

LiveWest Properties Limited

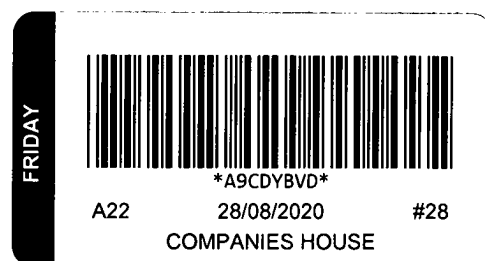
Financial Statements

Year ended 31 March 2020

Contents

| | Pages |
|--------------------------------|---------|
| Company information | 2 |
| Strategic Report | 3 |
| Directors' Report | 4 - 5 |
| Independent Auditor's Report | 6 - 7 |
| Income and Expenditure Account | 8 |
| Balance Sheet | 9 |
| Statement of Changes in Equity | 10 |
| Notes | 11 - 17 |

Registered under the Companies Act Number: 10110021



LiveWest Properties Limited

Company information

Board members:

Paul Crawford
Melvyn Garrett
Russell Baldwinson

Registered office:

1 Wellington Way, Skypark
Clyst Honiton, Exeter EX5 2FZ

Auditor:

KPMG LLP
Regus, 4th Floor
Salt Quay House
6 North East Quay
Plymouth
PL4 0HP

Principal bankers:

National Westminster Bank Plc
South West Corporate Business Centre
246 High Street
Exeter EX4 3PD

Principal solicitors:

Trowers and Hamlin
The Senate
Southernhay Gardens
Exeter EX1 1UG

LiveWest Properties Limited

Strategic Report

For the year ended 31 March 2020

The board presents its report and audited financial statements of the company for the year ended 31 March 2020. The Company is a private company limited by shares (Company Number 10110021).

Business and financial review

The company's activities are to hold and manage the LiveWest Group market rent portfolio.

Turnover increased to £712,961 (2019: £630,458) largely due to some lease extensions being renewed on a managed scheme. An operating surplus was generated in the year of £304,773 (2019: deficit £92,606) and the profit on ordinary activities for the year amounted to £115,108 (2019: loss £274,505) after interest.

Future prospects

The Company intends to extend its market rent portfolio as suitable opportunities arise and has secured funding with LiveWest Homes Limited in order to finance expansion.

Key risks

The main external risks to which the company is exposed are the property market and the effect of government policy on the development programme of its principal registered provider client LiveWest. Market conditions are continually reviewed in order to identify key risks and opportunities. The director's have considered the potential impact of a no-deal Brexit and are satisfied that the actions taken have mitigated any threat to achieving our strategy.

The challenges and uncertainties of Covid-19 will be determined during the year ending 31 March 2021 where it is considered likely to have a marginal impact on rental activities. The housing market and investment property valuations have also been reviewed and are currently considered to be an accurate reflection of the current market but as the situation evolves there may be an impact on the housing market, and therefore investment property valuations. The situation will be monitored and reviewed at the next year end.

By order of the Board



Melvyn Garrett
Board member

LiveWest Properties Limited

Directors' Report

The directors present their report for the year ended 31 March 2020.

Proposed dividend

The directors do not recommend the payment of a dividend (2019: nil).

Directors

The directors who held office during the year were as follows:

Paul Crawford
Melvyn Garrett
Douglas Stein (Resigned 31 August 2019)
Thomas Woodman (Resigned 30 September 2019)
Russell Baldwinson

Political contributions

The Company made no political donations or incurred any political expenditure during the year (2019: nil).

Going Concern

The board, after reviewing the company budgets for 2020/21 and the group's medium term financial position as detailed in the 30-year business plan including changes arising from the Covid-19 pandemic, is of the opinion that, taking account of severe but plausible downsides, the group and company have adequate resources to continue in business for the foreseeable future. The Board therefore continues to adopt the going concern basis in preparing the annual financial statements.

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE STRATEGIC REPORT, THE DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS

The directors are responsible for preparing the Strategic Report, 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 they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and

LiveWest Properties Limited

- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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 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, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Post Balance Sheet event

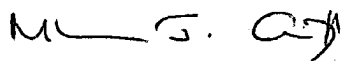
The challenges and uncertainties of Covid-19 will be determined during the year ending 31 March 2021 where it is considered likely to have a marginal impact on rental activities. The housing market and investment property valuations have also been reviewed and are currently considered to be an accurate reflection of the current market but as the situation evolves there may be an impact on the housing market, and therefore investment property valuations. The situation will be monitored and reviewed at the next year end.

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 company's auditor is unaware; and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Auditor

A resolution to re-appoint KPMG LLP as auditors will be proposed at the board meeting at which these financial statements are approved.

By order of the Board



Melvyn Garrett
Board Member

LiveWest Properties Limited

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LIVEWEST PROPERTIES LIMITED

Opinion

We have audited the financial statements of Livewest Properties Limited ("the company") for the year ended 31 March 2020, which comprise the income and expenditure account, balance sheet, statement of changes in equity and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the company or to cease its operations, and as they have concluded that the company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least a year from the date of approval of the financial statements. In our evaluation of the directors' conclusions, we considered the inherent risks to the company's business model and analysed how those risks might affect the company's financial resources or ability to continue operations over the going concern period. We have nothing to report in these respects.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the company will continue in operation.

Strategic report and directors' report

The directors are responsible for the strategic report and the directors' report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

Our responsibility is to read the strategic report and the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the strategic report and the directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

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

LiveWest Properties Limited

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

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in their statement set out on page 4, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; 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; 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 they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



Victoria Sewell (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
6 North East Quay
Plymouth
PL4 0HP
19 August 2020

LiveWest Properties Limited

**Income and Expenditure Account
for the year ended 31 March 2020**

| | Note | 2020 £ | 2019 £ |
|---|-------------|-------------------|-------------------|
| Turnover | | 712,961 | 630,458 |
| Operating costs | | (408,188) | (393,822) |
| Change in value of investment property | | 0 | (329,242) |
| Operating surplus/(deficit) | 2 | 304,773 | (92,606) |
| Interest receivable | | 479 | 211 |
| Interest payable | | (190,144) | (182,110) |
| Surplus/(Deficit) on ordinary activities before taxation | | 115,108 | (274,505) |
| Taxation | 6 | 0 | 0 |
| Surplus/(Deficit) on ordinary activities for the year | | 115,108 | (274,505) |

Other Comprehensive Income for the Year ended 31 March 2020

There were no recognised gains or losses in either the current or prior year except those reported in the Income and Expenditure account.

All activities in both the current and prior year are continuing.

The Notes on pages 11-17 form part of these financial statements.

LiveWest Properties Limited

**Balance Sheet
as at 31 March 2020**

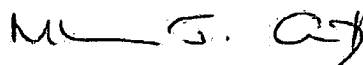
Company no: 10110021

| | Note | 2020 £ | 2019 £ |
|--|------|--------------------|--------------------|
| Fixed assets | | | |
| Housing properties | 7 | 25,004 | 25,004 |
| Investment properties | 8 | <u>4,856,542</u> | <u>4,856,542</u> |
| | | 4,881,546 | 4,881,546 |
| Current assets | | | |
| Debtors | 9 | 97,906 | 52,614 |
| Cash at bank | 10 | <u>102,994</u> | <u>162,233</u> |
| | | 200,900 | 214,847 |
| Creditors: | | | |
| amounts falling due within one year | 11 | <u>(228,922)</u> | <u>(215,538)</u> |
| Net current liabilities | | (28,022) | (691) |
| Total assets less current liabilities | | 4,853,524 | 4,880,855 |
| Creditors: | | | |
| amounts falling due after more than one year | 12 | <u>(5,125,344)</u> | <u>(5,164,551)</u> |
| Net (liabilities) | | (271,820) | (283,696) |
| Represented by: | | | |
| Share capital | 13 | 1 | 1 |
| Revenue reserves | | <u>(271,821)</u> | <u>(283,697)</u> |
| (Deficit on Funds) | | (271,820) | (283,696) |

These financial statements were approved by the board on 10 August 2020
and were signed on its behalf by:



Jill Farrar
Secretary



Melvyn Garrett
Board Member

LiveWest Properties Limited

**Statement of Changes in Equity at 31 March 2020
for the year ended 31 March 2020**

| | Called up Share Capital £ | Revenue Reserves £ | TOTAL £ |
|---|------------------------------------|--------------------------|------------------|
| Balance at 1 April 2018 | 1 | 45,308 | 45,309 |
| Total comprehensive income for the period | | | |
| Profit or loss | 0 | (274,505) | (274,505) |
| Total comprehensive income for the period | 0 | (274,505) | (274,505) |
| Gift aid payment | 0 | (54,500) | (54,500) |
| Balance at 31 March 2019 | 1 | (283,697) | (283,696) |
| Balance at 1 April 2019 | 1 | (283,697) | (283,696) |
| Total comprehensive income for the period | | | |
| Profit or loss | 0 | 115,108 | 115,108 |
| Total comprehensive income for the period | 0 | 115,108 | 115,108 |
| Gift aid payment | 0 | (103,232) | (103,232) |
| Balance at 31 March 2020 | 1 | (271,821) | (271,820) |

LiveWest Properties Limited

Notes to the financial statements

1. Accounting policies

LiveWest Properties Limited (the "Company") is a company limited by shares and incorporated and domiciled in England. The Company is a private limited company (Number 10110021).

Gift aid payment presented within shareholders' funds

Gift aid payment is only recognised as a liability at the year-end to the extent that it has been paid prior to the year end, there is a deed of covenant prior to the year-end or a Companies Act s288 written resolution has been approved by the shareholder in the year to pay the taxable profit for the year to its parent by a certain payment date.

Under the amendment to FRS 102 issued in December 2018 the tax on profit and tax credit on gift aid offset on the face of the profit and loss account and there is no longer a requirement to disclose them separately.

Basis of Preparation

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"). The presentation currency of these financial statements is sterling.

The Company's ultimate parent undertaking, LiveWest Homes Limited includes the Company in its consolidated financial statements. The consolidated financial statements of LiveWest are prepared in accordance with FRS102, are available to the public and may be obtained from the address given in note 16. In these financial statements, the company is considered to be a qualifying entity (for the purposes of FRS102) and has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Reconciliation of the number of shares outstanding from the beginning to end of the period;
- Cash Flow Statement and related notes;
- Key Management Personnel compensation; and
- Transactions or balances with entities which form part of the Group.

As the consolidated financial statements of LiveWest include the equivalent disclosures, the Company has also taken the exemptions under FRS 102 available in respect of the following disclosures:

- The disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

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 14.

LiveWest Properties Limited

Measurement convention

The financial statements are prepared on the historical cost basis.

Going concern

The board, after reviewing the company budgets for 2020/21 and the group's medium term financial position as detailed in the 30-year business plan including changes arising from the Covid-19 pandemic, is of the opinion that, taking account of severe but plausible downsides, the group and company have adequate resources to continue in business for the foreseeable future. The Board therefore continues to adopt the going concern basis in preparing the annual financial statements.

Turnover

Turnover represents rental and management fee income receivable (net of void losses). Rental income is recognised on the execution of tenancy agreements. Management fees are recognised on the delivery of the services provided.

VAT

The company charges value added tax (VAT) on some of its income and is able to recover part of the VAT it incurs on expenditure. The financial statements include VAT to the extent it is not recoverable. The balance of VAT payable or recoverable is included as a current liability or asset.

Housing properties

Housing properties consist of the retained freehold interest in some of the schemes managed by the company. No depreciation is provided in respect of investment properties applying the fair value model.

Investment properties

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in profit or loss in the period that they arise.

No depreciation is provided in respect of investment properties applying the fair value model.

If a reliable measure is not available without undue cost or effort for an item of investment property, this item is thereafter accounted for as tangible fixed assets in accordance with section 17 until a reliable measure of fair value becomes available.

Investment Property was independently valued by JLL, a professional property services organisation, using a market value basis as at 31 March 2019. The directors have reviewed current market conditions, including the impact of Covid-19, and consider holding values are an accurate reflection of the market value of the portfolio.

Any gain or loss arising from a change in fair value is recognised in profit or loss. Rental income from investment property is accounted for as described in the turnover accounting policy.

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. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

A financial asset not carried at fair value through profit or loss is 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.

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. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits.

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.

Where the Company enters into financial guarantee contracts to guarantee the indebtedness of other companies within its group, the company treats the guarantee contract as a contingent liability until such time as it becomes probable that the company will be required to make a payment under the guarantee.

Taxation

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and 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.

LiveWest Properties Limited

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.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that is it probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Expenses

Operating costs predominantly consist of management and overhead recharges.

Notes to the financial statements for the year ended 31 March 2020

2 Turnover and Operating Surplus

| | Turnover | 2020 Operating costs | Operating Surplus | 2019 Operating Surplus |
|--|----------------|----------------------------|----------------------|------------------------------|
| | £ | £ | £ | £ |
| Rental Income | 284,864 | (49,720) | 235,144 | 227,847 |
| Management Fee Income | 428,097 | (358,468) | 69,629 | 8,789 |
| Change in value of investment property | 0 | 0 | 0 | (329,242) |
| Total | 712,961 | (408,188) | 304,773 | (92,606) |

3 Surplus on ordinary activities before taxation

| | 2020 £ | 2019 £ |
|---|-----------|-----------|
| The operating surplus is stated after charging: | | |
| Auditor's remuneration: | | |
| - Audit of these financial statements | 3,000 | 2,500 |

4 Staff

The company does not employ any staff directly. All staff are employed by LiveWest Homes Limited and the costs charged to the company as a management and administration fee, a figure of £364,267 for the current year (2019: £364,267). The cost of employing caretakers and wardens on behalf of managed schemes are fully recoverable from the managed schemes and along with other expenditure incurred on behalf of such schemes do not form part of these accounts.

5 Directors Remuneration

Executive directors were remunerated by LiveWest Homes Limited and their costs included as part of the recharge from LiveWest Homes Limited.

6 Tax on profit on ordinary activities

| Analysis of charge in period | 2020 £ | 2019 £ |
|--------------------------------------|-----------|-----------|
| UK corporation tax | | |
| Current tax on income for the period | 0 | 0 |
| Total current tax | 0 | 0 |
| Tax on profit on ordinary activities | 0 | 0 |

LiveWest Properties Limited

Reconciliation of tax charge

| | 2020 £ | 2019 £ |
|--|-----------|-----------|
| Surplus on ordinary activities before tax | 115,108 | (274,505) |
| Tax on surplus on ordinary activities at 19% (2019: 19%) | 21,870 | (52,155) |
| DT Asset not recognised | 0 | 52,155 |
| Loss relief that mitigates the tax | (21,870) | 0 |
| Total current tax charge (see above) | 0 | 0 |

A UK corporation rate of 19% (effective 1 April 2020) was substantively enacted on 17 March 2020, reversing the previously enacted reduction in the rate from 19% to 17%. This will increase the company's future current tax charge accordingly. The deferred tax liability at 1 March 2020 has been

7 Fixed assets - Housing properties

| | 2020 £ | 2019 £ |
|--------------------------------------|-----------|-----------|
| Cost | | |
| At the beginning and end of the year | 25,004 | 19,211 |
| Additions in year | 0 | 0 |
| Revaluation | 0 | 5,793 |
| At end of year | 25,004 | 25,004 |

8 Fixed assets - Investment properties

| | £ | £ |
|--------------------------------------|-----------|-----------|
| Valuation | | |
| At the beginning and end of the year | 4,856,542 | 4,403,035 |
| Additions in year | 0 | 788,541 |
| Revaluation in year | 0 | (335,034) |
| At end of year | 4,856,542 | 4,856,542 |

Investment Property was independently valued by JLL, a professional property services organisation, using a market value basis as at 31 March 2019. The directors have reviewed current market conditions, including the impact of Covid-19, and consider holding values are an accurate reflection of the market value of the portfolio.

9 Debtors

| | 2020 £ | 2019 £ |
|--|-----------|-----------|
| Rent and service charge receivable | 17,457 | 13,084 |
| Less : Provisions for bad and doubtful debts | (7,247) | (7,074) |
| | 10,210 | 6,010 |
| Amounts owed by group companies | 24,131 | 0 |
| Other debtors | 61,524 | 46,604 |
| Prepayments and Accrued Income | 2,041 | 0 |
| | 97,906 | 52,614 |

Amounts owed by group companies are trading balances repayable on demand and non- interest bearing.

LiveWest Properties Limited

10 Cash at bank

Cash at bank does not include £54,538 (2019: £59,218) held in client bank accounts.

| 11 Creditors: amounts falling due within one year | 2020 | 2019 |
|--|-----------------------|-----------------------|
| | £ | £ |
| Amounts owed to group companies | 46,959 | 104,302 |
| Sundry creditors | 17,796 | 12,108 |
| Contract for Capital Works | 1,500 | 1,500 |
| Accrued expenses | 162,667 | 97,628 |
| | <u>228,922</u> | <u>215,538</u> |

Amounts owed to group companies are trading balances repayable on demand and are non interest bearing.

12 Creditors: amounts falling due after more than one year

| | 2020 | 2019 |
|------------------|-------------------------|-------------------------|
| | £ | £ |
| Intra-group loan | <u>5,125,344</u> | <u>5,164,551</u> |

The loan is repayable in tranches between 2021-2031 and is secured by a debenture. Interest is

13 Called up Share capital

| | 2020 | 2019 |
|--|-----------------|-----------------|
| | £ | £ |
| Authorised - 1 Ordinary share at £1 each | <u>1</u> | <u>1</u> |

The share capital of the company consists of non-equity interest shares with a nominal value of £1 each which carry no rights to dividends or other income. Shares in issue are not capable of being repaid or transferred. Where a shareholder ceases to be a member that share is cancelled and the amount paid up becomes the property of the company.

14 Housing stock

| | | Units in Management | |
|-----------------------------------|----------------|---------------------|---------------------|
| | | 2020 | 2019 |
| Managed by the company: | Owner occupied | 959 | 1,010 |
| Owned and managed by the Company: | Market Rented | <u>29</u> | <u>29</u> |
| | | <u>988</u> | <u>1,039</u> |

15. Accounting estimates and adjustments

Key sources of estimation uncertainty

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below

Revaluation of investment properties

Investment properties are held at valuation. See note 7 for further explanation.

Impairment of debtors

The company makes an estimate for the recoverable value of trade and other debtors. When assessing impairment of trade and other debtors, management considers factors including the current credit rating of the debtor, the ageing profile of debtors and historical experience. See note 8 for the net carrying amount of the debtors. There was no impairment provision required.

Critical accounting judgements in applying the Company's accounting policies

There are no such judgements in either the current or prior year.

16. Related party transactions

The company has taken advantage of the exemption available under paragraph 33.1a of the provisions of FRS102 Related Party Disclosures, on the grounds that it is a wholly owned subsidiary of LiveWest, the consolidated financial statements are publically available at the address shown in note 16.

17. Parent company

The company is a subsidiary of LiveWest Homes Limited which is the ultimate parent company and is registered under the Co-operative and Community Benefit Societies Act 2014 (registration number 7724). A copy of the consolidated financial statements can be obtained from the parent company at 1 Wellington Way, Skypark, Clyst Honiton, Exeter, EX5 2FZ.

18. Post Balance Sheet event

The challenges and uncertainties of Covid-19 will be determined during the year ending 31 March 2021 where it is considered likely to have a marginal impact on rental activities. The housing market and investment property valuations have also been reviewed and are currently considered to be an accurate reflection of the current market but as the situation evolves there may be an impact on the housing market, and therefore investment property valuations. The situation will be monitored and reviewed at the next year end.