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IGLOO REGENERATION (GENERAL PARTNER) LIMITED

Registered in England and Wales No: 4299836

ANNUAL REPORT AND FINANCIAL STATEMENTS 2016

Contents

Directors, Officers and Other Information

Directors:

C K Brown
P J Connolly
C Urwin
M Nevitt
J Marlow

Officer – Company Secretary

Aviva Company Secretarial Services Limited
St Helen's
1 Undershaft
London
EC3P 3DQ

Independent Auditors

PricewaterhouseCoopers LLP
7 More London Riverside
London
SE1 2RT

Registered Office

St. Helen's
1 Undershaft
London
EC3P 3DQ

Company Number

Registered in England and Wales: No. 4299836

Directors' Report for the year ended 31 December 2016

The directors present their annual report and the audited financial statements of Igloo Regeneration (General Partner) Limited (the 'Company') for the year ended 31 December 2016.

Directors

The current directors and those in office throughout the year, except as noted, are as follows:

C K Brown
P J Connolly
C Urwin
M Nevitt
J Marlow
D Skinner (resigned 27 January 2017)

Principal Activities

The principal activity of the Company is property investment by way of 0.043% (2015: 0.043%) interest in the Igloo Regeneration Partnership (the 'Partnership'), which is a partnership within the meaning of the Limited Partnership Act 1907 and for which the Company is the General Partner.

The Company also has the following holdings; 50 Ordinary shares of £1 each in Carillion-Igloo Limited, 50 Ordinary shares of £1 each in Bigg Regeneration (General Partner) Limited, 500 B Ordinary shares of £1 each in Blueprint (General Partner) Limited, 1 B Ordinary share of £1 in Porth Teigr Management Company Limited, 1 Ordinary share of £1 in Igloo Regeneration Developments (General Partner) Limited, 1 Ordinary share of £1 in Igloo Regeneration (Butcher Street) Limited and 1 Ordinary share of £1 in Igloo Regeneration (Nominee) Limited.

Future Outlook

The directors anticipate the level of activity to end when the partnership is terminated, which is expected to be on 31 December 2018.

Dividend

The directors do not recommend the payment of a dividend for the financial year ending 31 December 2016 (2015: £nil).

Risk Management Policies

The Company's risk management policies are monitored by Aviva Investors UK Fund Services Limited in its capacity as Fund Manager of the Igloo Regeneration Partnership and risks are reviewed quarterly by the Directors.

(a) Approach to risk and capital management

Aviva Plc Group (the 'Aviva Group') have their own established governance framework with clear terms of reference for their Board and Executive committee and a clear organisation structure, with documented delegated authorities and responsibilities.

The key risks arising in the Company are market, operational, credit and liquidity risks which are discussed in more detail below.

Directors' Report for the year ended 31 December 2016 (continued)

Risk Management Policies (continued)

(b) Management of financial and non-financial risks

The Company's exposure to different types of financial and non-financial risks is limited by the nature of its business as follows:

Market risk
The Company's principal exposure to market risk takes the form of property valuations, which have a direct impact on the value of investments. The management of this risk is the responsibility of the Fund Manager (Aviva Investors UK Fund Services Limited), who make and manage the investments on behalf of the Company.

Operational risk
Operational risk arises as a result of inadequate or failed internal processes, people or systems; or from external events.

Credit risk
The Company does not have a significant exposure to credit risk as receivables are mainly short-term trading items or inter-entity balances. The Partnership's investments are managed by agents who have responsibility for the prompt collection of amounts due.

Liquidity risk
Liquidity risk is managed by ensuring that there is always sufficient headroom available to meet the working capital requirements of the business. The ongoing costs of the Company are settled by the Partnership

Employees

The Company has no employees (2015: nil).

Going Concern

The Partnership has a termination date of 30 June 2017 and its Fund Manager has an obligation to realise the assets of the Partnership by 31 December 2018. Therefore, as the principal activity of the Company is property investment in the Partnership, it is the intention of the Directors to liquidate the Company within 12 months of signing these financial statements. Accordingly, the going concern basis of preparation is no longer appropriate and the financial statements for the year ended 31 December 2016 have been prepared on a basis other than going concern. Non-current assets have been reclassified as current assets and no other adjustments were necessary. All costs relating to the winding up of this Company will be met by the Partnership.

Independent Auditors

It is the intention of the directors to reappoint the auditors under the deemed appointment rules of Section 487 of the Companies Act 2006.

Events subsequent to the reporting date

Events after the reporting year have been evaluated up to the date the audited financial statements were approved and authorised for issue by the Directors and there are no material events to be disclosed or adjusted

Directors' Report for the year ended 31 December 2016 (continued)

Events subsequent to the reporting date (continued)

for in these audited financial statements, other than the matters disclosed in Note 15 to these financial statements.

Disclosure of Information to the Auditors

Each person who was a director of the Company on the date that this report was approved confirms that:

(a) so far as the director is aware, there is no relevant audit information, being information needed by the auditors in connection with preparing their report, of which the Company's auditors are unaware; and

(b) each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

Qualifying Indemnity Provisions

The directors have the benefit of an indemnity provision contained in the Company's Articles of Association. This indemnity is a 'qualifying third party indemnity' for the purposes of sections 309A to 309C of the Companies Act 1985 and remains in force as at the date of approving the Directors' Report by virtue of paragraph 15, Schedule 3 of The Companies Act 2006 (Commencement No. 3, Consequential Amendments, Transitional Provisions and Savings) Order 2007.

Statement of Directors' Responsibilities

The directors are responsible for preparing the AnnualReport 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 International Financial Reporting Standards (IFRSs) as adopted by the European Union. In preparing these financial statements, the directors have also elected to comply with IFRSs, issued by the International Accounting Standards Board (IASB). 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;
- state whether applicable International Financial Reporting Standards (IFRSs) as adopted by the European Union have been followed, subject to any material departures disclosed and explained in the financial statements; and
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

Directors' Report for the year ended 31 December 2016 (continued)

Statement of Directors' Responsibilities (continued)

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 to enable them to ensure that the financial statements comply with the Companies Act 2006.

The directors are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the special provisions relating to small companies within section 415(A) of the Companies Act 2006.

For and on behalf of the Board on 15 September 2017

M Nevitt
Director

Independent auditors' report to the members of Igloo Regeneration (General Partner) Limited

Report on the financial statements

Our opinion

In our opinion, Igloo Regeneration (General Partner) Limited's financial statements (the "financial statements"):

- give a true and fair view of the state of the company's affairs as at 31 December 2016 and of its loss for the year then ended;
- have been properly prepared in accordance with International Financial Reporting Standards ("IFRSs") as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Emphasis of matter - Basis of preparation

In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of the disclosure made in note 1 (b) to the financial statements concerning the basis of preparation. Igloo Regeneration Partnership, for which the company is the General Partner, has a termination date of 30 June 2017 and its Fund Manager has an obligation to realise the assets of the Partnership by 31 December 2018. Therefore, as the principal activity of the company is property investment in the Partnership, it is the intention of the Directors to liquidate the company within 12 months of signing these financial statements. Accordingly, the going concern basis of preparation is no longer appropriate and the financial statements have been prepared on a basis other than going concern as described in note 1 (b) to the financial statements. Non-current assets have been reclassified as current assets and no other adjustments were necessary.

What we have audited

The financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), comprise:

- the Statement of Financial Position as at 31 December 2016;
- the Statement of Comprehensive Income for the year then ended;
- the Statement of Changes in Equity for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is IFRSs as adopted by the European Union, and applicable law.

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

In addition, in light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we are required to report if we have identified any material misstatements in the Directors' Report. We have nothing to report in this respect.

Independent auditors' report to the members of Igloo Regeneration (General Partner) Limited (continued)

Other matters on which we are required to report by exception

Adequacy of accounting records and information and explanations received

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, 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.

We have no exceptions to report arising from this responsibility.

Directors' remuneration

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of directors' remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.

Responsibilities for the financial statements and the audit

Our responsibilities and those of the directors

As explained more fully in the Statement of Directors' Responsibilities set out on page 6, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

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.

What an audit of financial statements involves

We conducted our audit in accordance with ISAs (UK & Ireland). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of:

- whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the directors; and
- the overall presentation of the financial statements.

We primarily focus our work in these areas by assessing the directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the

Independent auditors' report to the members of Igloo Regeneration (General Partner) Limited (continued)

Responsibilities for the financial statements and the audit (continued)

What an audit of financial statements involves

audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report. With respect to the Directors' Report, we consider whether this report includes the disclosures required by applicable legal requirements.

Sandra Dowling (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
15 September 2017

Statement of Comprehensive Income
For the year ended 31 December 2016

	Note	2016 £	2015 £
Income			
Change in fair value of investments	6 (a)(b)	(3,253)	(16,968)
Investment income		-	4,059
		(3,253)	(12,909)
Expenses			
Administrative expenses		(2,789)	(2,754)
		(2,789)	(2,754)
Loss on ordinary activities before taxation		(6,042)	(15,663)
Tax on loss on ordinary activities	5	-	20
Loss and total comprehensive expense for the financial year		(6,042)	(15,643)

Continuing operations
The Partnership has a termination date of 30 June 2017 and its Fund Manager has an obligation to realise the assets of the Partnership by 31 December 2018. Accordingly, the financial statements for the year ended 31 December 2016 have been prepared on a basis other than going concern.

The notes on pages 13 to 24 are an integral part of these financial statements.

Statement of Financial Position
As at 31 December 2016

	Note	2016 £	2015 £
Current assets			
Investment in the Partnership	6 (a)	24,154	27,407
Investments in subsidiaries	6 (b)	84	84
Share of net assets of joint ventures	6 (c)	286	286
Receivables and other financial assets	7	24	24
Intercompany receivables		6,095	6,095
		30,643	33,896
Current liabilities			
Payables and other financial liabilities	9	(84,801)	(82,012)
		(84,801)	(82,012)
Net Current Liabilities		(54,158)	(48,116)
Net Liabilities		(54,158)	(48,116)
Equity			
Ordinary share capital	11	4	4
Accumulated losses		(54,162)	(48,120)
Total equity		(54,158)	(48,116)

These audited financial statements were approved and authorised for issue by the Board of Directors on 15 September 2017 and were signed on its behalf by:

M Nevitt

Director

The notes on pages 13 to 24 are an integral part of these financial statements

Statement of Changes in Equity
For the year ended 31 December 2016

	Ordinary share capital	Accumulated losses	Total equity
	£	£	£
Balance at 1 January 2015	4	(32,477)	**(32,473)**
Loss and total comprehensive expense for the financial year	-	(15,643)	**(15,643)**
Balance at 31 December 2015 and 1 January 2016	**4**	**(48,120)**	**(48,116)**
Loss and total comprehensive expense for the financial year	-	(6,042)	**(6,042)**
Balance at 31 December 2016	**4**	**(54,162)**	**(54,158)**

The notes on pages 13 to 24 are an integral part of these financial statements

Notes to the Financial Statements
For the year ended 31 December 2016

1. Accounting policies

(a) Basis of presentation

The Company is incorporated in the United Kingdom under the Companies Act 2006. The principal place of business of the Partnership is St. Helen's, 1 Undershaft, London, EC3P 3DQ.

The principal activity of the Company is property investment by way of 0.043% (2015: 0.043%) interest in the Igloo Regeneration Partnership (the 'Partnership'), which is a partnership within the meaning of the Limited Partnership Act 1907 and for which the Company is the General Partner.

These financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union (IFRS as adopted by the EU), IFRIC interpretations and the Companies Act 2006 applicable to companies reporting under IFRS. The financial statements have been prepared under the historical cost convention, as modified by investment in the Partnership held at fair value.

The principal accounting policies are set out below and have, unless otherwise stated, been applied consistently throughout the current year and preceding year.

Directors elected to present separate financial statements in which the investments are accounted for on the basis of the direct equity interest rather than on the basis of the reported results and net assets of the investees. In accordance with IAS 27 the interest in the Partnership and subsidiary undertakings are not consolidated and is held as a fixed asset investment.

Unless otherwise noted, the amounts shown in these financial statements are in pounds sterling ("£"), the functional currency of the Company.

Information on the ultimate controlling parent and immediate parent can be found on page 24.

(b) Going concern

The Partnership has a termination date of 30 June 2017 and its Fund Manager has an obligation to realise the assets of the Partnership by 31 December 2018. Therefore, as the principal activity of the Company is property investment in the Partnership, it is the intention of the Directors to liquidate the Company within 12 months of signing these financial statements. Accordingly, the going concern basis of preparation is no longer appropriate and the financial statements for the year ended 31 December 2016 have been prepared on a basis other than going concern. Non-current assets have been reclassified as current assets and no other adjustments were necessary. All costs relating to the winding up of the Company will be met by the Partnership.

(c) Strategic Report

A strategic report has not been included in these audited financial statements as the Company qualifies for exemption as a small entity under Section 382 of the Companies Act 2006 relating to small companies.

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

1. Accounting policies (continued)

(d) New standards and interpretations not yet adopted

At the date of authorisation of these financial statements, the following Standards and Interpretations which have not been applied in these financial statements were in issue but not yet effective:

Standard/interpretation	Content	Applicable for financial years beginning on/after
IFRS 9	Financial Instruments	1 January 2018
IFRS 15	Revenue from Contracts with Customers	1 January 2017

The General Partner does not expect that the adoption of the standards listed above will have a material impact on the financial statements of the Partnership in future periods, however it has not yet assessed the full impact of these standards. There are no other standards or interpretations that are not yet effective that would be expected to have a material impact on the Partnership.

(e) Critical accounting estimates and assumptions

The preparation of financial statements requires the Company to make judgments, estimates and assumptions that affect items reported in the statement of financial position and statement of comprehensive income and the disclosure of contingent assets and liabilities at the date of the financial statements. Although these estimates are based on management's best knowledge of current facts, circumstances and to some extent, future events and actions, actual results ultimately may differ from those estimates, possibly significantly.

In the process of applying the Company's accounting policies, the directors have made the following judgements which have the most significant effect on the amounts recognised in the Company's financial statements:

Valuation of investments in Partnership, subsidiaries and joint ventures
The fair value of the Company's investments represents the judgement by the directors of the open market value of the Company's investments based on the underlying assets held. The fair value is informed by estimates obtained from independent professional valuers where available and reference to market evidence of transaction prices for similar assets. The fair value of the Company's investment in the Partnership at the year end is £24,154 (2015: £27,407) representing 0.043% (2015: 0.043%) of the fair value of the investment in the Partnership.

The fair value of the Company's investment in the subsidiary Igloo Regeneration Developments (General Partner) Limited is £84 (2015:£84)

The fair value of the Company's investment in the dormant subsidiaries, Igloo Regeneration (Butcher Street) Limited, Igloo Regeneration (Nominee) Limited and Porth Teigr Management Company Limited, at the year end is £1 each (2015: £1 each). Representing the directors' best estimate of the realisable value.

Joint ventures are entities whereby the Company and other parties undertake an economic activity, which is subject to joint control arising from a contractual agreement. The Company's share of the underlying assets and liabilities may be greater than 50% but the terms of the relevant agreements make it clear that control is not exercised. Such jointly-controlled entities are referred to as joint ventures in these financial statements. Shares in joint venture undertakings are included at the Company's share of net asset value. Unrealised gains and losses in the value of joint venture undertakings are taken directly to the statement of comprehensive income.

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

1. Accounting policies (continued)

(f) Trade receivables and other assets

Trade receivables are measured at initial recognition at fair value, and subsequently measured at amortised cost using the effective interest rate method. Appropriate allowances for estimated irrecoverable amounts are recognised in the Statement of Comprehensive Income where there is objective evidence that the amount will not be recovered in full.

(g) Current liabilities

Other payables are recognised on an accruals basis.

(h) Investment income

Income represents distributions from the Partnership for the year recognised on an accruals basis.

The realised gain or loss on disposal of an investment is the difference between the proceeds received, net of transaction costs, and its original cost or amortised cost as appropriate. Unrealised gains and losses represent the changes in fair value during the period, less the reversal of previously recognised unrealised gains and losses in respect of disposals made during the period.

(i) Expenses

All expenses are settled on behalf of the Company by the Partnership.

(j) Investments in non-current assets

The policy is to carry investments, including investments in subsidiaries, at fair value and recognise changes in fair value in the statement of comprehensive income. Fair value is equivalent to the General Partner's share of the net asset value, since all underlying assets and liabilities in investments are carried at fair value and represent the directors' best estimate of realisable value.

(k) Cash

All expenses are settled on behalf of the Company by the Partnership. The Company has no cash or cash equivalents. Consequently, no cash flow statement has been produced.

(l) Provisions and contingent liabilities

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made. Where the Company expects a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is more probable than not.

Contingent liabilities are disclosed if the future obligation is probable and the amount cannot be reasonably estimated.

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

1. Accounting policies (continued)

(m) Taxation

The current tax expense is based on the taxable profits for the year, after any adjustments in respect of prior years. Tax, including tax relief for losses if applicable, is allocated over profits before taxation and amounts charged or credited to reserves as appropriate.

Provision is made for deferred tax liabilities, or credit taken for deferred tax assets, using the liability method, on all material temporary differences between the tax bases of assets and liabilities and their carrying amounts in the financial statements.

Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred tax is provided on temporary differences arising from investments in subsidiaries, associates and joint ventures, except where the timing of the reversal of the temporary difference can be controlled and it is probable that the difference will not reverse in the foreseeable future.

(n) Dividends

Dividends on ordinary shares are recognised in equity when they have been approved.

2. Directors' emoluments

The directors received no emoluments from the Company for services to the Company during the year (2015: nil).

3. Employees

The Company has no employees (2015: nil).

4. Auditors' remuneration

Auditors' remuneration estimated at £2,789 has been paid by the Partnership on behalf of the Company (2015: £2,754).

5. Tax on loss on ordinary activities

a) Tax credited to the income statement

Current tax:	2016 £'000	2015 £'000
For this year	-	(20)
Prior year adjustments	-	-
Total tax credited to statement of comprehensive income	-	**(20)**

There was no deferred tax charged to the income statement in the current year (2015: nil).

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

5. Tax on loss on ordinary activities (continued)

b) Tax reconciliation

The tax on the Company's loss before tax differs (2015: differs) from the theoretical amount that would arise using the tax rate 20% (2015: 20.25%) of the United Kingdom as follows:

	2016	2015
	£	£
Loss on ordinary activities before tax	(6,042)	(15,663)
Tax calculated at standard UK corporation tax rate of 20% (2015: 20.25%)	(1,208)	(3,133)
Share of Limited Partnership taxable losses	(720)	(237)
Investment income not taxable	-	(812)
Unrealised losses not allowable	651	3,394
Deferred tax assets not recognised	1,277	1,792
Chargeable losses	-	(1,024)
Tax credited to the Statement of Comprehensive Income	-	(20)

Finance (No 2)Act 2015 introduced legislation reducing the rate of corporation tax from 20% at 1 April 2016 to 19% from 1 April 2017 to 18% from 1 April 2020. The Finance Act 2016, which received Royal Assent on 15 September 2016, will reduce the corporation tax rate further to 17% from 1 April 2020. There is no impact on the Company's net assets or liabilities for the reductions in the rates as the Company does not have any recognised deferred tax balances.

6. Investments

a) Investment in the Partnership

(i) Carrying amount

	2016	2015
	£	£
At 1 January	27,407	44,455
Change in fair value of investment	(3,253)	(17,048)
At 31 December	24,154	27,407

(ii) The investment represents 0.043% (2015: 0.043%) of the total Partners' equity in the Igloo Regeneration Partnership, a limited partnership established under the Limited Partnership Act 1907 for the purpose of investing in regeneration projects within the United Kingdom.

Notes to the Financial Statements
For the year ended 31 December 2016

6. Investments (continued)

b) Investment in subsidiaries

Carrying amount:

	2016	2015
	£	£
At 1 January	84	5
Disposals	-	(1)
Change in fair value of investment	-	80
At 31 December	84	84

Details of subsidiaries are shown below:

	Principal activity	**Percentage of ordinary share capital held**	**Registered Address**	**Country of incorporation**
Igloo Regeneration Developments (General Partner) Limited	General Partner	100%	St. Helen's 1 Undershaft London, EC3P 3DQ	England
Igloo Regeneration (Butcher Street) Limited	Dormant Company	100%	St. Helen's 1 Undershaft London, EC3P 3DQ	England
Igloo Regeneration (Nominee) Limited	Dormant Company	100%	St. Helen's 1 Undershaft London, EC3P 3DQ	England
Porth Teigr Management Company Limited	Management Company	100%	St. Helen's 1 Undershaft London, EC3P 3DQ	England

Details of joint venture undertakings are shown below:

	Principal activity	**Percentage or ordinary share capital held**	**Registered Address**	**Country of incorporation**
Blueprint (General Partner) Limited	General Partner	50%	First Floor Office Suite 48 – 50 St. Mary's Gate, Lace Market, Nottingham, NG1 1QA	England
Carillion-Igloo Limited	General Partner	50%	84 Salop Street, Wolverhampton, WV3 0SR	England
Bigg Regeneration (General Partner) Limited	General Partner	50%	C/O Scottish Canals Canal House, 1 Applecross Street, Glasgow, G4 9SP	Scotland

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

6. Investments (continued)

b) Investment in subsidiary undertakings (continued)

The financial statements for the year ended 31 December 2016 of Igloo Regeneration Developments (General Partner) Limited show shareholders' funds of £81 (2015: £81) and a profit for the year of £nil (2015: £80).

c) Share of net assets of joint ventures

The Company's share of the joint venture's assets and liabilities are as follows:

	2016	2015
	£	£
Non-current assets	101	101
Current assets	733	733
Current liabilities	(548)	(548)
Non-current liabilities	-	-
Share of net assets of joint venture	286	286

The share capital of Blueprint (General Partner) Limited is comprised of equal numbers of class 'A' and class 'B' ordinary shares. The 'A' and 'B' shares constitute different classes of shares but result in no overall control by either party.

The financial statements for the year ended 31 March 2016 of Blueprint (General Partner) Limited show shareholders' funds of £377 (2015: £377) and a loss for the year of £nil (2015: £nil). At 31 December 2016 the Company had invested £50 in Carillion-Igloo Limited and £50 in Bigg Regeneration (General Partner) Limited. The Company's share of net assets at the year end was £50 in Carillion-Igloo Limited (2015: £50) and £47 in Bigg Regeneration (General Partner) Limited (2015: £47).

7. Receivables and other financial assets

	2016	2015
	£	£
Amounts due from holding companies	4	4
Tax receivable	20	20
Total	24	24

8. Tax assets and liabilities

a) General

Current tax assets and liabilities recoverable or payable in more than one year are £nil (2015:£20) and £nil (2015: £nil) respectively.

b) Deferred taxes

The Company has deferred tax liabilities of £nil as at 31 December 2016 (2015: £nil).

The Company has unrecognised deferred tax assets of £47,107 (2015: £47,107) to carry forward indefinitely against future taxable income.

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

9. Payables and other financial liabilities

	2016	2015
	£	£
Accruals	37,686	34,897
Amounts owed to Partnership, joint ventures and subsidiaries	47,115	47,115
Total payables and other financial liabilities	84,801	82,012

Amounts owed to Partnership, joint ventures and subsidiaries

	2016	2015
	£	£
Igloo Regeneration Partnership	46,511	46,511
Blueprint (General Partner) Limited	500	500
Porth Teigr Management Company Ltd	1	1
Igloo Regeneration Developments (General Partner) Limited	1	1
Igloo Regeneration (Nominee) Limited	1	1
Igloo Regeneration (Butcher Street) Limited	1	1
Carillion-Igloo Limited	50	50
Bigg Regeneration General Partner Limited	50	50
	47,115	47,115

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

10. Financial instruments

There were no contingent liabilities or commitments at the date of the Statement of Financial Position (2015: £nil).

At 31 December 2016	Loans and Receivables	Assets at fair value through profit and loss	Total
	£	£	£
Assets as per balance sheet			
Investment in the Partnership	-	24,154	24,154
Investment in subsidiaries	-	84	84
Share of net assets of joint ventures	-	286	286
Trade and other receivables excluding prepayments	6,119	-	6,119
Cash and cash equivalents	-	-	-
	6,119	24,524	30,643

	Liabilities at fair value through profit and loss	Other financial liabilities at amortised cost	Total
Liabilities as per balance sheet	£	£	£
Trade and other payables excluding non-financial liabilities.	(47,115)	(37,686)	(84,801)
	(47,115)	(37,686)	(84,801)

At 31 December 2015	Loans and Receivables	Assets at fair value through profit and loss	Total
	£	£	£
Assets as per balance sheet			
Investment in the Partnership	-	27,407	27,407
Investment in subsidiaries	-	84	84
Share of net assets of joint ventures	-	286	286
Trade and other receivables excluding prepayments	6,119	-	6,119
Cash and cash equivalents	-	-	-
	6,119	27,777	33,896

	Liabilities at fair value through profit and loss	Other financial liabilities at amortised cost	Total
Liabilities as per balance sheet	£	£	£
Trade and other payables excluding non-financial liabilities.	(47,115)	(34,897)	(82,012)
	(47,115)	(34,897)	(82,012)

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

10. Financial instruments (continued)

Financial risk management objectives

A maturity of financial instruments has not been prepared as all financial assets and financial liabilities are due to/from the Partnership and will be settled on wind up of the structure.

Financial derivatives are not used to mitigate financial risks.

The Company has no exposure to interest rate changes.

The Company has no significant exposure to foreign exchange movements. The Company has no material contracts denominated in a foreign currency.

The Company's exposure to credit risk is in the form of trade receivables and payables which are mainly short term trading items held at fair value.

11. Ordinary share capital

Details of the Company's ordinary share capital are as follows:

	2016	2015
	£	£
The allotted and called up share capital of the Company at 31 December was:		
(2015:2) 2 A Ordinary shares of £1 each	2	2
(2015:1) 1 B Ordinary share of £1 each	1	1
(2015:1) 1 C Ordinary share of £1 each	1	1
	4	4

All types of share capital have equal voting rights in proportion to the issued share capital.

12. Fair value hierarchy disclosure

Hierarchy

Fair value estimation under IFRS 13 requires the Company to classify for disclosure purposes fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements on its financial assets. The fair value hierarchy has the following levels:

- **Level (1)** – quoted prices (unadjusted) in active markets for identical assets and liabilities;
- **Level (2)** – inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, as derived from prices); and
- **Level (3)** – inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

12. Fair value hierarchy disclosure (continued)

Hierarchy (continued)

	Level 1	Level 2	Level 3	2016 Total
	£	£	£	£
Investment in Igloo Regeneration Partnership	-	-	24,154	24,154
Investment in joint ventures	-	-	286	286
Investment in subsidiaries	-	-	84	84
	-	-	24,524	24,524

	Level 1	Level 2	Level 3	2015 Total
	£	£	£	£
Investment in Igloo Regeneration Partnership	-	-	27,407	27,407
Investment in joint ventures	-	-	286	286
Investment in subsidiaries	-	-	84	84
	-	-	27,777	27,777

The largest components of the Company's net asset value and their valuation approaches are set out below:

Investment in Igloo Regeneration Partnership

The Company's investment in the Partnership is comprised of the Company's share of the Partnership's net assets.

Investment in joint ventures

The Company employed professional valuers to undertake a diligent fairness review of the valuation of the joint venture properties at the year end date. The fairness review uses an analysis of recent market transactions and market knowledge from the valuer's experience. By necessity a valuation requires valuers to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer.

Investment in subsidiaries

The Company's investment in subsidiaries picks up the net asset value of the General Partners share in each subsidiary.

Inter-company balances receivable and payable

The Company believes that the fair value of the inter-company balances are materially the same as their book value since these are balances with related parties, which ensures recoverability. Interest is not payable on these balances.

The Company has categorised the fair values of its unquoted investments in joint ventures as Level 3.

The Company policy is to recognise transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer. There were no transfers in or out of Level 3 fair value measurements during the year.

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

13. Contingent liabilities and commitments

There were no contingent liabilities or commitments at the Statement of Financial Position date (2015: £nil).

14. Related party transactions

(a) Key management compensation

The members of the Board of Directors, who are considered to be the key management of the Company, receive no remuneration from the Company for their services (2015: £nil).

There are no accounts receivable from or payments due to members of the Board of Directors.

(b) Services provided to related parties

During the year the Company served as General Partner for the Partnership. No fees were received for services provided to the Partnership.

At the statement of financial position date the amount receivable from the parent companies was £4 (2015: £4) as stated in note 7.

The related parties' receivables are not secured and no guarantees were received in respect thereof. The receivables will be settled in accordance with normal credit terms.

(c) Services provided by related parties

During the year the Partnership paid audit fees of £2,789 (2015: £2,754) and taxation of £nil (2015: £nil) on behalf of the Company.

At the statement of financial position date the amounts due to related parties are listed in Note 9. The related parties' payables are not secured and no guarantees were received in respect thereof. The payables will be settled in accordance with normal credit terms.

(d) Parent companies

Igloo Regeneration (General Partner) Limited is owned 50% by Norwich Union (Shareholder GP) Limited, 25% by Igloo Regeneration Limited and 25% by Barclays Funds Investments Limited. No party has overall control.

Norwich Union (Shareholder GP) Limited is a wholly owned subsidiary of the Aviva plc group of companies.

Copies of the financial statements of Aviva plc, Igloo Regeneration Limited and Barclays Funds Investments Limited are publicly available from Companies House, Crown Way, Maindy, Cardiff CF14 3UZ.

15. Events since the date of financial position

The Igloo Regeneration Partnership passed its termination date on 30 June 2017 and is now in a winding-up phase. The Fund Manager, acting as liquidating trustee, has an obligation to realise the assets of the Partnership by 31 December 2018. The Partnership will continue to support the Company until such time as the Company is wound up.

There were no other material events after the reporting year that have a bearing on the understanding of these financial statements.

IGLOO REGENERATION PARTNERSHIP

Registered in England No: LP008100

ANNUAL REPORT AND FINANCIAL STATEMENTS 2016

Igloo Regeneration Partnership

Contents

Igloo Regeneration Partnership

Partners, Advisers and Other Information

Partners:

Limited Partners
Aviva Life and Pensions UK Limited
Derbyshire County Council
London Borough of Newham Superannuation Fund
Barclays Funds Investment Limited
Royal Society for the Protection of Birds Pension and Life Assurance Fund
Environment Agency Active Pension Fund
Scottish Widows Limited
Lincolnshire County Council on behalf of Lincolnshire County Council Pension Fund
Flintshire County Council on behalf of Clwyd Pension Fund
South Yorkshire Pensions Authority
Wolverhampton City Council on behalf of West Midlands Metropolitan Authorities Pension Fund

General Partner
Igloo Regeneration (General Partner) Limited
St Helen's
1 Undershaft
London
EC3P 3DQ

Fund Manager
Aviva Investors UK Fund Services Limited
St Helen's
1 Undershaft
London
EC3P 3DQ

Independent Auditors
PricewaterhouseCoopers LLP
7 More London Riverside
London
SE1 2RT

Bankers
Bank of Scotland
38 St Andrew's Square
Edinburgh
EH2 2YR

Barclays
1 Churchill Place
London
E14 5HP

Registered Office
St Helen's
1 Undershaft
London
EC3P 3DQ

Registered Number

Registered in England and Wales: No. LP008100

Igloo Regeneration Partnership

General Partner's report for the year ended 31 December 2016

The directors of the General Partner present their annual report and the audited financial statements of the Partnership (hereafter "the financial statements") for the year ended 31 December 2016.

Principal Activities of the Partnership

The principal activity of the Partnership is to invest in regeneration projects within the United Kingdom. The projects consist of mixed-use (commercial and residential) area-based developments on the edge of city centre locations that are characterised according to an adopted sustainable investment policy (Footprint).

Results and Distributions

The total comprehensive loss for the Partnership in 2016 was £7,652,000 (2015: loss of £408,000). Distributions to the Partners were £nil (2015: £9,544,000).

Directors

The current directors of Igloo Regeneration (General Partner) Limited and those in office throughout the year, except as noted, are as follows:

C. K. Brown
P. J. Connolly
D. S. Skinner
C. J. Urwin
M. Nevitt
J. N Marlow

Partners' accounts

Partners' accounts consist of capital contributions and non-interest bearing loans. The Partnership has classified the Partners' accounts as a financial liability based on the contractual arrangements within the Limited Partnership Agreement which require repayment of the net assets/liabilities upon wind up of the Partnership.

Igloo Regeneration Partnership

General Partner's report for the year ended 31 December 2016 (continued)

Partners' accounts (continued)

The Partners accounts include capital contributions and partners advance as follows:

As at 31 December 2016	Partner's Loan	Capital Advance	Total
	£'000	£'000	£'000
Aviva Life and Pensions UK Limited	34,070	5	34,075
Derbyshire County Council	3,432	-	3,432
London Borough of Newham Superannuation Fund	5,048	1	5,049
Barclays Funds Investment Limited	6,943	1	6,944
Environment Agency Active Pension Fund	4,072	1	4,073
Royal Society for the Protection of Birds Pension and Life Assurance Fund	1,900	-	1,900
Scottish Widows Limited	6,865	1	6,866
Lincolnshire County Council on behalf of Lincolnshire County Council Pension Fund	6,709	1	6,710
Flintshire County Council on behalf of Clwyd Pension Fund	1,423	-	1,423
South Yorkshire Pensions Authority	6,708	1	6,709
Wolverhampton City Council on behalf of West Midlands Metropolitan Authorities Pension Fund	13,543	2	13,545
Igloo Regeneration (General Partner) Limited	-	50	50
Total	90,713	63	90,776

As at 31 December 2015	Partner's Loan	Capital Advance	Total
	£'000	£'000	£'000
Aviva Life and Pensions UK Limited	34,070	5	34,075
Derbyshire County Council	3,432	-	3,432
London Borough of Newham Superannuation Fund	5,048	1	5,049
Barclays Funds Investment Limited	6,943	1	6,944
Environment Agency Active Pension Fund	4,072	1	4,073
Royal Society for the Protection of Birds Pension and Life Assurance Fund	1,900	-	1,900
Scottish Widows Limited	6,865	1	6,866
Lincolnshire County Council on behalf of Lincolnshire County Council Pension Fund	6,709	1	6,710
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South Yorkshire Pensions Authority	6,708	1	6,709
Wolverhampton City Council on behalf of West Midlands Metropolitan Authorities Pension Fund	13,543	2	13,545
Igloo Regeneration (General Partner) Limited	-	50	50
Total	90,713	63	90,776

Igloo Regeneration Partnership

General Partner's report for the year ended 31 December 2016 (continued)

Going concern

The Partnership has a termination date of 30 June 2017 and its Fund Manager has an obligation to realise the assets of the Partnership by 31 December 2018. Accordingly, the financial statements for the year ended 31 December 2016 have been prepared on a basis other than going concern.

Principal risks and uncertainties

The key risks arising in the Partnership are market, credit, operational and liquidity risks which are discussed in more detail below.

The Aviva Group's approach to risk and capital management

The Aviva Group (the "Group") operates within its own governance structure and priority framework. It also has its own established governance framework, with clear terms of reference for the Board and the Aviva Executive Committee and a clear organisation structure, with documented delegated authorities and responsibilities (largely through role profiles). Aviva has an Audit Committee, which includes shareholder representatives.

Management of financial and non-financial risks

The Partnership's exposure to different types of risk is limited by the nature of its business as follows:

Market risk

The Partnership's exposure to market risk takes the form of investments in subsidiaries which have a direct impact on the value of investments in subsidiary. Market risk is managed by ongoing proactive asset management.

Credit risk

The Partnership does not have a significant exposure to credit risk as receivables are mainly short-term trading items. The Partnership's investments were managed by agents who had responsibility for the prompt collection of amounts due.

The Partnership manages this risk of tenant default by ensuring that a dedicated credit control team is engaged in collecting the advance quarterly rent from tenants as soon as it falls due.

Operational risk

Operational risk arises as a result of inadequate or failed internal processes, people or systems; or from external events. Details of the Aviva Group approach to operational risk are set out in the financial statements of Aviva Investors UK Fund Services Limited, which manages and administers the Partnership's investments.

Liquidity risk

The Partnership does not have a significant exposure to liquidity risk. Liquidity risk is managed by ensuring that there is always sufficient headroom available to meet the working capital requirements of the business.

General Partner's report for the year ended 31 December 2016 (continued)

Employees

The Partnership has no employees (2015: Nil). The key management personnel have been identified as the directors of Igloo Regeneration (General Partner) Limited. The directors received no remuneration (2015: Nil).

Independent auditors

It is the intention of the directors to reappoint the auditors, PricewaterhouseCoopers LLP, under the deemed appointment rules of Section 487 of the Companies Act 2006.

Disclosure of information to the independent auditors

Each person who was a director of the General Partner on the date that this report was approved confirms that:

(a) so far as the director is aware, there is no relevant audit information, being information needed by the auditors in connection with preparing their report, of which the Partnership's auditors are unaware; and

(b) each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the Partnership's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

Statement of General Partner's Responsibilities in respect of the financial statements

The General Partner is responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the General Partner to prepare financial statements for each financial year. Under that law the General Partner has prepared the financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by European Union. Under company law the General Partner 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 qualifying partnership and of the profit or loss of the qualifying partnership for the period. In preparing the financial statements, the General Partner is required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable IFRSs as adopted by the European Union have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the qualifying partnership will continue in business. As explained in note 3(c) to the financial statements, the General Partner does not believe the going concern basis to be appropriate and these financial statements have not been prepared on that basis.

The General Partner is responsible for keeping adequate accounting records that are sufficient to show and explain the qualifying partnership's transactions and disclose with reasonable accuracy at any time the financial position of the qualifying partnership and enable them to ensure that the financial statements comply with the Companies Act 2006.

The General Partner is also responsible for safeguarding the assets of the qualifying partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

For and on behalf of the Partnership:

Mark Nevitt
Director of Igloo Regeneration (General Partner) Limited
Date: 15 September 2017

Igloo Regeneration Partnership

Independent Auditors' Report to the Members, as a body, of Igloo Regeneration Partnership

Report on the financial statements

In our opinion, Igloo Regeneration Partnership's financial statements (the "financial statements"):

- give a true and fair view of the state of the qualifying partnership's affairs as at 31 December 2016 and of its loss and cash flows for the year then ended;
- have been properly prepared in accordance with International Financial Reporting Standards ("IFRSs") as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008.

In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of the disclosure made in note 3(c) to the financial statements concerning the basis of preparation. The Partnership has a termination date of 30 June 2017 and an obligation to realise the assets by 31 December 2018. Therefore it is the intention of the Fund Manager to liquidate the Partnership within 12 months of signing these financial statements. Accordingly, the going concern basis of preparation is no longer appropriate and the financial statements have been prepared on a basis other than going concern as described in note 3(c) to the financial statements. Investments and other assets have been stated at their net realisable values, non-current assets have been reclassified as current assets and termination costs are provided for where there are reliable estimates. No other adjustments were necessary.

The financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), comprise:

- the Statement of Financial Position as at 31 December 2016 ;
- the Statement of Comprehensive Income for the year then ended;
- the Cash Flow Statement for the year then ended;
- the Statement of Changes in Net Assets Attributable to Partners for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is IFRSs as adopted by the European Union, and applicable law.
In applying the financial reporting framework, the general partner has made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, it has made assumptions and considered future events.

Other 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:

- we have not received all the information and explanations we require for our audit; or
- 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.

We have no exceptions to report arising from this responsibility.

Independent auditors' report to the members of Igloo Regeneration Partnership (continued)

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of general partner's remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

Under the Companies Act 2006 we are required to report to you if, in our opinion, the general partner were not entitled to take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.

Responsibilities for the financial statements and the audit

As explained more fully in the Statement of General Partner's Responsibilities set out on page 7, the general partner is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.
Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.
This report, including the opinion, has been prepared for and only for the members of the qualifying partnership as a body in accordance with the Companies Act 2006 as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008 and for no other purpose. We do not, in giving this opinion, 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.

We conducted our audit in accordance with ISAs (UK & Ireland). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of:

- whether the accounting policies are appropriate to the qualifying partnership's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the general partner; and
- the overall presentation of the financial statements.

We primarily focus our work in these areas by assessing the general partner's judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.
We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.
In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Sandra Dowling (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
15 September 2017

Igloo Regeneration Partnership

Statement of Comprehensive Income

For the year ended 31 December 2016

	Notes	2016 £'000	2015 £'000
Revenue	5	64	851
Service charge income		-	584
Property operating expenses	6	(118)	(1,822)
Service charge expenditure		-	(584)
Gross loss		**(54)**	**(971)**
Administrative expenses	7	(3,493)	(1,228)
Impairment of property and equipment	9	(4,319)	-
Change in fair value of investment properties	9	-	665
Change in fair value of subsidiaries	10	161	5,121
Profit on sale of investment properties	9	11	5,497
Operating (loss)/profit		**(7,694)**	**9,084**
Finance income		42	52
Finance costs - distributions to partners	8	-	(9,544)
Total comprehensive expense for the year		**(7,652)**	**(408)**
Attributable to:			
Partners		**(7,652)**	**(408)**

The notes on pages 14 to 31 form an integral part of these financial statements

Igloo Regeneration Partnership

Statement of Financial Position

As at 31 December 2016

	Note	2016 £'000	2015 £'000
Current Assets			
Property and equipment	9	9,150	13,027
Investments in subsidiaries	10	30,750	30,589
Trade and other receivables	11	2,061	8,995
Cash and cash equivalents	12	34,496	22,604
		76,457	75,215
Total assets		**76,457**	**75,215**
Current liabilities			
Trade and other payables	13	(19,665)	(10,771)
		(19,665)	(10,771)
Net current assets		**56,792**	**64,444**
Total liabilities		**(19,665)**	**(10,771)**
Net assets attributable to Partners		**56,792**	**64,444**

These audited financial statements were approved and authorised for issue by the Board of Directors of Igloo Regeneration (General Partner) Limited, the General Partner on 15 September 2017 and were signed on its behalf by

Mark Nevitt
Director of
Igloo Regeneration (General Partner) Limited

The notes on pages 14 to 31 form an integral part of these financial statements

Igloo Regeneration Partnership

Statement of Changes in Net Assets Attributable to Partners

For the year ended 31 December 2016

	Proceeds from Partners	Profit and loss account	Total
	£'000	£'000	£'000
Balance at 1 January 2015	**130,451**	**(25,924)**	**104,527**
Partners' capital distributions during the year	(39,675)	-	(39,675)
Loss and total comprehensive expense for the year	-	(408)	(408)
Balance at 31 December 2015	90,776	**(26,332)**	**64,444**
Loss and total comprehensive expense for the year	-	(7,652)	(7,652)
Balance at 31 December 2016	90,776	**(33,984)**	**56,792**

The notes on pages 14 to 31 form an integral part of these financial statements

Igloo Regeneration Partnership

Cash Flow Statement

For the year ended 31 December 2016

	Note	2016 £'000	2015 £'000
Cash flows from operating activities			
Cash generated from operations	17	12,064	443
		12,064	443
Cash flows from investing activities			
Additions to property and equipment	9	(225)	(1,398)
Capital expenditure	9	-	(112)
Finance income		42	52
Proceeds from sale of investment properties	9	11	47,765
Costs associated with disposal	9	-	(841)
		(172)	45,466
Cash flows from financing activities			
Finance costs: distributions paid		-	(10,021)
Repayment of loan capital		-	(39,675)
		-	(49,696)
Net increase/(decrease) in cash and cash equivalents		11,892	(3,787)
Cash and cash equivalents at 1 January		22,604	26,391
Cash and cash equivalents at 31 December		34,496	22,604

The notes on pages 14 to 31 form an integral part of these financial statements.

Igloo Regeneration Partnership

Notes to the Financial Statements
For the year ended 31 December 2016

1 General information

The Partnership is a partnership established in the United Kingdom in accordance with the Companies Act 2006 as applied to qualifying partnerships by the Partnership (Accounts) Regulations 2008. The principal place of business of the Partnership is St Helen's, 1 Undershaft, London EC3P 3DQ.

The principal activity of the Partnership is to invest in regeneration projects within the United Kingdom. The projects consist of mixed-use (commercial and residential) area-based developments on the edge of city centre locations that are characterised according to an adopted sustainable investment policy (Footprint).

These financial statements are presented in pounds sterling.

2 New standards and interpretations not yet adopted

At the date of authorisation of these financial statements, the following Standards and Interpretations which have not been applied in these financial statements were in issue but not yet effective:

Standard/interpretation	Content	Applicable for financial years beginning on/after
IFRS 9	Financial Instruments	1 January 2018
IFRS 15	Revenue from Contracts with Customers	1 January 2017

The General Partner does not expect that the adoption of the standards listed above will have a material impact on the financial statements of the Partnership in future periods, however it has not yet assessed the full impact of these standards. There are no other standards or interpretations that are not yet effective that would be expected to have a material impact on the Partnership.

3 Significant accounting policies

(a) Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as issued by the International Accounting Standards Board (IASB) and as adopted by the European Union, using the accounting policies as set out below which have been applied consistently throughout the year and the preceding year except where noted.

The financial statements have been prepared under the historical cost convention modified to include revaluation of investments in joint ventures and subsidiaries that have been measured at fair value.

Under IFRS 10 the Partnership is exempt from the requirement to produce consolidated financial statements as it meets all the criteria set out in paragraph 4(a) of IFRS 10.

(b) Strategic report

A strategic report has not been included in these audited financial statements as the Partnership qualifies for exemption as a small entity under Section 382 of the Companies Act 2006 relating to small entities.

3 Significant accounting policies (continued)

(c) Going concern basis

The Partnership has a termination date of 30 June 2017 and its Fund Manager has an obligation to realise the assets of the Partnership by 31 December 2018. The financial statements comprise of the financial statements of the Partnership as at 31 December 2016 which have been prepared on a basis other than going concern. The financial position of the Partnership and its liquidity position are set out in these financial statements.

The following adjustments have been made in the current year:

- Investments in subsidiaries, Property and equipment and trade and other receivables are stated in the Statement of Financial Position as current assets at net realisable value as at the reporting date;
- Termination costs are provided for, where there are reliable estimates.

No further adjustments were required in these financial statements in this regard.

(d) Investment properties

Property that is held to earn rentals and/or for capital appreciation, and is not occupied by the entities in the Partnership, is classified as investment property. Land held under operating leases is classified and accounted for by the Partnership as investment property when the rest of the definition of investment property is met. The operating lease is accounted for as if it were a finance lease.

Investment property is measured initially at cost, including related transaction costs and, where applicable, borrowing costs. After initial recognition, investment property is carried at fair value. Fair value is based on active market prices, adjusted if necessary for differences in the nature, location or condition of the specific asset. The fair value of investment property reflects, among other things, rental income from current leases and other assumptions market participants would make when pricing the property under current market conditions. Valuations are performed as of the financial position date by professional valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. These valuations form the basis for the carrying amounts in the financial statements.

If a valuation obtained for a property held under a lease is net of all payments expected to be made, any related lease liability recognised separately in the Statement of Financial Position is added back to arrive at the carrying value of the investment property for accounting purposes.

Changes in fair values are recognised in the Statement of Comprehensive Income. Investment properties are derecognised when they have been disposed of.

(e) Property and equipment

Property and equipment is stated at cost less accumulated depreciation once construction is completed unless the carrying amount of an asset is greater than its estimated recoverable amount, in which case it is written down immediately to its recoverable amount. Gains and losses on disposal of property and equipment are determined by reference to their carrying amount and are taken into account in determining operating loss.

Repairs and maintenance are charged to the Statement of Comprehensive Income during the financial period in which they are incurred. The cost of major renovations is included in the carrying amount of the asset when it is probable that future economic benefits in excess of the most recently assessed standard of performance of the existing asset will flow to the Partnership and the renovation replaces an identifiable part of the asset. In the current year the property and equipment is held at net realisible value.

Igloo Regeneration Partnership

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

3 Significant accounting policies (continued)

(f) Investments in subsidiaries and joint ventures

Investments in subsidiaries and joint ventures are initially recognised at cost and subsequently carried at fair value. Fair value is determined by reference to market-based evidence, where available, which is the amount for which the asset could be exchanged in an orderly transaction between market participants at the reporting date.

On disposal of investments the difference between the net disposal proceeds and carrying amount of the investment is recognised in the Statement of Comprehensive Income in the year the item is derecognised. Net disposal proceeds consist of consideration less directly attributable selling costs.

Realised and unrealised gains on investments have been presented within the Statement of Comprehensive Income. The movement in unrealised gains/losses is the change in the cumulative increase/decrease in fair value of investments over their original cost relative to the previous period. In the current year the investments in subsidiaries and joint ventures are held at net realisible value.

(g) Trade and other receivables

Trade and other receivables are recognised and carried at the lower of their originally invoiced value and recoverable amount. Where the time value of money is material the receivables are carried at amortised cost. Provisions are made where there is objective evidence that the amount will not be recovered in full. Balances are written off when the probability of recovery is assessed as being remote.

(h) Deferred proceeds receivable

Deferred proceeds receivable are initially recognised at fair value and subsequently measured at amortised cost. Provisions are made where there is objective evidence that the amount will not be recovered in full.

(i) Trade and other payables

Trade and other payables are recognised at cost and are accrued in the Statement of Financial Position upon receipt of the invoice.

(j) Leases

Leases, where the lessor retains substantially all of the risks and rewards of ownership, are classified as operating leases. Payments made as lessees under operating leases (net of any incentives received from the lessor) are charged to the Statement of Comprehensive Income on a straight line basis over the period of the lease.

Assets held under finance leases, which transfer to the Partnership as lessee substantially all the risks and benefits incidental to ownership of the leased item, are capitalised at the inception of the lease, with a corresponding liability being recognised for the fair value of the leased asset or, if lower, the present value of the minimum lease payments. Lease payments are apportioned between the reduction of the lease liability and finance charges in the Statement of Comprehensive Income so as to achieve a constant rate of interest on the remaining balance of the liability.

Igloo Regeneration Partnership

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

3 Significant accounting policies (continued)

(k) Provisions and contingent liabilities

Provisions are recognised when the Partnership has a present legal or constructive obligation as a result of past events, it is probably that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made. Where the Partnership expects a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is more probable than not.

Contingent liabilities are disclosed if the future obligation is probable and the amount cannot be reasonably estimated.

(l) Partners' accounts

Partners' accounts consist of capital contributions and non-interest bearing loans. The Partnership has classified the Partners' accounts as a financial liability based on the contractual arrangements within the Limited Partnership Agreement which require repayment of the net assets/liabilities upon wind up of the Partnership.

(m) Cash and cash equivalents

Cash at bank and in hand comprises of cash and cash on deposit with banks, both of which are immediately available. For the purpose of the Cash Flow Statement, cash includes bank overdrafts, which are included within payables and other financial liabilities on the Statement of Financial Position.

(n) Cash flow statement

The Partnership reports cash flows from operating activities using the indirect method. Interest received and paid is presented within finance income and included in investing cash flows. The acquisitions of investment properties are disclosed as cash flows from investing activities because this most appropriately reflects the Partnership's business activities.

(o) Administrative expenses

Administrative expenses include all costs not directly incurred in the operation of the Partnership's property portfolio. This includes administration and management expenses.

(p) Fund Manager fees

Under the terms of the Amended and Restated Fund Management Agreement dated July 22, 2014 between the Partnership and Aviva Investors UK Fund Services Limited (the "Fund Manager"), the Fund Manager is entitled to an annual fee equivalent to 0.0625% of the Open Market Value of the investment properties plus 0.0625% of the value of the Partnership assets other than cash or the properties, calculated on a quarterly basis and payable quarterly in arrears. Fund manager fees are recognised as the service is provided.

(q) Performance fee

In accordance with the fund management agreement, when the Partnership IRR exceeds 120 per cent of the Benchmark, being the December IPD Universe, and exceeds 8 per cent per annum a performance fee is payable.

(r) Finance income

Finance income comprises interest income which is recognised as it accrues using the effective interest method. Interest income on loans to related parties is recognised as it accrues using the effective interest method.

3 Significant accounting policies (continued)

(s) Distributions

Income produced by the Partnership's investment properties and other sources is distributed to the Partners to the extent that the Partnership's income exceeds expenses, on a quarterly basis in accordance with the Partnership Deed. Capital distributions may be made following sales of investment properties.

The distribution of income is recorded as a finance cost in the Statement of Comprehensive Income. The return of capital distributions however form part of the partners' net assets attributable to partner.

The General Partner and the Fund Manager are required to ensure that no distribution is made that would render the Partnership insolvent or unable to pay its expenses for the six month period following a distribution, having regard to the expected receipts of the Partnership.

(t) Fair value disclosures

The different levels of the fair value hierarchy as specified in accordance with IFRS 13 "Fair Value Measurement" are defined below:

- **Level 1**: Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- **Level 2**: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly i.e. as prices or indirectly i.e. derived from prices
- **Level 3**: Inputs for the asset or liability that are not based on observable market data (unobservable inputs)

(u) Taxation

The provisions of Section 111 of the Income and Corporation Taxes Act 1988 require the taxable gains and losses of a limited partnership to be assessable directly upon the partners. Accordingly no provision has been made for taxation in these financial statements.

(v) Financial instruments

The Partnership has chosen to adopt IFRS 9 in respect of financial instruments.

(i) Financial assets

Financial assets are recognised when the Partnership becomes a party to the contractual provisions of the instrument.

Basic financial assets, including trade and other receivables, cash, and bank balances are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised costs using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the

3 Significant accounting policies (continued)

(v) Financial instruments (cont'd)

difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the statement of comprehensive income.

Financial assets that are classified as receivable within one year are measured at the undiscounted amount of the cash or other consideration expected to be received, net of impairment.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

Financial assets are valued at net realisible value as at 31 December 2016.

(ii) Financial liabilities

Financial liabilities are recognised when the Partnership becomes a party to the contractual provisions of the instrument.

Basic financial liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs).

4 Critical accounting judgements and key sources of estimation uncertainty

The preparation of the Partnership's Financial Statements requires the General Partner to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the assets or liabilities affected.

In the process of applying the Partnership's accounting policies, the General Partner has made the following judgements which have the most significant effect on the amounts recognised in the Financial Statements:

(a) Valuation of investments in subsidiaries

The fair value of the Partnership's investment in subsidiaries represents the judgement by the General Partner of the open market value of the Partnership's investment based on the underlying assets held less costs to sell which approximates the net realisible value. The fair value is informed by estimates obtained from independent professional valuers where available and reference to market evidence of transaction prices for similar assets.

(b) Impairment of non-financial assets

Property and other non-financial assets are reviewed for impairment losses whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the carrying amount of the asset exceeds its recoverable amount, which is the higher of an asset's net selling price and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows.

Igloo Regeneration Partnership

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

5 Revenue

Revenue represents rental income and car park income comprising of rent receivable and surrender premiums on investment properties, and service charges, arising in the United Kingdom net of VAT.

Rent receivable is recognised on an accruals basis in the Statement of Comprehensive Income, over the period to which the income relates. Rent receivable also includes incentives given to tenants, such as rent-free periods, and if the impact of these is material to the financial statements they are amortised over the period of the lease. Surrender premiums are recognised on unconditional exchange of contracts. Service charges include income from tenants for directly recoverable expenditure.

Revenue is attributable to one continuing activity in the UK; the letting and management of property.

	2016 £'000	2015 £'000
Gross rental income	(18)	751
Car park income	82	100
	64	**851**

6 Property operating expenses

Property operating expenses includes amounts invoiced in respect of facilities management services provided, and other expenses incurred on an accruals basis.

	2016 £'000	2015 £'000
Property expenses	118	1,822
	118	**1,822**

7 Administrative expenses

	2016 £'000	2015 £'000
Auditors' fees - audit services	15	22
Fund manager fees	110	136
Fund administrator fees	211	208
Development and asset managers fees	455	452
Depositary fees	25	25
Bad debts	(34)	22
Professional fees	2,243	2
Other administrative expenses	468	361
	3,493	**1,228**

The Partnership had no employees in the current or prior year. The Directors received no emoluments for services to the Partnership for the financial year (2015: £nil)

Igloo Regeneration Partnership

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

8 Finance costs – distributions to Partners

	2016 £'000	2015 £'000
Distributions declared and paid	-	9,544
Proposed distributions at 31 December	-	-
Total distributions per Statement of Comprehensive Income	**-**	**9,544**

In accordance with the Limited Partnership Agreement, distributions of net income have been allocated to the Partners in proportion to their ownership percentage for the year to which the distribution relates. At the year-end the percentage holdings were:

Aviva Life and Pensions UK Limited	40.00%
Derbyshire County Council	3.95%
London Borough of Newham Superannuation Fund	5.62%
Barclays Funds Investment Limited	7.70%
Environment Agency Active Pension Fund	4.42%
Royal Society for the Protection of Birds Pension and Life Assurance Fund	2.06%
Scottish Widows Limited	7.16%
Lincolnshire County Council on behalf of Lincolnshire County Council Pension Fund	6.86%
Flintshire County Council on behalf of Clwyd Pension Fund	1.45%
South Yorkshire Pensions Authority	6.87%
Wolverhampton City Council on behalf of West Midlands Metropolitan Authorities Pension Fund	13.87%
Igloo Regeneration (General Partner) Limited	0.04%
	100%

9 Property and equipment

	Property
	£'000
Cost	
At 1 January 2015	10,279
Additions	1,398
Transfer from investment properties	1,350
At 31 December 2015	**13,027**
Additions	225
Impairment	(4,102)
At 31 December 2016	**9,150**
Totals	
At 31 December 2015	13,027
At 31 December 2016	**9,150**

10 Investments in subsidiaries

	2016	2015
	£'000	£'000
At 1 January	30,589	25,468
Change in fair value of investment in subsidiaries	161	5,121
At 31 December	**30,750**	**30,589**

The General Partner believes that the carrying value of the investments is supported by their underlying net assets.

At the year end the Partnership had the following material interests:

Name of subsidiary	Proportion of ownership interest/voting rights held by the Partnership		Held through profit and loss	Principal activity
	2016	2015		
Igloo Regeneration Property Unit Trust	99.99%	99.99%		Investment

The above named Trust is registered in England and Wales at St. Helen's, 1 Undershaft London, EC3P 3DQ.

There were no significant restrictions on the ability of the Partnership to access or use assets and settle liabilities.

Igloo Regeneration Partnership

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

10 Investments in subsidiaries (continued)

Summarised financial information in respect of the Partnership's subsidiary in which it has material interest is set out below.

	2016	2015
	£'000	£'000
Igloo Regeneration Property Unit Trust		
Current assets	18,509	17,423
Non-current assets	13,325	23,506
Current liabilities	(1,084)	(3,365)
Non-current liabilities	-	(6,975)
Equity attributable to unitholders	**30,750**	**30,589**

	Year ended 31 December 2016	Year ended 31 December 2015
	£'000	£'000
Revenue	38	57
Property operating expenses	(6)	(20)
Gross profit for the year	**32**	**37**
Administrative expenses	(64)	(119)
Change in fair value of investment in associates	(530)	2,352
(Loss)/profit on sale of properties under development	(63)	2,691
Finance income	929	1,131
Income tax	(143)	(971)
Total comprehensive (expense)/income for the year attributable to unitholders	**161**	**5,121**

Igloo Regeneration Partnership

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

11 Trade and other receivables

	2016 £'000	2015 £'000
Intercompany receivables	-	6,975
Trade receivables	-	42
Less: provision for impairment	-	(34)
Service charges receivable	-	(5)
Other receivables	1,351	1,470
VAT receivable	208	167
Blocked cash	248	248
Prepayments and accrued income	149	19
Sales ledger receivables	23	34
Amounts owed by General Partner	82	79
Total trade and other receivables amounts falling due within one year	**2,061**	**8,995**

The carrying value of the trade and other receivables approximates to fair value due to their relatively short maturity and no indication of impairment to date.

Concentrations of credit risk with respect to receivables are limited due to the size and spread of the Partnership's trading base. No further credit risk provision is therefore required in excess of the normal provision for doubtful receivables. The amount owed by the General Partner is interest free and payable on demand.

12 Cash and cash equivalents

There is a balance of £248,000 (2015: £248,000) which relates to CCI forward sale income. This cash cannot be accessed by the Partnership and has been treated as blocked cash in trade and other receivables.

13 Trade and other payables: amounts falling due within one year

	2016 £'000	2015 £'000
Trade payables	(479)	(970)
Intercompany payables	(8,731)	-
Other payables	(674)	(763)
Finance costs - distributions payable	(9)	(9)
Accruals	(4,979)	(4,234)
Deferred proceeds from forward sale	(4,793)	(4,793)
Service charge payables	-	(2)
Total trade and other payables amounts falling due within one year	**(19,665)**	**(10,771)**

14 Risk management

The key risks arising in the Partnership are market, credit, operational and liquidity risks which are discussed in more detail below.

The Aviva Group's approach to risk and capital management

The Aviva Group (the "Group") operates within its own governance structure and priority framework. It also has its own established governance framework, with clear terms of reference for the Board and the Aviva Executive Committee and a clear organisation structure, with documented delegated authorities and responsibilities (largely through role profiles). Aviva has an Audit Committee, which includes shareholder representatives.

Management of financial and non-financial risks

The Partnership's exposure to different types of risk is limited by the nature of its business as follows:

Market risk

The Partnership's exposure to market risk takes the form of investment in subsidiaries, which have a direct impact on the value of investment in the subsidiary. Market risk is managed by ongoing proactive asset management.

Credit risk

The Partnership does not have a significant exposure to credit risk as receivables are mainly short-term trading items. The Partnership's investments were managed by agents who had responsibility for the prompt collection of amounts due.

The Partnership manages this risk of tenant default by ensuring that a dedicated credit control team is engaged in collecting the advance quarterly rent from tenants as soon as it falls due.

Operational risk
Operational risk arises as a result of inadequate or failed internal processes, people or systems; or from external events. Details of the Aviva Group approach to operational risk are set out in the financial statements of Aviva Investors UK Fund Services Limited, which manages and administers the Partnership's investments.

Igloo Regeneration Partnership

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

14 Risk management (continued)

Liquidity risk
The Partnership does not have a significant exposure to liquidity risk. Liquidity risk is managed by ensuring that there is always sufficient headroom available to meet the working capital requirements of the business.

The maturity analysis of financial instruments is as follows:

	Less than 1 year	From 1 to 2 years	From 2 to 5 years	After 5 years	Total
31 December 2016	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**
Financial Assets					
Trade and other receivables	1,980	81	-	-	2,061
Investment in subsidiaries	-	30,750	-	-	30,750
Cash and cash equivalents	34,496	-	-	-	34,496
Total financial assets	36,476	30,831	-	-	67,307
Financial liabilities					
Trade and other payables	(19,665)	-	-	-	(19,665)
Total financial liabilities	(19,665)	-	-	-	(19,665)

	Less than 1 year	From 1 to 2 years	From 2 to 5 years	After 5 years	Total
31 December 2015	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**
Financial Assets					
Trade and other receivables	1,941	7,054	-	-	8,995
Investment in subsidiaries	-	30,589	-	-	30,589
Cash and cash equivalents	22,604	-	-	-	22,604
Total financial assets	24,545	37,643	-	-	62,188
Financial liabilities					
Trade and other payables	(10,771)	-	-	-	(10,771)
Total financial liabilities	(10,771)	-	-	-	(10,771)

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

15 Fair value estimation

i. Financial instruments
The cost and corresponding fair values of the Partnership's financial instruments are as follows:

	31 December 2016		31 December 2015	
	Book value	Fair value	Book value	Fair value
	£'000	£'000	£'000	£'000
Investments in subsidiaries	30,750	30,750	30,589	30,589
Cash	34,496	34,496	22,604	22,604
Trade and other receivables	2,061	2,061	8,995	8,995
Trade and other payables	(19,665)	(19,665)	(10,771)	(10,771)

The largest components of the Partnership's net asset value and their valuation approaches are set out below:

Investments in subsidiaries

The fair value of the Partnership's investment in subsidiaries represents the judgement by the General Partner of the open market value of the Partnership's investment based on the underlying assets held. The fair value is informed by estimates obtained from independent professional valuers where available and reference to market evidence of transaction prices for similar assets. In the current year the investments in subsidiaries are held at net realisible value.

Trade receivables and payables

The General Partner believes that the fair value of trade receivables and payables is materially the same as their book value at the year end dates since these items have short maturities and there have not been any impairment in the year.

Notes to the Financial Statements (continued)
For the year ended 31 December 2016

15 Fair value estimation (continued)

ii. Hierarchy

Inclusions at the different levels of the Fair Value Hierarchy, as defined in note 3(v) on page 18, are set out below:

2016	Level 1 £'000	Level 2 £'000	Level 3 £'000	Total £'000
Cash and cash equivalents	34,496	-	-	34,496
Trade and other receivables	-	2,061	-	2,061
Trade and other payables	-	(19,665)	-	(19,665)
	34,496	**(17,604)**	**-**	**16,892**

2015	Level 1 £'000	Level 2 £'000	Level 3 £'000	Total £'000
Cash and cash equivalents	22,604	-	-	22,604
Trade and other receivables	-	8,995	-	8,995
Trade and other payables	-	(10,771)	-	(10,771)
	22,604	**(1,776)**	**-**	**20,828**

16 Financial Instruments

	2016 £'000	2015 £'000
Financial assets		
Measured at undiscounted amount receivable:		
Cash	34,248	22,356
Trade and other receivables (see note 11)	1,979	1,941
Amounts owed from related undertakings (see note 11)	82	7,054
	36,309	**31,351**

	2016 £'000	2015 £'000
Financial liabilities		
Measured at undiscounted amount payable:		
Trade and other payables (see note 13)	6,141	5,978
Amounts owed to related undertakings (see note 13)	8,731	-
	14,872	**5,978**

17 **Note to the statement of cash flows**

Reconciliation of operating (loss)/profit to net cash inflow from operating activities

	2016 £'000	2015 £'000
Operating (loss)/profit	(7,694)	9,084
Changes in working capital:		
Decrease in trade and other receivables	6,935	4,263
Increase/(decrease) in trade and other payables	12,996	(1,622)
Add back non-cash items:		
Profit on sale of investment properties	(11)	(5,497)
Change in fair value of investment properties	-	(665)
Change in fair value of subsidiary	(162)	(5,121)
Net cash inflow from operating activities	**12,064**	**442**

18 **Contingent liabilities and commitments**

There were no commitments or contingent liabilities at the Statement of Financial Position date (2015:£nil).

19 **Related party transactions**

	2016		2015	
	Income earned/paid in year £'000	**Receivable/ (payable) at year end £'000**	**Income earned/(paid) in year £'000**	**Receivable at year end £'000**
Aviva Investors UK Fund Services Limited	321	80	344	157
Igloo Regeneration Limited	455	-	504	-
Igloo Regeneration Property Unit Trust	(15,706)	(8,731)	(1,626)	6,975
	(14,930)	(8,651)	(778)	7,132

Aviva Investors UK Fund Services Limited receives fees as it acts as the fund manager and operator for Igloo Regeneration Partnership. Igloo Regeneration Limited receives fees as it acts as development manager for Igloo Regeneration Partnership.

The directors received no emoluments for services to the Partnership for the financial year (31 December 2015: £nil).

The related parties' receivables and payables are not secured and no guarantees were recovered in respect thereof. The receivables and payables will be settled in accordance with normal credit terms.

19 Related party transactions (continued)

	2016		2015	
	Income earned in year £'000	Receivable/ (payable) at year end £'000	Income earned/(paid) in year £'000	Receivable/ (payable) at year end £'000
Amounts owed by General Partner	3	83	3	80
Amounts owed to General Partner	-	(9)	(4)	(9)
Net amount owed by General Partner	3	74	(1)	71

20 Parent and ultimate controlling undertaking

The Partnership's general partner is Igloo Regeneration (General Partner) Limited, a company incorporated in Great Britain and registered in England and Wales.

Igloo Regeneration (General Partner) Limited is owned by Igloo Regeneration Limited (25%), Barclays Funds Investment Limited (25%) and Norwich Union (Shareholder GP) Limited (50%).

The ultimate parent undertaking and controlling party of Norwich Union (Shareholder GP) Limited is Aviva plc, a company incorporated in the United Kingdom.

21 Parent and ultimate controlling undertaking (continued)

Aviva plc is the parent undertaking of both the largest and the smallest group of undertakings to consolidate the financial statements at 31 December 2016. The consolidated financial statements of Aviva plc are available on application to the:

Group Company Secretary
Aviva plc
St Helen's
1 Undershaft, London
EC3P 3DQ

22 Post balance sheet events

On 31st August 2017 the Partnership repaid Partners' Advances of £20,000,000.

Igloo Regeneration Partnership

Additional AIFMD disclosures (unaudited)

REMUNERATION

In line with the requirements of the Alternative Investment Fund Managers Directive ("AIFMD"), Aviva Investors UK Fund Services Limited ("AIUKFSL") is subject to a remuneration policy which is consistent with the principles outlined in the European Securities and Markets Authority guidelines on sound remuneration policies under AIFMD.

The remuneration policies are designed to ensure that any relevant conflicts of interest can be managed appropriately at all times and that the remuneration of its senior staff is in line with the risk policies and objectives of the Alternative Investment Funds ("AIF's") it manages, and takes into account, the promotion of sound and effective risk management and the achievement of fair outcomes for all customers.

For the year to 31 December 2016, remuneration paid by Aviva Plc, the ultimate parent of AIUKFSL, to its senior management team, and staff whose actions have a material impact on the risk profile of AIUKFSL ("Code staff"), is as follows:

		Senior Management	**Other Code Staff**
Total Remuneration:		£0.6m	£0.4m
Of which,	Fixed Remuneration	27%	59%
	Variable Remuneration	66%	28%
	Pension/Benefits:	7%	13%
Number of Code staff:		7	9

Leverage
Leverage as required to be calculated by the AIFM Directive

Pursuant to its regulatory obligations, the Manager is required to express the level which the Fund's leverage will not exceed. For the purposes of this disclosure, leverage is any method by which the Fund's exposure is increased beyond its holding of securities and cash. A fund's exposure may be increased by using derivatives, by reinvesting cash borrowings, through securities lending or securities borrowing arrangements, or by such other means as may be permitted to be used pursuant to that fund's investment objectives and strategy (such increase referred to herein as the "Incremental Exposure"). The AIFM Directive prescribes two methodologies for calculating overall exposure of a fund: the "gross methodology" and the "commitment methodology". These methodologies are briefly summarised below but are set out in full detail in the AIFM Directive.

The commitment methodology takes account of the hedging and netting arrangements employed by a fund at any given time (purchased and sold derivative positions will be netted where both relate strictly to the same underlying asset). This calculation of exposure includes all Incremental Exposure as well as the fund's own physical holdings and cash. By contrast, the gross methodology does not take account of the netting or hedging arrangements employed by a fund. This calculation of exposure under the gross methodology includes all Incremental Exposure as well as the fund's own physical holdings, excluding cash.

The AIFM directive requires that each leverage ratio to be expressed as the ratio between a Fund's total exposure (including securities and cash) and its net asset value. Using the methodologies prescribed under the AIFM directive, the Partnership is generally expected to be leveraged at the ratio of 1.2:1 using the commitment methodology and 1.2:1 using the gross methodology. The Partnership may, however, have higher levels of leverage, including in atypical and volatile market conditions. In such circumstances, leverage will not exceed the ratio of 1.5:1 using the commitment methodology and 1.5:1 using the gross methodology.