



## **CITY GREENWICH LEWISHAM RAIL LINK PLC**

### **FINANCIAL STATEMENTS AND DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2019**



**COMPANY REGISTRATION NUMBER 3169276**

## Contents

Strategic report.....	3
Directors' report .....	5
Statement of Directors' responsibilities in respect of the Strategic report and the Directors' report and the financial statements.....	7
Independent auditors' report to the members of City Greenwich Lewisham Rail Link PLC.....	8
Statement of comprehensive income .....	13
Statement of financial position .....	14
Statement of changes in equity .....	15
Statement of cash flows .....	16
Notes to the financial statements .....	17
1. Accounting policies .....	17
2. Turnover.....	19
3. Expenses and auditors' remuneration .....	19
4. Directors' remuneration .....	20
5. Interest receivable and similar income.....	21
6. Interest payable and similar charges .....	21
7. Taxation on profit .....	21
8. Tangible assets.....	22
9. Inventory.....	23
10. Debtors .....	23
11. Cash and cash equivalents .....	23
12. Analysis of changes in net debt.....	23
13. Creditors: amounts falling due within one year.....	24
14. Creditors: amounts falling due after more than one year .....	24
15. Interest bearing loans and borrowings .....	24
16. Deferred tax and other provisions .....	25
17. Called up share capital .....	25
18. Financial instruments.....	25
19. Related parties.....	26
20. Subsequent events.....	26
21. Accounting estimates and judgement .....	26

## Strategic report

### Business review

The principal activity of City Greenwich Lewisham Rail Link plc (the Company) is the execution of a concession ("the Concession Agreement") from Docklands Light Railway Limited ("DLR Limited") to design, construct, finance and maintain the "Lewisham Extension" to the DLR system. The concession length is 24 ½ years to 31 March 2021 and was financed in the main through the issue of a bond in 1996 by the Company of £165m. The "Lewisham Extension" takes the DLR system under the River Thames from its previous terminus at Island Gardens on the Isle of Dogs, via Greenwich and onto Lewisham. The operating phase commenced on 20 November 1999.

### Financial Performance, Financial Position and Future Developments

The financial performance for the year ended 31 December 2019 was in line with the Board's expectations and the business plan. The key performance indicators that the Board consider in their assessment of the performance of the Company are turnover and profit for the financial year. Turnover for the year was £24.9m (2018: £24.5m), despite passenger numbers being approximately 2% lower than in 2018. The Company's main income stream is a Usage Fee revenue stream from DLR Limited which is based on the use of the Lewisham Extension by passengers.

Profit before taxation reduced by £0.5m to £17.4m (2018: £17.9m), mainly as a result of increased operating expenses. Profit for the financial year was £14.6m (2018: £15.0m). Following the payment of dividends totalling £18.0m, the net assets of the Company decreased from £23.6m to £20.2m.

The Company's key challenges for 2020 are to continue to deliver train operation infrastructure which is both reliable and safe for passenger usage and manage the infrastructure to enable the Company to meet the hand-back criteria as set out in the Concession Agreement. Note 21 contains further information regarding the hand-back process.

The financial covenants in place under the funding agreements for the company have all been met and are forecast to be met for the foreseeable future. Payments of Bond principal, in accordance with the repayment profile, totalling £13.0m were made in 2019 (2018: £14.0m).

The Directors consider the Finance debtor is recoverable over the life of the Concession Agreement. Note 1.9 refers.

### Directors' Section 172(1) statement

The board of directors of the Company, both individually and collectively, consider they have acted appropriately and in such a way as to promote the success of the Company for the benefit of its members as a whole.

The Company, as a special purpose company, has a finite life span with a defined set of obligations under the Concession Agreement. The long-term success of the Company depends on the successful handover of the Lewisham Extension to DLR Limited in accordance with the requirements of the Concession Agreement. The Company's long-term plan is evidenced through the development and delivery by the Company in previous years of a long-term asset plan, formation of the handover committee with DLR Limited and the continued delivery of the handover process. The Company has ensured that sufficient resources are available to meet its handover obligations – note 16 provides further detail.

The Company's employees are fundamental to the delivery of its obligations. Staff retention has been exemplary due to the creation of a good and fair working environment, competitive remuneration and continuous training. The Company is in discussions with DLR Limited regarding the application of Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE) in order to provide clarity to the Company's employees as soon as is reasonably practicable.

The Company delivers its objectives through effective relationships with its stakeholders including suppliers and customers. This is effected by regular reviews with suppliers and customers to ensure delivery of the Company's objectives.

Due to the nature of the Company's operations, the impact on the community and environment is paramount to its success. Operating safely is the Company's primary objective and is as such integrated within everything the Company undertakes. A safe environment is managed through effective leadership, implementation of robust policies, procedures and instructions, safety management review processes both internally and externally with relevant stakeholders, employee engagement, reporting, audit and monitoring. An independent safety advisor is appointed by the Company who reports directly to the board of directors.

### Safety

The Company maintains OHSAS 18001:2007 accreditation for its occupational Health & Safety Management System for its operation of the Lewisham Extension to the DLR.

**Risks**

The key risk that the business faces over the remainder of the Concession period is that actual passenger numbers, which drive the Company's main revenue stream, do not meet the passenger forecast prepared by the Company in December 2019. The Company engages a third party expert in the preparation of passenger forecasts, which are used to inform and enable the Company to make effective decisions to manage the effects of the risk.

Additionally, there is a risk that the infrastructure will not meet the hand-back criteria as set out in the Concession Agreement. The Company manages a process for the assessment, measurement and review of asset system strategies to enable the Company to provide the necessary resources to mitigate the risk. Note 16 provides further information.

**Environmental**

The Company has a low net environmental impact and therefore environmental information has not been disclosed.

**Modern Slavery Act 2015**

The Company has no tolerance for slavery or human trafficking and has introduced steps to combat the risk of these practices anywhere in its business and supply chain. The Company is committed to improving its practices. Our procurement policies reflect our commitment to act ethically and preventing slavery and human trafficking.

This statement is made pursuant to section 54 of the Modern Slavery Act 2015 and constitutes our slavery and human trafficking statement for the financial year ending 31 December 2019.

**On behalf of the Board**



**A Meyer  
Director**

**27 February 2020**

## Directors' report

The Directors submit their Report and the audited financial statements for the year ended 31 December 2019.

### Political contributions

During the year ended 31 December 2019, no contributions were made for political purposes (2018: £nil).

### Dividends

Dividends of £18.0m (2018: £17.5m) were approved by the Board of Directors and paid during the year.

### Directors

The Directors during the year and up to the date of approval of the financial statements were:

<u>Director</u>	<u>Status</u>	
N Middleton	Non-Executive Chairman	
D Mitchell	Non-Executive Director	
J Cavill	Non-Executive Director	
J Pritchard	Non-Executive Director	
J Heemelaar	Non-Executive Director	Resigned 30 April 2019
K Rahuf	Non-Executive Director	Appointed 30 April 2019
M Knight	Chief Executive	
A Meyer	Finance & Commercial Director	
C Burke	Alternate Director	

### Financial Performance, Financial Position and Future Developments

The performance of the Company during the year and its future developments are set out in the Strategic Report.

### Financial instruments

The Company's principal financial instruments comprise short term bank deposits and fixed rate bonds. The main purpose of these financial instruments is to ensure, via the terms of the financial instruments, that the profile of the debt service costs is tailored to match expected revenues arising from the Concession Agreement.

The Company does not undertake financial instrument transactions which are speculative or unrelated to the Company's trading activities. Board approval is required for the use of any new financial instrument and are subject to financial covenants under existing funding agreements.

### Credit risk

DLR Limited is the main customer of the Company and the directors are satisfied that it will be able to fulfil its obligations under the Concession Agreement. DLR Limited is a subsidiary of Transport Trading Limited, which is a subsidiary of Transport for London. During the year the Company has not experienced any significant delay in payment from DLR Limited and are not aware of any reason for this to change in the near future.

### Demand risk

Usage fee is calculated based on passenger numbers. Passenger numbers could vary to those used in the financial model leading to fluctuations in revenue cash flows of the Company. A professional traffic expert is used to review and update the passenger forecasts every 6 months.

### Interest rate risk

The Company is exposed to interest rate fluctuations on cash on deposit. Other interest bearing assets and liabilities are at a fixed rate of interest.

### Directors' shareholdings

The Directors have no interests in the shares of the Company.

### Share capital

There were no changes in the current or prior year.

**Indemnity**

Under Article 28 of the Company's Articles of Association the directors and other officers are indemnified by the Company from any liability incurred by them to the extent permitted by the Statutes.

Further, the directors of the Company may purchase and maintain insurance at the expense of the Company for the benefit of any such director or officer to the extent permitted by the Statutes.

**Internal control and Corporate Governance**

The directors are responsible for the Company's system of internal control and for reviewing its effectiveness. They recognise the importance of a robust control environment to mitigate the key risks of the Company and while they consider that the material risks are managed adequately, they have elected to follow certain of the principles which underpin the UK Corporate Governance Code. Responsibility for overseeing the interpretation of this rests with the Audit Committee whose terms of reference have been amended accordingly.

RSM UK has been appointed as the Company's internal audit resource and report to the Audit Committee. An internal audit plan has been agreed by the Audit Committee. As at the date of approval of this Directors' report RSM UK have reviewed the effectiveness of the following control environments:

- Asset management
- Budgeting and management information
- IT and data security
- Procurement system
- Routine financial controls
- Stock

The Board has designed the Company's system of internal control in order to provide the shareholders with assurance that its assets are safeguarded, that transactions are authorised and properly recorded and that material errors and irregularities are either prevented or would be detected within a timely period. However, no system of internal control can eliminate the risk of failure to achieve business objectives or provide absolute assurance against material misstatement or loss.

There are no significant issues for the year ended 31 December 2019 that have required the Board to deal with any related material internal control issues.

The directors confirm that the Board has reviewed the effectiveness of the system of internal control as described during the period and confirms that the systems and controls that are currently in place are considered sufficient to be satisfied that all key risks to the business are adequately managed and mitigated.

**Statement of disclosure of information to auditors**

The directors who held office at the date of approval of this Directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the auditors are unaware; and each director has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

**Independent auditors**

In accordance with Section 489 of the Companies Act 2006 a resolution to reappoint PricewaterhouseCoopers LLP as auditors will be put to the forthcoming annual general meeting.

**On behalf of the Board**



A Meyer  
Director

27 February 2020

## Statement of Directors' responsibilities in respect of the Strategic report and the Directors' report and the financial statements

The directors are responsible for preparing the Strategic Report and the Directors' 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 prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102), 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 judgments and estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102, 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 have general responsibility for taking such steps as are reasonably available to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

On behalf of the Board



A Meyer  
Director

27 February 2020

## Independent auditors' report to the members of City Greenwich Lewisham Rail Link PLC

### Report on the audit of the financial statements

#### Opinion

In our opinion, City Greenwich Lewisham Rail Link PLC's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2019 and of its profit and cash flows for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Financial Statements and Directors' Report (the "Annual Report"), which comprise: the statement of financial position as at 31 December 2019; the statement of comprehensive income, the statement of cash flows and the statement of changes in equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Our opinion is consistent with our reporting to the Audit Committee.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Independence

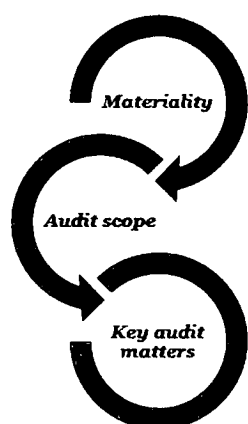
We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, as applicable to listed public interest entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

To the best of our knowledge and belief, we declare that non-audit services prohibited by the FRC's Ethical Standard were not provided to the company.

Other than those disclosed in note 3 to the financial statements, we have provided no non-audit services to the company in the period from 1 January 2019 to 31 December 2019.

#### Our audit approach

##### Overview



##### Materiality

- Overall materiality: £872,000 (2018: £896,000), based on 5% of profit before tax.

##### Audit Scope

- The company's financial statements comprise just one component which was subject to a full scope audit.

##### Key audit matters

- Revenue recognition
- Accounting for the heavy maintenance provision

#### The scope of our audit

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements.

#### Capability of the audit in detecting irregularities, including fraud

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to UK employment law, UK tax legislation and Health and Safety laws and regulations, and we considered the



## CITY GREENWICH LEWISHAM RAIL LINK PLC

extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and the Listing Rules. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to increase revenue, and manipulating the number of passengers using the DLR in the revenue calculation. Audit procedures performed by the engagement team included:

- Discussions with management, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- Understanding of management's controls designed to prevent and deter irregularities;
- Review of board minutes;
- Review of internal audit reports;
- Challenging management on assumptions and judgements made in their significant accounting estimates, in particular in relation to the heavy maintenance provision (see related key audit matter below);
- Identifying and testing journal entries, in particular any journal entries with unusual account combinations impacting revenue.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

### Key audit matters

Key audit matters are those matters that, in the auditors' professional judgement, were of most significance in the audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) identified by the auditors, including those which had the greatest effect on: the overall audit strategy; the allocation of resources in the audit; and directing the efforts of the engagement team. These matters, and any comments we make on the results of our procedures thereon, were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. This is not a complete list of all risks identified by our audit.

<i>Key audit matter</i>	<i>How our audit addressed the key audit matter</i>
<p><i>Revenue Recognition</i></p> <p>The company generates the majority of its revenue from one customer, DLR Limited and is dependent on the number of passengers travelling and other factors. Invoices are raised every four weeks based on passenger journey data provided by DLR Limited. An annual reconciliation is performed in April each year, as set out in the Concession Agreement. At the company's year-end, 31 December, an accrued revenue balance is recognised at the balance sheet date. This accrued revenue balance is material to the financial statements.</p> <p>The associated audit risks are the occurrence of revenue, the accuracy of the accrued revenue calculation, and the risk that revenue is recorded in an incorrect period.</p>	<p>Our audit procedures for the four weekly invoiced revenue included:</p> <ul style="list-style-type: none"> <li>• obtaining invoices covering 100% of revenue amounts invoiced during the year to DLR Limited; and</li> <li>• tracing these invoices to subsequent bank receipts.</li> </ul> <p>Our audit procedures for testing the accuracy and occurrence of revenue throughout the year, and the accrued revenue balance at the period-end included:</p> <ul style="list-style-type: none"> <li>• evaluating the revenue accrual calculation for mathematical accuracy and consistency with the Concession Agreement;</li> <li>• validating passenger number inputs to the data from automatic passenger counters;</li> <li>• validating pricing to the Concession Agreement, subject to adjustments for price inflation factors which we validated to third party sources;</li> <li>• checking that the amount accrued at 31 December 2018 was subsequently agreed and paid in 2019 without significant adjustment; and</li> <li>• assessing recoverability of the accrued revenue balance at 31 December 2019.</li> </ul> <p>We also tested a sample of journal entries posted to revenue and obtained audit support to ensure that they were appropriate.</p> <p>Our audit work did not highlight any issues and we therefore concluded that revenue was not materially misstated.</p>

Key audit matter	How our audit addressed the key audit matter
<p><i>Accounting for the heavy maintenance provision</i> £2,376,000 (refer to disclosure notes 16 and 21)</p> <p>Under the Concession Agreement the company is obligated to repair and maintain the Lewisham Extension, and hand it back to DLR Limited in March 2021, in a specified condition. As a result, the company recognises a provision at the balance sheet date for the present value of the cost of heavy maintenance (which excludes regular repairs and maintenance expenditure) which will be required to return the Lewisham Extension in the specified condition. The quantification of this provision involves the company assessing the activities that will be required to be undertaken, which is based on maintenance data, usage and asset condition assessments. The cost of the required activities is arrived at using known costs of similar activities undertaken in the past, including quotes from external suppliers. The actual activities will be subject to agreement with DLR Limited in the lead up to the end of the concession period in 2021. As a result, the provision for heavy maintenance at the balance sheet date involves the company making a number of judgements and estimates.</p>	<p>Our audit procedures in respect of the heavy maintenance provision included:</p> <ul style="list-style-type: none"> <li>• reading and understanding the obligations under the Concession Agreement to hand back the Lewisham Extension in a specified condition,</li> <li>• obtaining and reviewing the company's assessment of the areas of remediation work to be undertaken.</li> <li>• Our review included: <ul style="list-style-type: none"> <li>○ assessing completeness of the areas of forecast expenditure through comparison to the results of the detailed inspection of the infrastructure by DLR Limited in March 2019, as required by the Concession Agreement,</li> <li>○ ensuring that categories of past maintenance expenditure incurred have been considered,</li> <li>○ Comparison with areas of cost forecast in prior year,</li> <li>○ review of the minutes of all relevant meetings where the obligations were discussed, including those of the CGLR/DLR Handover Committee involving representatives of both the Company and DLR;</li> <li>○ validating the cost assumptions for remedial work by comparing to recent similar works or external supplier quotes; and</li> <li>○ considering the accuracy of cost estimates prepared in previous years for maintenance work performed during 2019.</li> </ul> </li> </ul> <p>Our procedures concluded that the heavy maintenance provision was based on reasonable assumptions. We also concluded that there were no reasonably possible sensitivities that could be applied to the key assumptions within the estimates made by the company which could result in a material difference to the provision.</p>

### How we tailored the audit scope

We tailored the scope of our audit to ensure that we performed enough work to be able to give an opinion on the financial statements as a whole, taking into account the structure of the company, the accounting processes and controls, and the industry in which it operates.

The company is a stand-alone company with no subsidiaries and operates in one geographical location. As a result we were able to perform a full scope audit over the whole of the company's financial statements.

### Materiality

The scope of our audit was influenced by our application of materiality. We set certain quantitative thresholds for materiality. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures on the individual financial statement line items and disclosures and in evaluating the effect of misstatements, both individually and in aggregate on the financial statements as a whole.

Based on our professional judgement, we determined materiality for the financial statements as a whole as follows:

## CITY GREENWICH LEWISHAM RAIL LINK PLC

<b>Overall materiality</b>	£872,000 (2018: £896,000).
<b>How we determined it</b>	5% of profit before tax.
<b>Rationale for benchmark applied</b>	We believe that profit before tax is an important measure used by the shareholders in assessing the performance of the company, and is a generally accepted auditing benchmark.

We agreed with the Audit Committee that we would report to them misstatements identified during our audit above £43,600 (2018: £44,800) as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.

### Conclusions relating to going concern

ISAs (UK) require us to report to you when:

- 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.

We have nothing to report in respect of the above matters.

However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern. For example, the terms on which the United Kingdom's withdraw from the European Union are not clear, and it is difficult to evaluate all of the potential implications on the company's trade, suppliers and the wider economy.

### Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance 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 an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of 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 based on these responsibilities.

With respect to the Strategic Report and Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (UK) require us also to report certain opinions and matters as described below.

### Strategic Report and Directors' Report

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 year ended 31 December 2019 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic Report and Directors' Report.

### Responsibilities for the financial statements and the audit

#### Responsibilities of the directors for the financial statements

As explained more fully in the Statement of Directors' responsibilities set out on page 7, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

## CITY GREENWICH LEWISHAM RAIL LINK PLC

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.

### Auditors' 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 auditors' 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.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

### Use of this report

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.

### Other required reporting

#### Companies Act 2006 exception reporting

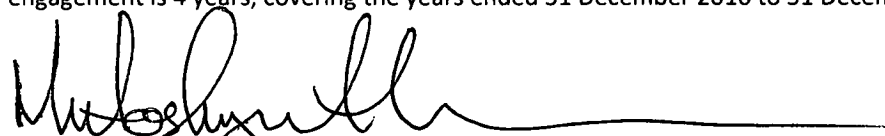
Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

### Appointment

Following the recommendation of the audit committee, we were appointed by the directors on 13 December 2016 to audit the financial statements for the year ended 31 December 2016 and subsequent financial periods. The period of total uninterrupted engagement is 4 years, covering the years ended 31 December 2016 to 31 December 2019.



**Mark Hoskyns-Abraham (Senior Statutory Auditor)**

for and on behalf of PricewaterhouseCoopers LLP

Chartered Accountants and Statutory Auditors

Edinburgh

27 February 2020

**Statement of comprehensive income  
for the year ended 31 December 2019**

	Notes	2019 £'000	2018 £'000
Turnover	2	24,941	24,455
Cost of sales:			
Operating expenses		(10,075)	(9,397)
Operating profit		14,866	15,058
Interest receivable and similar income	5	4,315	5,897
Interest payable and similar charges	6	(1,741)	(3,032)
Profit before taxation	3	17,440	17,923
Taxation on profit	7	(2,810)	(2,910)
Profit for the financial year and total comprehensive income		14,630	15,013

The notes on pages 17 to 27 form part of these financial statements.

**Statement of financial position  
at 31 December 2019**

	Notes	2019		2018
		£'000	£'000	£'000
<b>Fixed assets</b>				
Tangible assets	8		104	164
<b>Current assets</b>				
Inventory	9	761		885
Debtors (including £9,974,000 (2018: £28,488,000) due after more than one year)	10	31,431		48,153
Cash and cash equivalents	11	11,265		11,557
		<u>43,457</u>		<u>60,595</u>
<b>Current Liabilities</b>				
Creditors: amounts falling due within one year	13	(18,465)		(20,031)
		<u></u>		<u></u>
<b>Net current assets</b>			24,992	40,564
<b>Total assets less current liabilities</b>			<u>25,096</u>	<u>40,728</u>
Creditors: Amounts falling due after more than one year	14	-		(10,842)
<b>Provision for liabilities</b>				
Deferred tax liability	16	(2,485)		(4,052)
Other provisions	16	<u>(2,376)</u>		<u>(2,229)</u>
			(4,861)	(17,123)
<b>Net assets</b>			<u>20,235</u>	<u>23,605</u>
<b>Capital and reserves</b>				
Called up share capital	17		1,500	1,500
Profit and loss account			18,735	22,105
<b>Total shareholders' funds</b>			<u>20,235</u>	<u>23,605</u>

These financial statements were approved by the board of directors and were signed on its behalf by:



A Meyer  
Director

27 February 2020

Company registration number: 3169276

The notes on pages 17 to 27 form part of these financial statements.

**Statement of changes in equity  
for the year ended 31 December 2019**

	<b>Called up Share Capital £'000</b>	<b>Profit and Loss Account £'000</b>	<b>Total Shareholders' Funds £'000</b>
<b>Balance at 1 January 2018</b>	<b>1,500</b>	<b>24,592</b>	<b>26,092</b>
Profit for the financial year and total comprehensive income	-	15,013	15,013
Dividend declared and paid during year	-	(17,500)	(17,500)
<b>Balance at 31 December 2018 and 1 January 2019</b>	<b>1,500</b>	<b>22,105</b>	<b>23,605</b>
Profit for the financial year and total comprehensive income	-	14,630	14,630
Dividend declared and paid during year	-	(18,000)	(18,000)
<b>Balance at 31 December 2019</b>	<b>1,500</b>	<b>18,735</b>	<b>20,235</b>

**Statement of cash flows**  
**for the year ended 31 December 2019**

	Notes	2019 £'000	2018 £'000
<b>Cash flows from operating activities</b>			
Profit for the financial year		14,630	15,013
<i>Adjusted for:</i>			
Depreciation, amortisation and impairment		94	90
Interest receivable and similar income		(4,315)	(5,897)
Interest payable and similar charges		1,741	3,032
Taxation		2,810	2,910
		<u>14,960</u>	<u>15,148</u>
Decrease in trade and other debtors		16,724	15,466
Decrease / (increase) in inventory		124	(28)
Increase / (decrease) in trade and other creditors		824	(1,260)
Interest received on finance debtor		4,219	5,812
Tax paid		(4,281)	(4,519)
<b>Net cash generated from operating activities</b>		<u>32,570</u>	<u>30,619</u>
<b>Cash flows from investing activities</b>			
Other interest received		94	72
Acquisition of tangible assets		(34)	(27)
<b>Net cash generated from investing activities</b>		<u>60</u>	<u>45</u>
<b>Cash flows from financing activities</b>			
Interest paid		(1,922)	(3,234)
Repayment of borrowings		(13,000)	(14,000)
Dividends paid		(18,000)	(17,500)
<b>Net cash used in financing activities</b>		<u>(32,922)</u>	<u>(34,734)</u>
Net decrease in cash and cash equivalents		(292)	(4,070)
Cash and cash equivalents at 1 January		11,557	15,627
<b>Cash and cash equivalents at 31 December</b>	<b>11,12</b>	<u>11,265</u>	<u>11,557</u>

The notes on pages 17 to 27 form part of these financial statements.



**Notes to the financial statements****1. Accounting policies**

City Greenwich Lewisham Rail Link plc (the "Company") is a public company limited by shares and incorporated in the United Kingdom and registered and domiciled in England. Its registered office is 73 Norman Road, Greenwich, London, SE10 9QF. A description of the nature of the entity's operations and its principal activities are disclosed in the Strategic Report.

These financial statements were prepared in accordance with Financial Reporting Standard 102 *The Financial Reporting Standard* applicable in the UK and Republic of Ireland ("*FRS 102*") and the Companies Act 2006. The presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £1,000.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements. Judgements made by the directors, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in note 21.

**1.1. Measurement convention**

The financial statements are prepared on the historical cost basis.

**1.2. Going concern**

The Directors have reviewed the Company's financial position at year-end and projected profits and cashflows by reference to a financial model covering accounting periods up to the end of the Concession. Having examined the current status of the Company's principal contracts and likely developments in the foreseeable future, the Directors consider that the Company will be able to settle its liabilities as they fall due and accordingly the financial statements have been prepared on a going concern basis. It should be noted the Company will cease trading once the Concession Agreement expires on 31 March 2021.

**1.3. Basic financial instruments***Trade and other debtors*

Trade and other debtors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses.

*Trade and other creditors*

Trade and other creditors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method.

*Interest-bearing borrowings classified as basic financial instruments*

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

*Cash and cash equivalents*

Cash and cash equivalents comprise cash held at bank and call deposits.

**1.4. Tangible assets**

Tangible assets are stated at cost less accumulated depreciation and accumulated impairment losses.

The company assesses at each reporting date whether tangible assets are impaired.

Depreciation is charged to the profit and loss account on a straight-line basis over the estimated useful lives of each part of an item of tangible assets. Leased assets are depreciated over the shorter of the lease term and their useful lives. Land is not depreciated. The estimated useful lives are as follows:

- Land and buildings (depot buildings) 22 years
- Plant, machinery and other fixed assets between 3 and 5 years

Depreciation methods, useful lives and residual values are reviewed if there is an indication of a significant change since the last annual reporting date in the pattern by which the Company expects to consume an asset's future economic benefits.

**1.5. Inventory**

Inventory is stated at the lower of cost and estimated selling price less costs to complete and sell. Cost is based on the first-in first-out principle and includes expenditure incurred in acquiring the stocks, production or conversion costs and other costs in bringing them to their existing location and condition.

**1.6. Impairments***Financial assets (including trade and other debtors)*

Financial assets are assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

*Non-financial assets*

The carrying amount of the Company's non-financial assets, other than inventory, is reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated and any impairment accounted for.

**1.7. Employee benefits***Defined contribution plans and other long term employee benefits*

A defined contribution plan is a post-employment benefit plan under which the Company pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognised as an expense in the profit and loss account in the periods during which services are rendered by employees.

*Short term benefits*

Short term benefits are recognised as an expense in the period in which the service is received.

**1.8. Provisions**

A provision is recognised in the balance sheet when the Company has a present legal or constructive obligation as a result of a past event, that can be reliably measured and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the amount required to settle the obligation at the reporting date.

The Company is obliged by its Concession Agreement inter alia, to repair and maintain the Lewisham Extension and to hand back the Lewisham Extension to DLR Limited on termination in a specified condition. A provision is therefore made, on a discounted basis, for heavy maintenance costs other than regular maintenance and repairs expenditure, based upon a specific maintenance programme. The provision will be utilised against these lifecycle costs on works required to maintain the Lewisham Extension in the specified condition.

**1.9. Turnover and finance debtor**

On commencement of operations, the construction costs of the Lewisham Extension were treated as being due from DLR Limited and the amounts recoverable over the life of the concession in relation to this are shown as a Finance debtor. This treatment was adopted as the underlying asset is not deemed to be a tangible asset of the Company because the risks and rewards of ownership are deemed to lie principally with DLR Limited. Payments received over the life of the concession are apportioned between principal repayments, finance income and service income. Owing to the demand risk on service income the service income has been recognised on the basis of unitary charge actually due for the period, after allocations are made to the repayment of the Finance debtor principal and interest thereon.

**1.10. Interest receivable and interest payable***Interest receivable and Interest payable*

Interest payable and similar charges include interest paid and the amortisation of the issue costs of the Eurobond, as well as the amortisation of the premium on issue of the Eurobond.

Interest receivable and similar income include interest receivable on funds invested.

Interest receivable and interest payable are recognised in profit or loss as they accrue using the effective interest method.

**1.11. Taxation**

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit or loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. Deferred tax balances are not discounted.

**2. Turnover**

	<b>2019</b> <b>£'000</b>	<b>2018</b> <b>£'000</b>
Amounts receivable under Concession Agreement	44,853	44,533
Interest and capital repayment on finance debtor	(20,971)	(20,971)
Maintenance service fee	23,882	23,562
Other income	1,059	893
Total turnover	<u>24,941</u>	<u>24,455</u>

Other income relates to revenue received from third party contracts, for example advertising, and from DLR Limited in relation to work completed by the Company as enhancements to the infrastructure.

All items in the Statement of comprehensive income relate to continuing operations in the UK.

**3. Expenses and auditors' remuneration**

*Included in profit are the following:*

	<b>2019</b> <b>£'000</b>	<b>2018</b> <b>£'000</b>
Depreciation	94	90
Defined contribution pension plan contributions	82	72

**3. Expenses and auditors' remuneration (continued)**

Auditors' remuneration:

	<b>2019 £'000</b>	<b>2018 £'000</b>
Audit of these financial statements	20	19
Amounts receivable by the Company's auditors and its associates in respect of:		
Audit-related assurance services	5	5
	<u>25</u>	<u>24</u>

Staff numbers and costs

The average number of persons employed by the Company (including directors) during the year, analysed by category, was as follows:

	<b>2019</b>	<b>2018</b>
Office	16	15
Non-office	23	23
	<u>39</u>	<u>38</u>

The aggregate payroll costs of these persons were as follows:

	<b>2019 £'000</b>	<b>2018 £'000</b>
Wages and salaries	2,136	2,033
Social security costs	248	236
Contributions to defined contribution plans	82	72
	<u>2,466</u>	<u>2,341</u>
Aggregate amounts payable under long-term incentive plans	<u>78</u>	<u>64</u>

**4. Directors' remuneration**

	<b>2019 £'000</b>	<b>2018 £'000</b>
Directors' emoluments	369	350
Company contributions to money purchase pension plans	15	23
Long-term incentive plan	57	55
	<u>441</u>	<u>428</u>
Retirement benefits are accruing to the following number of directors under:		
Money purchase schemes	2	2
	<u>2</u>	<u>2</u>

**4. Directors' remuneration (continued)**

The highest paid director received £272,843 (2018: £266,030), including pension contributions of £10,094 (2018: £19,600) and accrued long-term incentives of £40,376 (2018: £39,200).

Included in the financial statements and detailed below, are charges made by the shareholder companies for the services of directors. At the reporting date an amount of £18,000 (2018: £19,000) is outstanding.

	<b>2019</b>		<b>2018</b>	
	<b>Executive</b>	<b>Non-Executive</b>	<b>Executive</b>	<b>Non-Executive</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Duchesspark Limited	-	37	-	35
UK Power Networks Services (Enterprises) Limited	-	18	-	19
Laing Investments Management Services Limited	-	37	-	35
	<u>-</u>	<u>92</u>	<u>-</u>	<u>89</u>

**5. Interest receivable and similar income**

	<b>2019</b>	<b>2018</b>
	<b>£'000</b>	<b>£'000</b>
Interest receivable on financial assets at amortised cost	4,219	5,812
Interest received on bank deposits	96	85
Total interest receivable and similar income	<u>4,315</u>	<u>5,897</u>

**6. Interest payable and similar charges**

	<b>2019</b>	<b>2018</b>
	<b>£'000</b>	<b>£'000</b>
Interest payable on financial liabilities at amortised cost	1,651	2,942
Bond premium	(24)	(24)
Bond issue costs	114	114
Total other interest payable and similar charges	<u>1,741</u>	<u>3,032</u>

**7. Taxation on profit****Total tax expense recognised in the Statement of comprehensive income and equity**

	<b>2019</b>	<b>2018</b>
	<b>£'000</b>	<b>£'000</b>
<i>Current tax</i>		
Current tax on profit for the year	(4,377)	(4,366)
Adjustments in respect of prior periods	-	27
Total current tax	<u>(4,377)</u>	<u>(4,339)</u>
<i>Deferred tax (see note 16)</i>		
Origination/ reversal of timing differences	1,567	1,429
Total deferred tax	<u>1,567</u>	<u>1,429</u>
Taxation on profit	<u>(2,810)</u>	<u>(2,910)</u>

**7. Taxation on profit (continued)****Reconciliation of tax charge**

	<b>2019</b>	<b>2018</b>
	<b>£'000</b>	<b>£'000</b>
Profit before taxation	17,440	17,923
Tax at the UK corporation tax rate of 19.0% (2018: 19.0%)	3,314	3,405
Non-deductible expenses	260	237
Other allowable expenses	(27)	(27)
Adjustments in respect of prior periods	-	(27)
Amortisation of finance debtor	830	751
Origination and reversal of temporary timing differences	(1,567)	(1,429)
	<u>2,810</u>	<u>2,910</u>

The main rate of UK corporation tax is 19%, with effect from 1 April 2017. On 16 March 2016 the Chancellor announced a reduction to 17%, effective from 1 April 2020. This rate change became substantively enacted on 6 September 2016. The rate at which deferred tax is provided at is 17.74% (2018:18.06%), being the weighted average rate at which the Company expects the timing differences to reverse.

**8. Tangible assets**

	<b>Land and buildings</b>	<b>Plant &amp; Machinery</b>	<b>Other Fixed Assets</b>	<b>Total Fixed Assets</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>Cost</b>				
Balance at 1 January 2019	705	93	615	1,413
Additions	-	21	13	34
Balance at 31 December 2019	<u>705</u>	<u>114</u>	<u>628</u>	<u>1,447</u>
<b>Depreciation and impairment</b>				
Balance at 1 January 2019	580	89	580	1,249
Depreciation charge for the year	56	11	27	94
Balance at 31 December 2019	<u>636</u>	<u>100</u>	<u>607</u>	<u>1,343</u>
<b>Net book value</b>				
At 1 January 2019	<u>125</u>	<u>4</u>	<u>35</u>	<u>164</u>
At 31 December 2019	<u>69</u>	<u>14</u>	<u>21</u>	<u>104</u>

All land and buildings comprise of freehold buildings.

**9. Inventory**

	<b>2019</b>	<b>2018</b>
	<b>£'000</b>	<b>£'000</b>
Raw materials and consumables	761	885
	<u>761</u>	<u>885</u>

**10. Debtors**

	<b>2019</b>	<b>2018</b>
	<b>£'000</b>	<b>£'000</b>
Other debtors	89	147
Finance debtor (see note 1.9)	28,488	45,241
Interest receivable	19	16
Prepayments	199	267
Accrued income	2,636	2,482
	<u>31,431</u>	<u>48,153</u>
Due within one year	21,457	19,665
Due after more than one year (finance debtor)	9,974	28,488
	<u>31,431</u>	<u>48,153</u>

**11. Cash and cash equivalents**

	<b>2019</b>	<b>2018</b>
	<b>£'000</b>	<b>£'000</b>
Cash at bank and in hand	225	146
Fixed term and call deposits	11,040	11,411
	<u>11,265</u>	<u>11,557</u>

**12. Analysis of changes in net debt**

	<b>At 1 January</b>	<b>Cash flows</b>	<b>Other non-</b>	<b>At 31</b>
	<b>2019</b>		<b>cash</b>	<b>December</b>
	<b>£'000</b>	<b>£'000</b>	<b>changes</b>	<b>2019</b>
			<b>£'000</b>	<b>£'000</b>
<b>Cash and cash equivalents</b>				
Cash	146	79	-	225
Cash equivalents	11,411	(371)	-	11,040
	<u>11,557</u>	<u>(292)</u>	<u>-</u>	<u>11,265</u>
<b>Borrowings</b>				
Debt due within one year	(13,000)	13,000	(10,932)	(10,932)
Debt due after one year	(10,842)	-	10,842	-
	<u>(23,842)</u>	<u>13,000</u>	<u>(90)</u>	<u>(10,932)</u>
	<u>(12,285)</u>	<u>12,708</u>	<u>(90)</u>	<u>333</u>

**13. Creditors: amounts falling due within one year**

	<b>2019</b>	<b>2018</b>
	<b>£'000</b>	<b>£'000</b>
Trade creditors	769	775
VAT payable	1,048	904
Corporation tax	2,219	2,123
Other creditors	1,864	1,198
Eurobond	10,932	13,000
Interest payable	211	483
Accruals and deferred income	1,422	1,548
	<b>18,465</b>	<b>20,031</b>

**14. Creditors: amounts falling due after more than one year**

	<b>2019</b>	<b>2018</b>
	<b>£'000</b>	<b>£'000</b>
Eurobond (see notes 15, 18)	-	10,842
	<b>-</b>	<b>10,842</b>

**15. Interest bearing loans and borrowings**

This note provides information about the contractual terms of the Company's interest-bearing loans and borrowings, which are measured at amortised cost.

	<b>2019</b>	<b>2018</b>
	<b>£'000</b>	<b>£'000</b>
<b>Creditors falling due in more than one year</b>		
Eurobonds	-	10,842
<b>Creditors falling due within less than one year</b>		
Eurobonds	10,932	13,000
	<b>10,932</b>	<b>23,842</b>

At 31 December 2019 the bond of £10,932,000 (2018: £23,842,000) is stated net of unamortised issue costs and premium of £68,000 (2018: £158,000).

The Bonds are secured by first priority charges over the whole of the Company's undertaking, property and assets. The market value of the Bonds at 31 December 2019 was £11,349,000 (2018: £25,266,000).

*Terms and debt repayment schedule*

	<b>Currency</b>	<b>Nominal interest rate</b>	<b>Year of maturity</b>	<b>Repayment schedule</b>	<b>2019</b>	<b>2018</b>
					<b>£'000</b>	<b>£'000</b>
Eurobonds listed on the London Stock Exchange	GBP	9.375%	2020	6 monthly	10,932	23,842
					<b>10,932</b>	<b>23,842</b>



**15. Interest bearing loans and borrowings (continued)**

The maturity profile of the Eurobond is as follows:

	2019 £'000	2018 £'000
Less than one year	11,000	13,000
Between one and two years	-	11,000
	<u>11,000</u>	<u>24,000</u>

**16. Deferred tax and other provisions**

	Deferred Tax £'000	Heavy Maintenance £'000	Total £'000
Balance at 1 January 2019	4,052	2,229	6,281
Charge in the year	-	659	659
Utilised in the year	(1,567)	(512)	(2,079)
Balance at 31 December 2019	<u>2,485</u>	<u>2,376</u>	<u>4,861</u>

*Analysis of deferred tax provision*

	2019 £'000	2018 £'000
Accelerated capital allowances and other timing differences	2,485	4,052
At end of year	<u>2,485</u>	<u>4,052</u>

The deferred tax liability consists of timing differences between accounting and tax treatment of the Finance debtor. An amount of £1.7m (2018: £1.5m) is expected to be used in the next 12 months.

*Heavy maintenance provision*

The Company is obliged by its Concession Agreement to repair and maintain the Lewisham Extension and to hand back the Lewisham Extension to DLR Limited on termination in a specified condition. A provision is therefore made for heavy maintenance costs other than regular maintenance and repairs expenditure, based upon a specific maintenance programme. The provision, which is being updated on an ongoing basis, is being utilised against these lifecycle costs on works required to maintain the Lewisham Extension in the specified condition.

**17. Called up share capital****Share capital**

	2019 £'000	2018 £'000
<b>Allotted, called up and fully paid</b>		
1,500,000 (2018: 1,500,000) ordinary shares of £1 each	1,500	1,500
	<u>1,500</u>	<u>1,500</u>

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

**18. Financial instruments**

Carrying amount of financial instruments	2019 £'000	2018 £'000
Financial assets that are debt instruments measured at amortised cost	28,488	45,241
Financial liabilities measured at amortised cost	(10,932)	(22,842)

**18. Financial instruments (continued)****Fair values**

The fair values of all financial assets and financial liabilities by category together with their carrying amounts shown in the balance sheet are as follows:

	Carrying amount 2019 £'000	Fair value 2019 £'000	Carrying amount 2018 £'000	Fair value 2018 £'000
<b>Finance debtor measured at amortised cost</b>	28,488	30,958	45,241	51,090
<b>Loans measured at amortised cost - Eurobond</b>	(11,000)	(11,349)	(24,000)	(25,266)
<b>Accrued income</b>	2,636	2,636	2,482	2,482
<b>Trade creditors</b>	(769)	(769)	(775)	(775)
<b>Cash and cash equivalents</b>	11,265	11,265	11,557	11,557
<b>At 31 December</b>	<u>30,620</u>	<u>32,741</u>	<u>34,505</u>	<u>39,088</u>

The fair value of the Bond for 2019 has been calculated using the market value of the Bonds on 31 December 2019 and 29 December 2018 respectively.

Fair value of the Finance debtor is calculated by discounting the future cash flows at an appropriate discount rate. The future cash flows are defined by apportioning the revenue received from DLR Limited under the Concession Agreement between principal repayments, finance income and service income at an effective interest rate of 10.25%.

The discount rate that has been applied to the finance debtor is 1.38% (2018: 1.53%) and is calculated by adding a risk premium of 0.5% (2018: 0.5%) to the 6 month Libor at 31 December 2019 of 0.88% (2018: 1.03%).

**19. Related parties**

During the year the Company paid £1,501,198 (2018: £1,456,886) to UK Power Networks Services (Contracting) Limited as a licence payment for the right of use of electrical assets. The licence agreement has been entered into in the normal course of business and on an arm's-length basis. The agreement is for the remainder of the life of the concession, 1.25 years (2018: 2.25 years), with the payments increasing by inflation each year. It is therefore not possible to quantify the exact payment liability in future periods. UK Power Networks Services (Enterprises) Limited holds an 8% shareholding in the Company. UK Power Networks Services (Contracting) Limited and UK Power Networks Services (Enterprises) Limited have the same parent, UK Power Networks Services Holdings Limited. At the reporting date an amount of £nil (2018: £nil) is outstanding.

The Company's share capital is jointly owned by UK Power Networks Services (Enterprises) Limited, Duchesspark Limited and JLIF Holdings (CGL) Limited. As a result of this ownership structure, there is no ultimate controlling party.

**20. Subsequent events**

There are no material post balance sheet events that require disclosure.

**21. Accounting estimates and judgement****Provisions**

As set out in note 16, the Company forecasts future heavy maintenance expenditure. A handover committee, which is required under the Concession Agreement between the Company and DLR Limited was formed in 2017. During 2019 the committee has continued the process of handover of the Lewisham Extension back to DLR Limited at the end of the Concession. A material part of the remit of this committee is to assess the assets in accordance with the specified condition set out in the Concession Agreement and endeavour to reach mutual consensus on the requirements of the specified condition. The first of these asset assessments, including site inspection, was undertaken in 2019. The output of the asset assessment, subject to the delivery by the Company of its existing planned asset replacements, was that the assets assessed materially meet the specified condition set out

**21.     *Accounting estimates and judgement (continued)***

in the Concession Agreement. Further asset assessments, including site inspections, against the specified asset condition set out in the Concession Agreement are scheduled to take place in 2020.

The Company manages a process for the assessment, measurement and review of asset system strategies to enable the Company to provide the necessary resources. The Company assesses the activities that will be required to be undertaken using maintenance data and asset condition assessments. A financial assessment of this information is determined using cost information from suppliers, the Company and, where required, external consultants.