

Frasers Riverside Quarter Limited

Annual report and financial statements

**Registered number 04126958
30 September 2019**

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Strategic report

Business review

The results for the year reflect the trading climate in the real estate development industry. Whilst credit facilities for both developers and prospective buyers have improved, uncertainties caused by the Brexit referendum and cooling measures introduced by the Government have impacted on sales activity throughout the industry and conditions remain challenging. Accordingly, the directors have reassessed the forecast profitability of the development and this has resulted in a reduced margin in the year.

The basic "key performance indicators" (KPIs) that the company uses are the financial measures of sales, operating profit and net debt to asset values.

During the year, the company continued to recognise sales on the completed Riverside Quarter Phase 5 and 7 developments. The company has continued the development of the remaining phase of Riverside Quarter and as of the date of approval of these financial statements the development is now substantially complete.

The COVID-19 virus has emerged since our financial year end and the UK Government has put in place stringent measures limiting the movements of the UK population as part of its strategy to delay and contain the impact of the virus. These restrictions included a temporary suspension of the UK residential property market, that has now been lifted. The directors have undertaken business planning which assumes a slow recovery of the residential property market throughout 2020 and 2021 and the company is actively marketing the remaining properties in the Riverside Quarter development.

Disabled persons

It is the Company's policy to make no differentiation between the disabled and the able-bodied in recruitment, career development and promotion except in occupations where this policy conflicts with the Health & Safety at Work Regulations applicable to the construction and property development activities of the Group.

Employee involvement

Arrangements exist to keep all employees informed on matters of concern to them and where appropriate, they are consulted on matters which affect the progress of the group.

Donations

The Company made no charitable donations (2018: £nil) in the year. No political donations were made.

Environmental issues

The Company recognises that its commercial success is increasingly dependent upon careful consideration of the environmental, social and economic issues that affect the quality of life in the areas and communities in which it works.

The importance of environmental issues is recognised and when carrying out development work, the Company endeavours to make a positive contribution to the quality of the environment both for the present and the future.

Health and safety at work

The Company promotes all aspects of safety throughout its operations in the interests of employees, sub-contractors, visitors to its sites and premises and the general public.

By order of the Board



MJ Ratchford
Director

Registered Office:

95 Cromwell Road
London
SW7 4DL

Dated: 26 June 2020

Directors' report

The directors present the annual report together with the audited financial statements for the year ended 30 September 2019.

Principal activity

The principal activity of the company is that of residential property development.

Business review

The results for the year are shown in the attached profit and loss account.

Dividend

During the year an interim dividend of £nil was paid (2018: £nil). The directors do not recommend the payment of a final dividend (2018: £nil).

Directors

The directors of the company who served during the year and to the date of this report were:

Mr KS Chia (resigned 15 February 2019)

Mrs IJ del Beato

Mr SK Ng (appointed 15 February 2019, resigned 12 December 2019)

Mr MJ Ratchford (appointed 15 February 2019)

Mr JHC Walsh (appointed 17 January 2020)

Disclosure of information to auditor

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 they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Auditor

KPMG LLP has indicated its willingness to continue in office and a resolution to reappoint it as auditor will be proposed at the next annual general meeting.

On behalf of the Board



MJ Ratchford
Director

Registered Office:

95 Cromwell Road
London
SW7 4DL

Dated: 26 June 2020

Statement of directors' responsibilities in respect of the annual 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 101 Reduced Disclosure Framework.

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
- 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.



Independent auditor's report to the members of Frasers Riverside Quarter Limited

Opinion

We have audited the financial statements of Frasers Riverside Quarter Limited ("the company") for the year ended 30 September 2019 which comprise the profit and loss account and other comprehensive income, the balance sheet, the 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 30 September 2019 and of its loss for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 101 Reduced Disclosure Framework; 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.



Independent auditor's report to the members of Frasers Riverside Quarter Limited

(continued)

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:

- 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 3, 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 Financial Reporting Council'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.

Mark Flanagan *(Senior Statutory Auditor)*

for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
St Nicholas House
Park Row
Nottingham, NG1 6FQ

Dated: 29 June 2020

Profit and loss account
for the year ended 30 September 2019

	<i>Note</i>	2019 £000	2018 £000
Turnover	2	5,493	11,289
Cost of sales		(9,207)	(7,830)
Gross profit		(3,714)	3,459
Administrative expenses		(1,361)	(4,193)
Other operating income	3	324	489
Operating loss		(4,751)	(245)
Interest receivable and similar income	7	6	-
Interest payable and similar expense	8	-	(303)
Loss on ordinary activities before taxation		(4,745)	(548)
Tax on loss on ordinary activities	9	963	(7)
Loss for the financial year		(3,782)	(555)

In both the current and prior year, the company made no material acquisitions and had no discontinued operations.

There were no recognised gains or losses in either the current or prior year other than the result shown above. Accordingly, no statement of other comprehensive income is presented.

Balance sheet
at 30 September 2019

	<i>Note</i>	2019 £000	2018 £000
Current assets			
Stocks	<i>10</i>	108,531	86,042
Debtors	<i>11</i>	7,674	596
Cash at bank and in hand		516	10,555
		116,721	97,193
Creditors: amounts falling due within one year	<i>12</i>	(65,334)	(42,024)
Net assets		51,387	55,169
Capital and reserves			
Called up share capital	<i>14</i>	-	-
Profit and loss account		51,387	55,169
Shareholders' funds		51,387	55,169

These financial statements were approved by the board of directors on 26 June 2020 and were signed on its behalf by:



MJ Ratchford
Director

Company registered number: 04126958

Statement of changes in equity

	Called up share capital £000	Profit and loss account £000	Total equity £000
Balance at 1 October 2017	-	55,724	55,724
Total comprehensive income for the period			
Loss for the year	-	(555)	(555)
Balance at 30 September 2018	-	55,169	55,169

	Called up share capital £000	Profit and loss account £000	Total equity £000
Balance at 1 October 2018	-	55,169	55,169
Total comprehensive income for the period			
Loss		(3,782)	(3,782)
Balance at 30 September 2019		51,387	51,387

Notes

(forming part of the financial statements)

1 Accounting policies

Frasers Riverside Quarter Limited (the “Company”) is a company incorporated and domiciled in the UK. Its registered address is 95 Cromwell Road, London, SW7 4DL and its registered number is 04126958.

These financial statements were prepared in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework* (“FRS 101”).

In preparing these financial statements, the Company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU (“Adopted IFRSs”), but makes amendments where necessary in order to comply with Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

The Company’s intermediate parent undertaking, Frasers Property (UK) Limited includes the Company in its consolidated financial statements. The consolidated financial statements of Frasers Property (UK) Limited are prepared in accordance with International Financial Reporting Standards and are available to the public and may be obtained from the address given in note 17.

In these financial statements, the company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- a Cash Flow Statement and related notes;
- Comparative period reconciliations for share capital;
- Disclosures in respect of transactions with wholly owned subsidiaries;
- Disclosures in respect of capital management;
- The effects of new but not yet effective IFRSs;
- Disclosures in respect of the compensation of Key Management Personnel; and
- Disclosures of transactions with a management entity that provides key management personnel services to the company.

As the consolidated financial statements of Frasers Property (UK) Limited include the equivalent disclosures, the Company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

- Certain disclosures required by IFRS 13 *Fair Value Measurement* and the disclosures required by IFRS 7 *Financial Instrument Disclosures*.

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 17.

1.1. Measurement convention

The financial statements are prepared on the historical cost basis.

Notes (continued)

1 Accounting policies (continued)

1.2. Going concern

The financial statements have been prepared on the going concern basis which the directors believe to be appropriate for the following reasons.

The directors have prepared cash flow forecasts for a 12 month period from the date of approval of these financial statements. The COVID-19 virus has emerged since our financial year end and at the date of approval of these financial statements the UK Government has put in place stringent measures limiting the movements of the UK population as part of its strategy to delay and contain the impact of the virus. These restrictions included a temporary suspension of the UK residential property market that has now been lifted. The directors have given careful consideration in order to include severe but plausible downside sensitivities to the base forecast cash flows for the company which indicate that the company can manage the disruption caused by the Covid 19 virus. Having performed this sensitivity analysis the directors remain confident that sufficient funds should be available to enable the company to continue in operational existence for the foreseeable future and for at least 12 months from the approval of these financial statements by meeting its liabilities as they fall due for payment. As a result, the directors believe that it remains appropriate to prepare the financial statements on a going concern basis.

1.3. Classification of financial instruments issued by the Company

Following the adoption of IAS 32, financial instruments issued by the Company are treated as equity only to the extent that they meet the following two conditions:

- (a) they include no contractual obligations upon the company to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the company; and
- (b) where the instrument will or may be settled in the company's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the company's own equity instruments or is a derivative that will be settled by the company's exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability. Where the instrument so classified takes the legal form of the company's own shares, the amounts presented in these financial statements for called up share capital and share premium account exclude amounts in relation to those shares.

1.4. Non-derivative financial instruments

Non-derivative financial instruments comprise investments in equity and debt securities, trade and other debtors, cash and cash equivalents, loans and borrowings, and trade and other creditors.

Trade and other debtors

Trade and other debtors are recognised initially at fair value. 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 fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method.

1.5. Intra-group financial instruments

Where the Company enters into financial guarantee contracts to guarantee the indebtedness of other companies within its group, the company considers these to be insurance arrangements and accounts for them as such. In this respect, 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.

Notes (continued)

1 Accounting policies (continued)

1.6. Stocks

Stocks are stated at the lower of cost and net realisable value. Cost includes expenditure incurred in acquiring the stocks, production or conversion costs and other costs in bringing them to their existing location and condition. This will normally comprise the cost of land, associated professional charges, labour and materials, site overheads and site interest but excluding central overheads and sales and overheads costs. Finance costs are added to the cost of a site during the construction phase at the rates applicable to the Group's general borrowings that are outstanding during the period of construction. Deferred finance charges related to the properties under construction are not capitalised and are expensed to profit and loss.

Net realisable value in relation to residential developments, whether in the course of construction or completed, is based on the estimated revenue less the costs to be incurred in completing and selling the remaining units on each development. The assessment of net realisable value is on an open market basis less sales and marketing costs.

Long-term contracts are assessed on a contract by contract basis. When the outcome of a long-term contract can be assessed with reasonable certainty an appropriate level of attributable profits or any foreseeable losses are recognised in the profit and loss account.

1.7. Impairment excluding stocks

Financial assets (including trade and other debtors)

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.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. For financial instruments measured at cost less impairment an impairment is calculated as the difference between its carrying amount and the best estimate of the amount that the Company would receive for the asset if it were to be sold at the reporting date. Interest on the impaired asset continues to be recognised through the unwinding of the discount. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

Non-financial assets

The carrying amounts of the Company's non-financial assets, other than stocks, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. For goodwill, and intangible assets that have indefinite useful lives or that are not yet available for use, the recoverable amount is estimated each year at the same time.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

An impairment loss is recognised if the carrying amount of an asset exceeds its estimated recoverable amount.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

1.8. Turnover

Turnover represents income receivable from residential property development.

Revenue is recognised on both traditional and complex developments when building work is complete and completion of each respective unit has been achieved.

Notes (continued)

1 Accounting policies (continued)

1.9. Expenses

Interest receivable and payable

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

1.10. 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 temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised.

2 Turnover

All turnover is generated in the United Kingdom and is derived from the sale of property in relation to the principal activity of the Company.

3 Other operating income

	2019 £000	2018 £000
Rental income	26	223
Leisure Centre income	138	181
Other income	160	85
	<u>324</u>	<u>489</u>

4 Auditor's remuneration

Included in profit/loss are the following:

	2019 £000	2018 £000
Audit of these financial statements	<u>14</u>	<u>14</u>

Amounts receivable by the Company's auditor and its associates in respect of services to the Company and its associates, other than the audit of the Company's financial statements, have not been disclosed as the information is required instead to be disclosed on a consolidated basis in the consolidated financial statements of the Company's parent, Frasers Property (UK) Limited.

5 Staff numbers and costs

The Company had no employees (2018: nil).

Notes (continued)

6 Directors' remuneration

In the prior year the directors' remuneration of £242,000 for services were recharged from another group company, Frasers Management (UK) Limited, but in the current year the directors consider it more appropriate to record all directors' remuneration in the financial statements of that other group company.

7 Interest receivable and similar income

	2019 £000	2018 £000
Bank interest receivable	6	-

8 Interest payable and similar charges

	2019 £000	2018 £000
Bank interest payable	-	303

9 Taxation

Recognised in the profit and loss account

	2019 £000	2018 £000
<i>UK corporation tax</i>		
Current tax on (loss)/income for the period	-	-
Adjustments in respect of prior periods	-	7
Total current tax	-	7
<i>Deferred tax (note 13)</i>		
Origination and reversal of temporary differences	(901)	-
Change in tax rates	(62)	
Total deferred tax	(963)	-
Tax on loss	(963)	7

Notes (continued)

9 Taxation (continued)

Reconciliation of effective tax rate

	2019 £000	2018 £000
Loss for the year	(3,782)	(555)
Total tax expense	(963)	7
(Loss)/profit excluding taxation	(4,745)	(548)
Tax using the UK corporation tax rate of 19% (2018: 19%)	(901)	(104)
Adjustments in respect of prior periods	-	7
Change in tax rates	(62)	-
Group relief surrendered for nil payment	-	104
Total tax expense	(963)	7

A reduction in the UK corporation tax rate from 19% to 17% (effective 1 April 2020) was substantively enacted on 6 September 2016, and the UK deferred tax asset as at 30 September 2019 has been calculated based on this rate.

The March 2020 Budget announced that a rate of 19% would continue to apply with effect from 1 April 2020, and this change was substantively enacted on 17 March 2020. This will increase the company's future current tax charge accordingly.

10 Stocks

	2019 £000	2018 £000
Work in progress	77,799	49,762
Properties held for resale	30,732	36,280
	108,531	86,042

Changes in work in progress recognised as cost of sales in the year amounted to £9,207,000 (2018: £7,830,000).

Borrowing costs of £874,000 (2018: £504,000) were capitalised during the year, with a capitalisation rate of 100% (2018: 100%).

11 Debtors

	2019 £000	2018 £000
Trade debtors	48	44
Amounts owed by group undertakings (note 15)	6,417	359
Taxation and social security	-	180
Deferred tax (note 13)	964	1
Other debtors	245	12
	7,674	596

The company has loans due from group undertakings which are interest free and repayable on demand.

Notes (continued)

12 Creditors: amounts falling due within one year

	2019 £000	2018 £000
Trade creditors	102	4,536
Amounts owed to group undertakings (note 15)	14,113	23,521
Amounts owed to related parties	23,109	
Other creditors	301	8,889
Corporation tax	-	3
Accruals and deferred income	27,709	5,075
	<u>65,334</u>	<u>42,024</u>

The company has loans owed with group undertakings which are interest free and repayable on demand.

13 Deferred tax assets

Recognised deferred tax assets/(liabilities)

Deferred tax assets/(liabilities) are attributable to the following:

Movement in deferred tax during the current and prior year

	1 October 2017 £000	Recognised in income £000	30 September 2018 £000	Recognised in income £000	30 September 2019 £000
Other	1	-	1	963	964

14 Capital and reserves

Share capital

	2019 £000	2018 £000
<i>Allotted, called up and fully paid</i>		
101 Ordinary shares of 1p each	-	-
	<u>-</u>	<u>-</u>
Shares classified in shareholders' funds	-	-
	<u>-</u>	<u>-</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.

Dividends

No dividends were paid during the period (2018: £nil). After the balance sheet date dividends of £nil per qualifying ordinary share (2018: £nil) were proposed by the directors.

Notes (continued)

15 Related parties

As the Company is a wholly owned subsidiary of Frasers Property (UK) Limited, the Company has taken advantage of the exemption contained within FRS 101 paragraph 8K and has therefore not disclosed transactions or balances with wholly owned entities which form part of the Group headed by Frasers Property (UK) Limited.

16 Ultimate parent company and parent company of larger group

The company's immediate parent undertaking is Frasers Property (UK) Limited, a company incorporated in Great Britain and registered in England and Wales. The smallest group for which consolidated financial statements are prepared is headed by Frasers Property (UK) Limited. Copies of the financial statements of Frasers Property (UK) Limited are available from Frasers Property (UK) Limited, 95 Cromwell Road, London, SW7 4DL.

The company's ultimate parent undertaking and controlling party is TCC Assets Limited, a company incorporated and registered in Thailand. The largest group for which consolidated financial statements are prepared is headed by TCC Assets Limited, incorporated in Thailand. The consolidated accounts of TCC Assets Limited are not available to the public.

17 Accounting estimates and judgements

In the preparation of the financial statements the directors assess the stage and the performance of developments projects together with the forecast outcome of those projects.

Based upon the stage of the project that has been achieved and the level of risk still remaining at 30 September 2019 the financial statements reflect an element of profit based upon said stage of the project, risk and forecast outcomes in accordance with applicable accounting standards.

Based upon the knowledge and experience of the directors, the work undertaken during the audit and the post balance sheet date review, the directors believe that no material adjustment to the carrying amount of assets or liabilities in the next financial year will occur.

18 Post balance sheet events

Subsequent to the year end the impact of Covid-19 on the business has been significant resulting in the temporary suspension of the UK residential property market. The consequences of Covid-19 is considered a non-adjusting balance sheet event given the impacts were not known as at the balance sheet date and therefore no adjustments have been made to the financial statements.