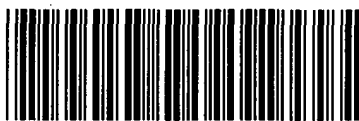


LONDON SQUARE (STREATHAM) LIMITED
REPORT AND FINANCIAL STATEMENTS
PERIOD ENDED 31 MARCH 2015
REGISTERED NUMBER: 08573567

WEDNESDAY



A4Z029M8

A20

20/01/2016

#127

COMPANIES HOUSE

LONDON SQUARE (STREATHAM) LIMITED

DIRECTORS

A P Lawrence
M A Pain
S C Casey
B A Betsy
S D Brown

COMPANY SECRETARY

A P Lawrence

INDEPENDENT AUDITORS

PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
The Atrium
1 Harefield Road
Uxbridge
Middlesex
UB8 1EX

BANKERS

The Royal Bank of Scotland
280 Bishopsgate
London
EC2M 4RB

REGISTERED OFFICE

The Coach House
6 & 8 Swakeleys Road
Ickenham
Uxbridge
Middlesex
UB10 8BG

COMPANY REGISTRATION NUMBER

08573567

LONDON SQUARE (STREATHAM) LIMITED

DIRECTORS' REPORT

The directors present their report and audited financial statements for London Square (Streatham) Limited (formerly London Square (Chigwell) Limited) (the "Company") for the nine month period ended 31 March 2015.

CHANGE OF NAME

On 15 December 2014, the Company changed its name from London Square (Chigwell) Limited to London Square (Streatham) Limited.

BUSINESS REVIEW

During the period, the Company completed the purchase of a site in Streatham, London and commenced the development of residential property on that site.

The Company was incorporated on 18 June 2013, accordingly the comparative period presented is the period from incorporation to 30 June 2014.

During the period the Company transitioned from previous UK GAAP to FRS 101 Reduced Disclosure Framework and has taken advantage of the disclosure exemptions allowed under this standard. The Company's parent undertaking, London Square (Investments) Limited, was notified and did not object to the use of the disclosure exemptions. There were no material recognition or measurement differences arising from the adoption of FRS 101.

The Company's results for the period are reported in the Profit and Loss Account on page 6 of these financial statements.

DIVIDENDS

No dividends were approved or paid during the period (2014: £nil).

GOING CONCERN

The Company receives financial support from its parent undertakings. On the basis of this continued support these financial statement have been prepared on the going concern basis.

DIRECTORS

The directors who served during the period and up to the date of signing the financial statements are:

A P Lawrence
M A Pain
S C Casey
B A Betsy
S D Brown

DIRECTORS' AND OFFICERS' LIABILITY INSURANCE

As permitted by the Companies Act 2006, the Company carries appropriate insurance cover in respect of possible legal action being taken against its directors and senior employees. Such qualifying third party indemnity provision was in place throughout the period and remains in force as at the date of this report.

LONDON SQUARE (STREATHAM) LIMITED

DIRECTORS' REPORT (CONTINUED)

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Strategic Report, Directors' Report and 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 prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

DISCLOSURE OF INFORMATION TO AUDITORS

Each of the persons who is a director at the date of approval of this report confirms that:

- (a) so far as he is aware, there is no relevant audit information of which the Company's auditors are unaware; and
- (b) he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

SMALL COMPANY EXEMPTIONS

This report has been prepared in accordance with the special provisions relating to small companies of Part 15 of the Companies Act 2006.

On behalf of the board



A P Lawrence

Director

21 December 2015

LONDON SQUARE (STREATHAM) LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LONDON SQUARE (STREATHAM) LIMITED

Report on the financial statements

Our opinion

In our opinion, London Square (Streatham) Limited's financial statements (the "financial statements"):

- give a true and fair view of the state of the company's affairs as at 31 March 2015 and of its loss for the 9 month period (the "period") 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.

What we have audited

The financial statements, included within the Report and Financial Statements (the "Annual Report"), comprise:

- the balance sheet as at 31 March 2015;
- the profit and loss account for the period then ended;
- the statement of changes in equity for the period then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 101 "Reduced Disclosure Framework".

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, the information given in the Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements.

Other matters on which we are required to report by exception

Adequacy of accounting records and information and explanations received

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- 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.

We have no exceptions to report arising from this responsibility.

Directors' remuneration

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of directors' remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to prepare financial statements in accordance with the small companies regime. We have no exceptions to report arising from this responsibility.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LONDON SQUARE (STREATHAM) LIMITED
(CONTINUED)**

Responsibilities for the financial statements and the audit

Our responsibilities and those of the directors

As explained more fully in the Statement of Directors' Responsibilities 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.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

What an audit of financial statements involves

We conducted our audit in accordance with ISAs (UK & Ireland). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error.


This includes an assessment of:

- whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the directors; and
- the overall presentation of the financial statements.

We primarily focus our work in these areas by assessing the directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.



Pauline Campbell (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Uxbridge

22 December 2015

LONDON SQUARE (STREATHAM) LIMITED

PROFIT AND LOSS ACCOUNT FOR THE PERIOD ENDED 31 MARCH 2015

	<u>Note</u>	<u>31 March</u> <u>2015</u> <u>£</u>	<u>30 June</u> <u>2014</u> <u>£</u>
Selling costs		(196)	-
Operating (loss)/result		(196)	-
Interest payable and similar charges	4	(693,402)	-
(Loss)/Result on ordinary activities before tax		(693,598)	-
Tax on (loss)/result on ordinary activities	5	138,720	-
(Loss)/Result for the financial period		(554,878)	-

All amounts relate to continuing operations.

The Company had no other comprehensive income other the loss for the period reported above.

There is no difference between the loss on ordinary activities before taxation for the financial period stated above and its historical cost equivalent.

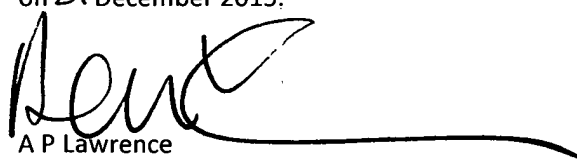
LONDON SQUARE (STREATHAM) LIMITED**STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MARCH 2015**

	<u>Called up share capital</u> £	<u>Retained earnings</u> £	<u>Total equity</u> £
Shares issued	2	-	2
At 30 June 2014	2	-	2
Loss for the financial period	-	(554,878)	(554,878)
At 31 March 2015	2	(554,878)	(554,876)

LONDON SQUARE (STREATHAM) LIMITED
REGISTERED NUMBER: 08573567
BALANCE SHEET AS AT 31 MARCH 2015

	<u>Note</u>	<u>31 March</u> <u>2015</u>	<u>30 June</u> <u>2014</u>
		£	£
Fixed assets			
Deferred tax asset	5	138,720	-
Current assets			
Stocks	6	20,674,851	-
Debtors	7	2	2
		<u>20,674,853</u>	<u>2</u>
Creditors: amounts falling due within one year	8	<u>(21,368,449)</u>	<u>-</u>
Net current liabilities		<u>(693,596)</u>	<u>2</u>
Total assets less current liabilities		<u>(554,876)</u>	<u>2</u>
Net liabilities		<u>(554,876)</u>	<u>2</u>
Capital and reserves			
Called up share capital	9	2	2
Retained earnings		<u>(554,878)</u>	<u>-</u>
Total equity		<u>(554,876)</u>	<u>2</u>

The financial statements on pages 6 to 15 were approved and authorised for issue by the board of directors on 21 December 2015.


A P Lawrence
Director
21 December 2015

LONDON SQUARE (STREATHAM) LIMITED
NOTES TO THE FINANCIAL STATEMENTS

1 ACCOUNTING POLICIES

General information

The Company is a private limited company incorporated and domiciled in England and Wales. The Company's financial statements are presented in pounds sterling.

Basis of preparation

These financial statements were prepared on the going concern basis, under the historical cost convention, in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101), the Companies Act 2006 and applicable accounting standards. The Company transitioned from United Kingdom Generally Accepted Accounting Principles to FRS 101 for all periods presented. There were no material amendments on adoption of FRS 101.

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- (a) the requirements of IFRS 7 *Financial Instruments: Disclosures* ;
- (b) the requirement of paragraph 38 of IAS 1 *Presentation of Financial Statements* to present comparative information in respect of:
 - (i) paragraph 79(a)(iv) of IAS 1 *Presentation of Financial Statements* ; and
 - (ii) paragraph 73(e) of IAS 16 *Property, Plant and Equipment* .
- (c) the requirements of paragraphs 10(d), 10(f), 39(c) and 134-136 of IAS 1 *Presentation of Financial Statements* ;
- (d) the requirements of IAS 7 *Statement of Cash Flows* ;
- (e) the requirements of paragraphs 30 and 31 of IAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors* ;
- (f) the requirements of paragraph 17 of IAS 24 *Related Party Disclosures* ; and
- (g) the requirements in IAS 24 *Related Party Disclosures* to disclose related party transactions between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member.

The Company's parent undertaking, London Square (Investments) Limited, was notified and did not object to the use of the disclosure exemptions.

Going concern

The Company receives financial support from its parent undertakings. On the basis of this continued support these financial statement have been prepared on the going concern basis.

New and amended standards and interpretations

The Company has not adopted any standards or interpretations early in either the current or the preceding period. At the date of approving these financial statements the following new and revised interpretations and standards were in existence but were not yet effective.

- IFRS 9 *Financial instruments* (effective 1 January 2018)
- IFRS 14 *Regulatory deferral accounts* (effective 1 January 2016)
- IFRS 15 *Revenue from contracts with customers* (effective 1 January 2017)
- Amendment to IFRS 11 *Joint arrangements' on acquisition of an interest in a joint operation* (effective 1 January 2016)

LONDON SQUARE (STREATHAM) LIMITED
NOTES TO THE FINANCIAL STATEMENTS

1 ACCOUNTING POLICIES (CONTINUED)

New and amended standards and interpretations (continued)

- Amendment to IAS 16 *Property, plant and equipment* and IAS 38 *Intangible assets* on depreciation and amortisation (effective 1 January 2016)
- Amendment to IFRS 9 *Financial instruments* on general hedge accounting (effective 1 January 2018)
- Amendments to IAS 16 *Property, plant and equipment* and IAS 41 *Agriculture* on bearer plants (effective 1 January 2016)
- Amendments to IAS 27 *Separate financial statements* on equity accounting (effective 1 January 2016)
- Amendments to IFRS 10 *Consolidated financial statements* and IAS 28 *Investments in associates and joint ventures* on sale or contribution of assets (effective 1 January 2016)
- Amendments to IFRS 10 *Consolidated financial statements* and IAS 28 *Investments in associates and joint ventures* on applying the consolidation exemption (effective 1 January 2016)
- *Annual improvements (2014)* (effective 1 January 2016)
- Amendments to IAS 1 *Presentation of financial statements* disclosure initiative (effective 1 January 2016)

The directors do not anticipate that the adoption of these standards and interpretations in future periods will have a material effect on the financial position or performance of the Company.

Significant accounting judgements, estimates and assumptions

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the reporting date. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements about the carrying value of assets and liabilities which are not readily apparent from other sources. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods. The estimates and underlying assumptions are reviewed on an ongoing basis.

The following judgement has the most significant impact on the amounts recognised in the financial statements:

Carrying value of Stocks

To determine the profit and loss that the Company is able to recognise on its development in a specific period, the Company has to allocate total costs of the development between the proportion completing in the period and the proportion to complete in a future period. The assessment of the total costs to be incurred requires a degree of estimation. The Company has developed internal controls to review carrying values of each development on a quarterly basis estimating future revenue and expenditure. Where it is determined forecast revenues are lower than expected expenditure, an impairment charge is made. Charges made to previously impaired assets may be reversed in future periods where there is evidence of increased selling prices or reduced expenditure.

LONDON SQUARE (STREATHAM) LIMITED
NOTES TO THE FINANCIAL STATEMENTS

1 ACCOUNTING POLICIES (CONTINUED)

Significant accounting policies

The principal accounting policies adopted, which have been applied consistently throughout the period, are set out below.

Revenue

Revenue represents the total receivable in respect of sales and services provided. All revenue arises within the United Kingdom. Revenue from the sale of private residential dwellings is recognised at the value of consideration received or receivable on legal completion, net of selling discounts.

Cost of sales

Costs attributable to fully develop the residential dwellings are regularly assessed on a site-by-site basis and are fairly apportioned and charged to the profit and loss account to reflect the legal completions recognised in the financial period. Costs include direct materials, labour costs, site overheads, associated professional charges and other attributable overheads incurred in bringing a site to its state of completion at the period end.

Stocks

Owned and contracted land and its related purchase costs and development expenses are valued at the lower of cost and net realisable value. Costs include direct materials, labour costs, site overheads, associated professional charges and other attributable overheads incurred in bringing a site to its stage of completion at the period end, including an appropriate proportion of indirect expenses. Net realisable value represents the estimated selling prices less all estimated costs of completion and overheads.

Deposits

New property deposits and on account contract receipts are held within accruals and deferred income until the legal completion of the related property or cancellation of the sale.

Other operating income

Other operating income comprises freehold reversions, rent receivable and other incidental sundry income which are recognised on a received basis.

Bank borrowings

Interest bearing bank loans and overdrafts are recorded at the proceeds received, net of direct issue costs. Interest costs are recognised as an expense in the income statement in the period to which they relate.

LONDON SQUARE (STREATHAM) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

1 ACCOUNTING POLICIES (CONTINUED)

Income taxes

Current income tax is based on the taxable profit for the period. Taxable profit differs from profit before taxation recorded in the income statement because it excludes items of income or expense that are taxable or deductible in other periods or that are never taxable or deductible. The liability for current tax is calculated using rates that have been enacted, or substantively enacted, by the balance sheet date.

Deferred income tax is provided using the balance sheet liability method, providing for all temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on rates and laws that have been enacted or substantively enacted by the balance sheet date. A deferred tax asset is only recognised when it is more likely than not that the asset will be recoverable in the foreseeable future, out of suitable taxable profits from which the underlying temporary differences can be deducted. Deferred income tax is provided on temporary differences arising on investments in subsidiaries and associates, except where the timing of the reversal of the temporary difference is controlled by the Company and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when there is an intention to settle the balances on a net basis. Deferred income tax is charged or credited through the income statement, except when it relates to items charged or credited through the income statement or to equity, when it is charged or credited there.

2 AUDITORS' REMUNERATION

The fee payable to the Company's auditors for the audit of the financial statements of £2,000 (2014: £nil) was borne by London Square Developments Limited, a fellow subsidiary undertaking of London Square Developments (Holdings) Limited.

The Company has taken advantage of the exemption not to disclose amounts paid to the Company's auditors for non audit services as these are disclosed in the group financial statements of its parent London Square Developments (Holdings) Limited.

3 DIRECTORS' REMUNERATION

The directors did not receive any remuneration in respect of their services to the Company (2014: £nil).

LONDON SQUARE (STREATHAM) LIMITED
NOTES TO THE FINANCIAL STATEMENTS

4 INTEREST PAYABLE AND SIMILAR CHARGES

	<u>2015</u> £	<u>2014</u> £
Bank loan interest payable	564,165	-
Other finance costs	129,237	-
	<hr/> 693,402 <hr/>	<hr/> - <hr/>

5 TAX ON (LOSS)/RESULT ON ORDINARY ACTIVITIES

	<u>2015</u> £	<u>2014</u> £
Current taxation:		
Current tax on losses for the period	-	-
	<hr/>	<hr/>
Total current tax	-	-
	<hr/>	<hr/>
Deferred taxation:		
Origination and reversal of temporary differences	(145,656)	-
Effect of changes in tax rate	6,936	-
	<hr/>	<hr/>
Total deferred tax	(138,720)	-
	<hr/>	<hr/>
Tax on (loss)/result on ordinary activities	(138,720)	-
	<hr/> <hr/>	<hr/> <hr/>

The tax assessed for the period is different from the rate of corporation tax in the UK of 21% (2014: 23%). The difference is explained below:

	<u>2015</u> £	<u>2014</u> £
(Loss)/Result on ordinary activities before tax	(693,598)	-
	<hr/>	<hr/>
Tax at the UK standard rate of tax of 21% (2014: 23%)	(145,656)	-
	<hr/>	<hr/>
Effects of:		
Effect of changes in tax rate	6,936	-
	<hr/>	<hr/>
Total tax for the period	(138,720)	-
	<hr/> <hr/>	<hr/> <hr/>

Corporation tax rate changes

Finance Act 2013, which was enacted on 17 July 2013, includes legislation reducing the main UK corporation tax rate from 21% to 20%, effective from 1 April 2015. Subsequent to the balance sheet date, further reductions in the tax rate have been announced reducing to 19% from 1 April 2017 and to 18% from 1 April 2020.

Accordingly, deferred tax has been measured using the 20% tax rate enacted prior to the balance sheet date.

LONDON SQUARE (STREATHAM) LIMITED
NOTES TO THE FINANCIAL STATEMENTS

5 TAX ON (LOSS)/RESULT ON ORDINARY ACTIVITIES (CONTINUED)

Deferred tax asset

The Company has recognised a deferred tax asset of £138,720 (2014: £nil) in respect of unused tax losses carried forward. The Company's development of its site in Streatham progresses well and is forecast to generate sufficient future taxable profits against which the tax losses can be relieved.

The £138,720 (2014: £nil) deferred tax credit recognised in the income statement relates to the recognition of the tax losses carried forward.

6 STOCKS

	<u>2015</u>	<u>2014</u>
	<u>£</u>	<u>£</u>
Land	16,985,619	-
Work in progress	3,689,232	-
	<u>20,674,851</u>	<u>-</u>

7 DEBTORS

	<u>2015</u>	<u>2014</u>
	<u>£</u>	<u>£</u>
Amounts owed by parent undertakings	2	2
	<u>2</u>	<u>2</u>

8 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>2015</u>	<u>2014</u>
	<u>£</u>	<u>£</u>
Bank loans and overdrafts	11,522,392	-
Amounts owed to parent undertakings	9,775,357	-
Accruals and deferred income	70,700	-
	<u>21,368,449</u>	<u>-</u>

The bank loans are secured on the assets of the Company and are repayable from the proceeds of the developments under construction. Interest costs on bank loans are incurred at LIBOR plus a fixed margin on a quarterly basis.

Amounts owed to the group undertakings are unsecured, interest-free and are repayable on demand.

LONDON SQUARE (STREATHAM) LIMITED
NOTES TO THE FINANCIAL STATEMENTS

9 CALLED UP SHARE CAPITAL

	<u>2015</u>	<u>2014</u>
	<u>£</u>	<u>£</u>
<i>Authorised, allotted, called up and fully paid:</i>		
2 (2014: 2) ordinary shares of £1 each	2	2

10 IMMEDIATE AND ULTIMATE PARENT UNDERTAKINGS

The Company's immediate parent undertaking is London Square (Investments) Limited and the ultimate controlling parties are funds managed by affiliates of Ares Management LLC. The smallest and largest group accounts in which the Company is included are prepared by London Square Developments (Ventures) Limited and London Square Developments (Holdings) Limited respectively.

Financial statements for companies in the London Square Developments (Holdings) Limited group are available from the Company Secretary, 6 - 8 Swakeleys Road, Ickenham, Uxbridge, Middlesex, UB10 8BG.