Company Registration No. 7468189 (England and Wales)

HODSON DEVELOPMENTS (ASHFORD) LIMITED

DIRECTORS REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

HODSON DEVELOPMENTS (ASHFORD) LIMITED

COMPANY INFORMATION

Directors	Alan D Hodson Thomas S. Hodson
Secretary	Rama Manian
Company number	07468189
Registered Office	Office Suite 9 55 Park Lane London W1K 1NA
Business address	Office Suite 9 55 Park Lane London W1K 1NA

HODSON DEVELOPMENTS (ASHFORD) LIMITED

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HODSON DEVELOPMENTS (ASHFORD) LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The directors present their report and financial statements for the year ended 31 December 2025

Principal activities and review of the business
The principal activity of the company continued to be that of property development.

The directors consider the company's performance for the year to be standard.

Results
The results for the year are set out on page 6.

Directors
The following directors have held office since 1 January 2025

Alan D. Hodson
Thomas S. Hodson

Statement of directors' responsibilities
The directors are responsible for preparing the Directors' Report and the financial statement 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 (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 and fair view of the state of affairs of the company and of the profit and loss of the company for that period. In preparing the 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors confirm that they have complied with the above requirement in preparing the financial statements.

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.

On behalf of the board

....
Alan D Hodson
Director
....

HODSON DEVELOPMENTS (ASHFORD) LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 £	2024 £
Turnover		1,484,858	1,091,805
Inter-company recharges		-	-
		1,484,858	1,091,805
Cost of sales		-	-
Gross profit		1,484,858.	1,091,805.
Other operating income less cost of sales		-	-
Administrative expenses		(2,517,961)	(2,519,203)
Operative loss	2	(1,033,102)	(1,427,398)
Other interest receivable and similar income		0	377
interest payable and similar charges	4	-	-
Profit/(loss) on ordinary activities before taxation		(1,033,102)	(1,427,021)
Tax on profit on ordinary activities	5	-	-
Profit/(loss) for the year	13	(1,033,102)	(1,427,021)

The profit and loss account has been prepared on the basis that all operations are continuing.

There are no recognised gains or losses other than those passing through the profit and loss account.

HODSON DEVELOPMENTS (ASHFORD) LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes		2025	£	2024 £
Fixed assets					
Tangible assets	2		29,612		65,631
Current assets					
Stock		116,512,569		101,921,729	
Debtors		62,691,953		55,600,439	
Cash at bank and in hand		750		444,910	
		179,205,272		157,967,078	
Creditors: amounts falling due within one year		(7,991,384)		(4,233,716)	
Net current assets/(liabilities)			171,213,888		153,733,363
Total assets less current liabilities			171,243,500		153,798,993
Creditors: amounts falling due after more than one year	3		(174,878,738)		(156,401,129)
			(3,635,238)		(2,602,136)
Capital and reserve					
Called up share capital	4		100		100
Profit and loss account			(3,635,338)		(2,602,236)
			(3,635,238)		(2,602,136)

- For the year ending 31 December 2025 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies
- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.
- The accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Board for issue on 6/2/2026.

Alan D Hodson
Director

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Company Registration No. 07468189

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with applicable accounting standards.

The financial statements have been prepared on a going concern basis which assumes that the company will continue in operational existence for the foreseeable future.

1.2 Turnover

Turnover represents total invoice value, excluding value added tax, of land and properties sold.

1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Office fixtures, fittings & equipment	Straight line over 5 years
Motor vehicles	25% reducing balance

1.4 Leasing and hire purchase commitments

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible assets and depreciated over the shorter of the lease term and their useful lives. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the profit and loss account so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

1.5 Stock and work in progress

Stock and work in progress is valued at lower of cost and net realisable value.

Cost comprises all land, undeveloped and in the course of development and completed properties and includes direct materials, labour costs, certain overheads, associated professional fees and associated bank loan interest and arrangements fees.

1 Accounting policies

1.6 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

1.7 Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial liabilities of equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

2 Operating profit/(loss)

	2025	2024
	£	£
Operating loss/profit) is stated after charging:		
Depreciation of tangible fixed assets	36,018	37,285
Operating lease rentals	-	-
Auditors' remuneration (including expenses and benefits in kind)	-	-
	36,018	37,285

3 Investment income

	2025	2024
	£	£
Bank interest	-	-

4 Interest payable

	2025	2024
	£	£
On bank loans and overdrafts	12,774,720	12,779,146
On other loans wholly repayable within 5 years	-	-
	12,774,720	12,779,146

5	**Taxation**	**2025**	**2024**
		£	**£**
	Domestic current year tax		
	U.K. corporation tax	-	-
	Adjustment for prior years	-	-
		-	-
	Factors affecting the tax charge for the year		
	Profit/(loss) on ordinary activities before taxation	-	-
	Profit on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 19% (2024 - 19%)	-	-
	Effects of:		
	Non deductible expenses	-	-
	Depreciation added back	-	-
	Capital allowances	-	-
	Prior year adjustments	-	-
	Differential in tax rates	-	-
	Other tax adjustments	-	-
		-	-
	Current tax charge for the year	-	-

6 Tangible fixed assets

	Office, fixtures, fittings & equipment	Motor vehicles	TOTAL
	£	£	£
Cost			
At 1 January 2025	161,092	101,942	263,035
Additions	-	-	-
Disposals	-	-	0
At 31 December 2025	161,092	101,942	263,035
Depreciation			
At 1 January 2025	110,660	86,744	197,404
Disposals		-	0
Charge for the year	32,218	3,800	36,018
At 31 December 2025	142,879	90,544	233,422
Net book value			
At 31 December 2025	18,214	11,399	29,612
At 31 December 2024	50,432	15,198	65,631

Included above are assets held under finance leases or hire purchase contracts as follows:

	Motor vehicles
	£
Net book value	
At 31 December 2025	11,399
At 31 December 2024	15,198
Depreciation charge for the year	
At 31 December 2025	90,544
At 31 December 2024	86,744

7 Work in progress

2025	2024
£	£
116,512,569	101,921,729

8 Debtors

	2025 £	2024 £
Trade debtors	-	-
Corporation tax	-	-
Other debtors	62,691,953	55,600,439
Prepayment and accrued income	-	-
	62,691,953	55,600,439

9 Creditors: amounts falling due within one year

	2025 £	2024 £
Bank loans and overdrafts	-	-
Net obligations under hire purchase contracts	-	-
Trade creditors	74,672	624,984
Contractor retention	-	-
Corporation tax	-	-
Other taxes and social security costs	-	-
Other creditors	7,916,712	3,608,732
Accruals and deferred income	-	-
	7,991,384	4,233,716

10 Creditors: amounts falling due after more than one year

	2025 £	2024 £
Bank loan	174,878,738	156,401,129

		2025	2024
11	**Share capital**	**£**	**£**
	Allotted called up and fully paid up		
	100 Ordinary shares of £1 each	100	100

		Profit and loss account
12	**Statement of movements on profit and loss account**	**£**
	Balance at 1January 2025	**(2,602,235)**
	loss for the year	**(1,033,102)**
	Balance at 31 December 2025	**(3,635,338)**

		2025	2024
13	**Reconciliation of movements in shareholders' funds**	**£**	**£**
	Profit/(loss) for the financial year	(1,033,102)	(1,427,021)
	Opening shareholders' funds	(2,602,136)	(1,175,114)
		(3,635,238)	**(2,602,136)**

HODSON DEVELOPMENTS (ASHFORD) LIMITED

MANAGEMENT INFORMATION

FOR THE YEAR ENDED 31 DECEMBER 2025

HODSON DEVELOPMENTS (ASHFORD) LIMITED

MANAGEMENT TRADING AND PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2025

		2025		2024
	£	£	£	£
Turnover				
Sales		1,484,858		1,091,805
Management fees recharged - inter companies		-		
Cost of sales				
Opening stock of work in progress	101,921,729		84,780,438	
Purchases	1,816,120		4,362,145	
Loan interest payable	12,774,720		12,779,146	
	116,512,569		101,921,729	
Closing stock of work in progress	(116,512,569)		(101,921,729)	
		-		-
Gross profit		1,484,858.		1,091,805.
Administrative expenses		(2,517,961)		(2,519,203)
Operating loss		(1,033,102)		(1,427,398)
Other operating income				
Other income		-		-
Operating loss		(1,033,102)		(1,427,398)
Other interest receivable and similar income		0		-
Bank interest received		-		377
Interest payable				
Bank interest paid	-		-	
Loan interest	-		-	
Hire purchase interest paid	-		-	
Interest on overdue tax paid	-		-	
		-		-
Profit before taxation		(1,033,102)		(1,427,021)

HODSON DEVELOPMENTS (ASHFORD) LIMITED

SCHEDULE OF ADMINISTRATIVE EXPENSES

FOR THE YEAR ENDED 31 DECEMBER 2025

	2025 £	2024 £
Administrative expenses		
Management costs	2,474,529	2,474,529
Bank charges	7,414	7,390
Motor vehicle depreciation	3,800	5,066
Fixture and fittings depreciation	32,218	32,218
Sundry expenses	-	-
	2,517,961.	2,519,203.