

Company Registration No. 03343045 (England and Wales)

Addison Developments Limited

**Unaudited financial statements
for the year ended 31 March 2023**

Pages for filing with the registrar

Addison Developments Limited

Company information

Directors The Hon Charlotte Townshend DL
J R Townshend
M K Scrace

Secretary M K Scrace

Company number 03343045

Registered office The Estate Office
Melbury Sampford
Dorchester
Dorset
DT2 0LF

Accountants Saffery LLP
Midland House
2 Poole Road
Bournemouth
Dorset
BH2 5QY

Bankers National Westminster Bank plc
2 Hendford
Yeovil
Somerset
BA20 1TN

Santander UK plc
2 Triton Square
Regents Place
London
NW1 3AN

Solicitors Charles Russell Speechlys LLP
5 Fleet Place
London
EC4M 7RD

Investment advisors Schroder & Co. Limited
1 London Wall Place
London
EC2Y 5AU

Addison Developments Limited

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Addison Developments Limited

Balance sheet
As at 31 March 2023

		2023	2022
	Notes	£	£
Fixed assets			
Investments	4	13,518,792	15,670,193
Current assets			
Stocks		419,305	167,673
Debtors		29,681,692	7,390,901
Investments		-	355,621
Cash at bank and in hand		1,443,379	3,031,110
		<u>31,544,376</u>	<u>10,945,305</u>
Creditors: amounts falling due within one year		<u>(22,111)</u>	<u>(121,575)</u>
Net current assets		31,522,265	10,823,730
Total assets less current liabilities		<u>45,041,057</u>	<u>26,493,923</u>
Creditors: amounts falling due after more than one year		-	(6,100,000)
Provisions for liabilities	8	<u>(326,808)</u>	<u>(334,167)</u>
Net assets		<u>44,714,249</u>	<u>20,059,756</u>
Capital and reserves			
Called up share capital		7,000,000	7,000,000
Fair value reserve		1,307,482	1,456,494
Profit and loss reserves	9	<u>36,406,767</u>	<u>11,603,262</u>
Total equity		<u>44,714,249</u>	<u>20,059,756</u>

Addison Developments Limited

Balance sheet (continued)

As at 31 March 2023

In accordance with section 444 of the Companies Act 2006, all of the members of the company have consented to the preparation of abridged financial statements pursuant to paragraph 1A of Schedule 1 to the Small Companies and Groups (Accounts and Directors' Report) Regulations (SI 2008/409)(b).

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 March 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 21 December 2023 and are signed on its behalf by:

The Hon Charlotte Townshend DL

Director

Company Registration No. 03343045

Addison Developments Limited**Statement of changes in equity
For the year ended 31 March 2023**

	Share capital	Other reserves	Profit and loss reserves	Total
	£	£	£	£
Balance at 1 April 2021	7,000,000	1,409,758	10,929,872	19,339,630
Year ended 31 March 2022:				
Profit and total comprehensive income for the year	-	-	720,126	720,126
Transfers	-	46,736	(46,736)	-
Balance at 31 March 2022	7,000,000	1,456,494	11,603,262	20,059,756
Year ended 31 March 2023:				
Profit and total comprehensive income for the year	-	-	24,654,493	24,654,493
Transfers	-	(149,012)	149,012	-
Balance at 31 March 2023	7,000,000	1,307,482	36,406,767	44,714,249

Addison Developments Limited

Notes to the financial statements For the year ended 31 March 2023

1 Accounting policies

Company information

Addison Developments Limited is a private company limited by shares incorporated in England and Wales. The registered office is The Estate Office, Melbury Sampford, Dorchester, Dorset, DT2 0LF.

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 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

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, modified to include the revaluation of certain financial instruments at fair value. The principal accounting policies adopted are set out below.

The financial statements present information about the company as an individual undertaking and not about its group. The company and its subsidiary undertakings comprise a small-sized group. The company has therefore taken advantage of the exemptions provided by section 399 of the Companies Act 2006 not to prepare group financial statements.

1.2 Turnover

Turnover represents rental income from the letting of property held by syndicates in which the company has an interest. Turnover is recognised at the fair value of the consideration received or receivable for rent in the normal course of business, and is shown net of VAT.

1.3 Fixed asset investments

Interests in subsidiaries and associates are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

1.4 Stocks and work in progress

Stocks and work in progress are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

Addison Developments Limited

Notes to the financial statements (continued)

For the year ended 31 March 2023

1 Accounting policies (continued)

1.5 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

Addison Developments Limited

Notes to the financial statements (continued)

For the year ended 31 March 2023

1 Accounting policies (continued)

1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.9 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leases asset are consumed.

2 Critical accounting judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Addison Developments Limited

Notes to the financial statements (continued)

For the year ended 31 March 2023

3 Employees

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

	2023	2022
	Number	Number
Total	3	3

4 Fixed asset investments

	2023	2022
	£	£
Investments in subsidiaries	232	215
Loans to subsidiaries	-	2,236,505
Investments in associates	86	85
Listed investments	2,785,698	2,942,069
Unlisted investments	10,732,776	10,491,319
	13,518,792	15,670,193

The fair value of listed investments was determined with reference to the quoted market price at the reporting date. The cost of the shares on acquisition was £1,151,408 (2022: £1,151,408).

Unlisted investments represents shares held in property development undertakings and participating interests. Further details of these have been included within notes 5, 6 and 7.

Movements in fixed asset investments

	Shares in group undertakings and participating interests	Loans to group undertakings	Other investments	Total
	£	£	£	£
Cost or valuation				
At 1 April 2022	300	2,236,505	13,433,388	15,670,193
Additions	38	-	3,346,457	3,346,495
Loan advances	-	3,519,204	-	3,519,204
Valuation changes	-	-	(156,371)	(156,371)
Repayment	-	(5,798,209)	-	(5,798,209)
Transfer from equity loan	-	42,500	-	42,500
Disposals	(20)	-	(3,105,000)	(3,105,020)
At 31 March 2023	318	-	13,518,474	13,518,792
Carrying amount				
At 31 March 2023	318	-	13,518,474	13,518,792
At 31 March 2022	300	2,236,505	13,433,388	15,670,193

Addison Developments Limited**Notes to the financial statements (continued)****For the year ended 31 March 2023****5 Subsidiaries**

Details of the company's subsidiaries at 31 March 2023 are as follows:

Name of undertaking	Registered office key	Nature of business	Class of shares held	% Held	
				Direct	Indirect
Addison Developments Four Limited	1	Property investment	Ordinary	100.00	
Addison Developments Three Limited	1	Holding company	Ordinary	100.00	
Biggin Morrison London Two Limited	2	Property development	Ordinary	74.50	
BMS Somerset One Limited	2	Property development	Ordinary	55.00	
Moorcrest Solutions Limited	3	Property trading company	Ordinary	100.00	
Strangways Morrison Limited	2	Property development	Ordinary	100.00	
Addison Developments One Limited	1	Dormant	Ordinary		100.00
Addison Developments Two Limited	1	Dormant	Ordinary		100.00
Hurst Brook Management Limited	2	Dormant	Ordinary		55.00
Connaught Court LLP	4	Property development	Designated member	75.74	

Addison Developments Limited**Notes to the financial statements (continued)****For the year ended 31 March 2023****5 Subsidiaries (continued)****Registered Office addresses:**

- 1** The Estate Office, Melbury Sampford, Dorchester, Dorset, DT2 0LF
- 2** 341 Latimer Road, London, United Kingdom, W10 6RA
- 3** Mill Mall Suite 6 Wickhams Cay 1 PO BOX 3085, Road Town, Tortola, British Virgin Islands
- 4** Colenso House, Omega 1, Monks Cross Drive, York, YO32 9GZ

The aggregate capital and reserves and the result for the year of the subsidiaries noted above was as follows:

Name of undertaking	Profit/(Loss)	Capital and Reserves
	£	£
Addison Developments Four Limited	83,331	724,914
Addison Developments Three Limited	(15,773)	99,804
Biggin Morrison London Two Limited	(1,780)	28,614
BMS Somerset One Limited	(945)	14,573
Moorcrest Solutions Limited	421,553	8,198,876
Strangways Morrison Limited	35,965	12,633
Addison Developments One Limited	(13)	(1,053)
Addison Developments Two Limited	(13)	(1,053)
Hurst Brook Management Limited	1,411	3,004
Connaught Court LLP	(4,102)	85,530

Addison Developments Limited**Notes to the financial statements (continued)****For the year ended 31 March 2023****6 Associates**

Details of the company's associates at 31 March 2023 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held	
				Direct	Indirect
Biggin Morrison Investments Limited	341 Latimer Road, London, United Kingdom, W10 6RA	Property development	Ordinary	42.50	
Southern Residential Limited	Ship House, 35 Battersea Square, London, SW11 3RA	Rental property management	Ordinary	33.00	

The aggregate capital and reserves and the result for the year of the subsidiaries noted above was as follows:

Name of undertaking	Profit/(loss)	Capital and Reserves
	£	£
Biggin Morrison Investments Limited	442,945	920
Southern Residential Limited	4,258	56,566

Addison Developments Limited**Notes to the financial statements (continued)****For the year ended 31 March 2023****7 Significant undertakings**

The company also has significant holdings in undertakings which are not consolidated:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held	
				Direct	Indirect
224 KHIS General Partner Limited	47 Esplanade St, Hellicier Jersey JE1 0BD	Property Development	Ordinary		35.00
Southern Residential Two Limited	Ship House, 35 Battersea Square, London. SW11 3RA	Dormant	Ordinary		33.00
Cygnat Industries Limited	The Estate Office, Melbury Sampford, Dorchester, Dorset, DT2 0LF	Holding Company	Ordinary	15.31	
Coney Street III LLP	Colenso House, 1 Omega Monks Cross Drive, Huntington, York, YO32 9GZ	Property development	Member	15.71	
Coney Street V LLP	Colenso House, 1 Omega Monks Cross Drive, Huntington, York, YO32 9GZ	Property development	Member	12.80	

The aggregate capital and reserves and the result for the year of significant undertakings noted above was as follows:

Name of undertaking	Profit/(Loss)	Capital and Reserves
	£	£
224 KHS General Partner Limited	-	1,000
Southern Residential Two Limited	-	1
Cygnat Industries Limited	(1,073,107)	46,953,453
Coney Street III LLP	10,378	3,508,370
Coney Street V LLP	233,518	6,333,518

Addison Developments Limited**Notes to the financial statements (continued)**
For the year ended 31 March 2023**8 Deferred taxation**

Deferred tax assets and liabilities are offset where the company has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

	Liabilities	Liabilities
	2023	2022
Balances:	£	£
Investments	326,808	334,167
	<u> </u>	<u> </u>
		2023
Movements in the year:		£
Liability at 1 April 2022		334,167
Credit to profit or loss		(7,359)
		<u> </u>
Liability at 31 March 2023		326,808
		<u> </u>

The increase in deferred tax due to the increase in valuation of listed investments has been debited to the revaluation reserve.

9 Reserves**Revaluation reserve**

The revaluation reserve represents accumulated revaluation gains on investments measured at fair value, net of deferred tax.

Profit and loss reserve

The profit and loss account represents the accumulated comprehensive income for the year and prior years less any dividends and fair value gains.

10 Operating lease commitments**Lessee**

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

2023	2022
£	£
6,854	7,204
<u> </u>	<u> </u>

11 Related party transactions

Transactions with related parties have been identified. As the transactions have been conducted under normal market conditions, disclosures have been excluded from the financial statements.

Addison Developments Limited

Notes to the financial statements (continued)

For the year ended 31 March 2023

12 Controlling party

The company is ultimately controlled by The Trustees of Lady Teresa Agnew's Settlement of 7 April 1971.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.