capital £	Total £
At 1 January 2019	<u>1</u>	<u>1</u>
At 31 December 2019	<u>1</u>	<u>1</u>
	Share capital £	Total £
At 1 January 2018	<u>1</u>	<u>1</u>
At 31 December 2018	<u>1</u>	<u>1</u>

The notes on pages 13 to 17 form an integral part of these financial statements.

King's Cross Estate Services Limited

Statement of Cash Flows for the Year Ended 31 December 2019

	Note	2019 £	2018 £
Cash flows from operating activities			
Profit/(loss) for the year		-	-
Working capital adjustments			
Decrease/(increase) in trade debtors	6	2,114,139	(2,463,390)
Increase/(decrease) in trade creditors	8	1,799,562	(614,856)
Increase in deferred income, including government grants		<u>379,215</u>	<u>1,719,224</u>
Net cash flow from operating activities		<u>4,292,916</u>	<u>(1,359,022)</u>
Net increase/(decrease) in cash and cash equivalents		4,292,916	(1,359,022)
Cash and cash equivalents at 1 January		<u>2,534,294</u>	<u>3,893,316</u>
Cash and cash equivalents at 31 December		<u><u>6,827,210</u></u>	<u><u>2,534,294</u></u>

The notes on pages 13 to 17 form an integral part of these financial statements.

King's Cross Estate Services Limited

Notes to the Financial Statements for the Year Ended 31 December 2019

1 General information

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

4 Stable Street

London

N1C 4AB

United Kingdom

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Revenue recognition

Turnover represents amounts receivable from the tenants and landlord of the Kings Cross estate for the maintenance, administration and servicing of the estate. Turnover is recognised to the extent that recoverable expenses have been incurred.

Cash and cash equivalents

Cash and cash equivalents comprise amounts held by the managing agent on behalf of the company.

Trade debtors

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Trade creditors

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

King's Cross Estate Services Limited

Notes to the Financial Statements for the Year Ended 31 December 2019

3 Revenue

The analysis of the company's revenue for the year from continuing operations is as follows:

	2019 £	2018 £
Recharge of estate costs	<u>22,124,766</u>	<u>17,633,444</u>

4 Employees

The Company has no employees other than the Directors, who did not receive any remuneration in respect of their services to the company (2017 - £nil).

The average monthly number of persons employed by the company (including directors) during the year, was as follows:

	2019 No.	2018 No.
Average monthly number of employees	<u>-</u>	<u>-</u>

5 Auditors' remuneration

	2019 £	2018 £
Audit of the financial statements	<u>8,000</u>	<u>5,000</u>
Other fees to auditors		
All other assurance services	<u>33,331</u>	<u>23,380</u>

6 Debtors

	Note	2019 £	2018 £
Trade debtors		2,621,759	4,670,877
Amounts owed by related parties	10	380,824	1,278,258
Other debtors		258,935	-
Prepayments		32,862	-
Accrued income		<u>757,823</u>	<u>217,207</u>
Total current trade and other debtors		<u>4,052,203</u>	<u>6,166,342</u>

7 Cash and cash equivalents

	2019 £	2018 £
Other cash and cash equivalents	<u>6,827,210</u>	<u>2,534,294</u>

King's Cross Estate Services Limited

Notes to the Financial Statements for the Year Ended 31 December 2019

8 Creditors

	2019 £	2018 £
Due within one year		
Trade creditors	1,300,980	641,654
Social security and other taxes	-	21,607
Other payables	764,433	60,702
Accrued expenses	2,844,605	2,386,493
Deferred income	5,969,394	5,590,179
	<u>10,879,412</u>	<u>8,700,635</u>

9 Share capital

Allotted, called up and fully paid shares

	2019		2018	
	No.	£	No.	£
Ordinary shares of £1 each	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

10 Related party transactions

King's Cross Estate Services Limited

Notes to the Financial Statements for the Year Ended 31 December 2019

Summary of transactions with parent

King's Cross Central Limited Partnership is a Limited Partnership in which King's Cross Central General Partner Limited is the general partner.

During the year the company received income from King's Cross Central Limited Partnership and King's Cross Central General Partner Limited in respect of their proportion of the service charge costs.

At the year end date amounts totalling £380,824 (2018: £1,278,258) were due from King's Cross Central Limited Partnership and King's Cross Central General Partner Limited in respect of the service charge income and is included in the year end debtor figure. At the year end date amounts totalling £nil (2018: £378) were due to King's Cross Central Limited Partnership and King's Cross Central General Partner Limited in respect of purchases and is included in the year end creditor figure.

Summary of transactions with all associates

During the year the company received income from associates in respect of their proportion of the service charge costs.

At the year end date amounts totalling £503,356 (2018: £110,012) were due from associates in respect of the service charge income and is included in the year end debtor figure.

Income and receivables from related parties

	Parent £	Associates £	Key management £
2019			
Receipt of services (including VAT where applicable)	2,313,213	1,527,542	124,761
	<u>2,313,213</u>	<u>1,527,542</u>	<u>124,761</u>
	Parent £	Associates £	Key management £
2018			
Receipt of services (including VAT where applicable)	2,844,349	1,028,588	141,584
	<u>2,844,349</u>	<u>1,028,588</u>	<u>141,584</u>

Expenditure with and payables to related parties

	Parent £	Key management £
2019		
Rendering of services (including VAT where applicable)	310,930	1,302,006
	<u>310,930</u>	<u>1,302,006</u>
	Parent £	Key management £
2018		
Rendering of services (including VAT where applicable)	288,737	1,431,818
	<u>288,737</u>	<u>1,431,818</u>

King's Cross Estate Services Limited

Notes to the Financial Statements for the Year Ended 31 December 2019

Loans from related parties

	Parent £	Total £
2018		
At start of period	2,403	2,403
Repaid	<u>(2,403)</u>	<u>(2,403)</u>
At end of period	<u><u>-</u></u>	<u><u>-</u></u>

Terms of loans from related parties

In 2014 King's Cross Central Limited Partnership had provided £40,000 of funding to the service charge. This was fully repaid in the year and the balance outstanding at the year end is nil (2017: £2,403).

11 Parent and ultimate parent undertaking

The company's issued share capital is held by King's Cross Central General Partner Limited which is the general partner of King's Cross Central Limited Partnership. The sole limited partner of King's Cross Central Partnership and ultimate parent undertaking is King's Cross Central Property Trust, a unit trust established in Jersey. In the director's opinion there is no single ultimate controlling party.

The company's immediate parent is King's Cross Central General Partner Limited, incorporated in England and Wales.