

Company Registration No. NI012849 (Northern Ireland)

**PRINCES DOCK DEVELOPMENT COMPANY NO.4 LIMITED**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2023**



# PRINCES DOCK DEVELOPMENT COMPANY NO.4 LIMITED

## COMPANY INFORMATION

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### Directors

John Whittaker  
Mark Whittaker M.R.I.C.S.  
Steven Underwood A.C.A.  
John Schofield A.C.A.

### Company number

NI012849

### Registered office

C/O Elliot Duffy Garrett  
40 Linehall Street  
Belfast  
United Kingdom  
BT2 8BA

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# PRINCES DOCK DEVELOPMENT COMPANY NO.4 LIMITED

## DIRECTORS' REPORT

**FOR THE YEAR ENDED 31 MARCH 2023**

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The directors present their report and unaudited financial statements for the year ended 31 March 2023. The company has been dormant as defined in section 1169 of the Companies Act 2006 throughout the year and preceding financial year. It is anticipated that the company will remain dormant for the foreseeable future. Key performance indicators are not considered necessary for an understanding of the development, performance or position of the business of the company. There are no risks or uncertainties facing the company including those within the context of the use of financial instruments.

### Directors

Except where stated, the directors who held office during the financial year and up to the date of signing the financial statements are:

John Whittaker  
Mark Whittaker M.R.I.C.S.  
Steven Underwood A.C.A.  
John Schofield A.C.A.

### Directors' responsibilities statement

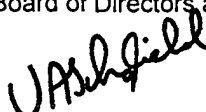
The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

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), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make 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 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.

Approved by the Board of Directors and signed on behalf of the Board



John Schofield A.C.A.

**Director**

20 September 2023

# PRINCES DOCK DEVELOPMENT COMPANY NO.4 LIMITED

## BALANCE SHEET

AS AT 31 MARCH 2023

	Note	2023 £	2022 £
Debtors	3	1	1
<b>Net assets</b>		<u>1</u>	<u>1</u>
<b>Capital and reserves</b>			
Called-up share capital	4	1	1
<b>Shareholder's funds</b>		<u>1</u>	<u>1</u>

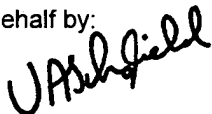
For the financial year ended 31 March 2023 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The financial statements of Princes Dock Development Company No.4 Limited, company number NI012849 were approved by the board of directors and authorised for issue on 20 September 2023

Signed on its behalf by:



John Schofield A.C.A.  
Director

# PRINCES DOCK DEVELOPMENT COMPANY NO.4 LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

### 1 Accounting policies

#### Company information

Princes Dock Development Company No.4 Limited is a private company limited by shares incorporated in the United Kingdom under the Companies Act 2006 and is registered in Northern Ireland with company registration number NI012849. The registered office is C/O Elliot Duffy Garrett, 40 Linehall Street, Belfast, United Kingdom, BT2 8BA.

#### 1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

The company meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it in respect of its separate financial statements. The company is consolidated in the financial statements of its divisional holding company, Peel L&P Holdings (UK) Limited, which may be obtained at Venus Building, 1 Old Park Lane, Trafford City, Manchester, M41 7HA. Exemptions have been taken in these separate company financial statements in relation to disclosures surrounding the directors report, financial instruments, presentation of a cash flow statement, related party transactions and remuneration of key management personnel.

#### 1.2 Profit and loss account

The company has not traded during the year or the preceding financial year. During this time the company received no income and incurred no expenditure and therefore no profit and loss account is presented in these financial statements.

### 2 Employees

There were no employees during the year apart from the directors (2022: none).

The directors of the company were remunerated by Peel Group Management Limited and Peel L&P Group Management Limited for their services to the group as a whole; it is not practicable to allocate their remuneration between their services to group companies.

### 3 Debtors

	2023	2022
	£	£
Amount owed by group undertakings	1	1

Amounts owed by group undertakings do not carry interest and are repayable on demand.

# PRINCES DOCK DEVELOPMENT COMPANY NO.4 LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2023

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4	Called-up share capital	2023 £	2022 £
	Ordinary share capital		
	Allotted, called-up and fully paid		
	1 Ordinary share of £1	1	1
		<u>1</u>	<u>1</u>

The company has one class of ordinary shares which carry no right to fixed income.

#### 5 Controlling party

The ultimate holding company in the year ended 31 March 2023 was Tokenhouse Limited, a company incorporated in the Isle of Man. Tokenhouse Limited is controlled by the Billown 1997 Settlement.

The immediate parent company is Mersey Docks Property Holdings Limited.

The largest group of companies, of which the company is a member, that produces consolidated financial statements is Peel Holdings Group Limited, a company incorporated in the Isle of Man. The registered office is Billown Mansion, Ballasalla, Malew, IM9 3DL, Isle of Man.

The smallest group of companies, of which the company is a member, that produces consolidated financial statements, is Peel Holdings (Land and Property) Limited, a company incorporated in England and Wales. Its group financial statements are available from The Company Secretarial Department at its registered office, Venus Building, 1 Old Park Lane, TraffordCity, Manchester, M41 7HA.