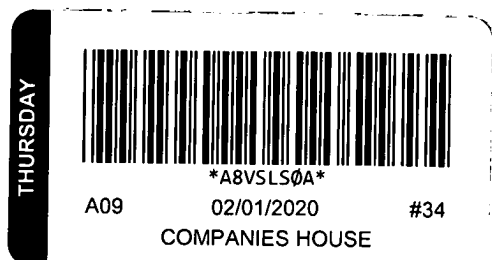


REGISTERED NUMBER: 04404542 (England and Wales)

**STRATEGIC REPORT, REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
FOR
WIXAMS FIRST LIMITED**



WIXAMS FIRST LIMITED (REGISTERED NUMBER: 04404542)

**CONTENTS OF THE FINANCIAL STATEMENTS
for the year ended 31 March 2019**

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WIXAMS FIRST LIMITED

COMPANY INFORMATION
for the year ended 31 March 2019

DIRECTORS:

E P Farnsworth
C D Luttman
M R Richmond
G S Wilkinson

REGISTERED OFFICE:

Gallagher House
Gallagher Way
Gallagher Business Park
Warwick
CV34 6AF

REGISTERED NUMBER:

04404542 (England and Wales)

INDEPENDENT AUDITORS:

KPMG LLP
Chartered Accountants
One Snowhill
Snowhill Queensway
Birmingham
B4 6GH

WIXAMS FIRST LIMITED (REGISTERED NUMBER: 04404542)

**STRATEGIC REPORT
for the year ended 31 March 2019**

The directors present their strategic report for Wixams First Limited for the year ended 31 March 2019.

PRINCIPAL ACTIVITY

The principal activity of the company for the year under review was that of property development.

RESULTS

The loss for the financial year was £180,776 (9 month period ended 31 March 2018: £327,831).

REVIEW OF BUSINESS

The results for the financial year and financial position of the company are as shown in the annexed financial statements. During the year ended 31 March 2019, the company has successfully sold development land as the general market for residential land has remained strong contributing to a gross profit of £4.6m.

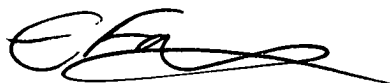
The company's remaining land interests are held in Southern England where demand for serviced land remains strong. The company's landbank is focused on family housing where demand is strongest and management continues to be focused on further disposals of the land for residential development.

Given the nature of the business where planning permission represents the key objective, the company's directors are of the opinion that analysis using further KPIs is not necessary for the understanding of the development, performance or position of the business.

RISK MANAGEMENT

The business is subject to the normal constraints of the operation of the planning framework laid down by local and national government and the principal risks for the business arise from this area and from the difficult current market conditions for property development and construction work. To mitigate these risks the company employs people with specialist experience of the processes and procedures associated with the planning system.

ON BEHALF OF THE BOARD:



E P Farnsworth - Director

10 June 2019

WIXAMS FIRST LIMITED (REGISTERED NUMBER: 04404542)

**REPORT OF THE DIRECTORS
for the year ended 31 March 2019**

The directors present their report with the audited financial statements of the company for the year ended 31 March 2019.

GIFT AID

During the year ended 31 March 2019, the company paid a gift aid distribution of £Nil (period ended 31 March 2018: £275,000) to its parent company London and Quadrant Housing Trust.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 April 2018 to the date of this report.

E P Farnsworth
C D Luttman
G S Wilkinson

Other changes in directors holding office are as follows:

W Ahmed - resigned 3 December 2018
S A Burnett - resigned 30 November 2018
M R Richmond - appointed 3 December 2018
T M Nicholls - resigned 3 December 2018

FUTURE DEVELOPMENTS

These are referred to in the Strategic Report.

FINANCIAL RISK MANAGEMENT

The company uses group funding to ensure that it has sufficient working capital available. The group operates using its own cash reserves but also has significant banking facilities available under the Gallagher Estates Holdings Limited group's 5 year term loan with HSBC Bank plc which is due for renewal in December 2020. Floating interest rates are reviewed and swapped for fixed rates where appropriate to reduce exposure to adverse interest rate fluctuations.

DIRECTORS' INDEMNITIES

The company maintains liability insurance for its directors and officers. This is a qualifying indemnity provision for the purposes of the Companies Act 2006, and was in place during the financial period and up to the date of signing these financial statements.

REPORT OF THE DIRECTORS - continued
for the year ended 31 March 2019

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

The directors are responsible for preparing the Strategic Report, the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial period. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

DISCLOSURE OF INFORMATION TO THE AUDITOR

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

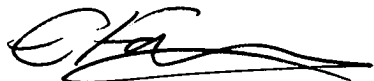
WIXAMS FIRST LIMITED (REGISTERED NUMBER: 04404542)

REPORT OF THE DIRECTORS - continued
for the year ended 31 March 2019

INDEPENDENT AUDITORS

KPMG LLP were re-appointed as auditors during the year and have indicated their willingness to be re-appointed for another term. Appropriate arrangements have been put in place for them to be re-appointed as auditors in the absence of an Annual General Meeting.

ON BEHALF OF THE BOARD:

A handwritten signature in black ink, appearing to read 'E P Farnsworth', with a long horizontal flourish extending to the right.

E P Farnsworth - Director

10 June 2019

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF WIXAMS FIRST LIMITED

Opinion

We have audited the financial statements of Wixams First Limited ("the company") for the year ended 31 March 2019 which comprise the Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Equity and related notes, including the accounting policies in note 3.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2019 and of its loss for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

The impact of uncertainties due to the UK exiting the European Union on our audit

Uncertainties related to the effects of Brexit are relevant to understanding our audit of the financial statements. All audits assess and challenge the reasonableness of estimates made by the directors, such as recoverability of stock, cost to complete accrual, recoverability of debtors and related disclosures and the appropriateness of the going concern basis of preparation of the financial statements. All of these depend on assessments of the future economic environment and the company's future prospects and performance.

Brexit is one of the most significant economic events for the UK, and at the date of this report its effects are subject to unprecedented levels of uncertainty of outcomes, with the full range of possible effects unknown. We applied a standardised firm-wide approach in response to that uncertainty when assessing the company's future prospects and performance. However, no audit should be expected to predict the unknowable factors or all possible future implications for a company and this is particularly the case in relation to Brexit.

Going concern

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

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

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

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF WIXAMS FIRST LIMITED - continued

Strategic Report and Report of the Directors

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

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

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

Matters on which we are required to report by exception

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

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

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in their statement set out on page 4, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF WIXAMS FIRST LIMITED - continued

Auditors' responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

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

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

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



Sarah Brown (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
One Snowhill
Snowhill Queensway
Birmingham
B4 6GH

11 July 2019

WIXAMS FIRST LIMITED (REGISTERED NUMBER: 04404542)**STATEMENT OF COMPREHENSIVE INCOME**
for the year ended 31 March 2019

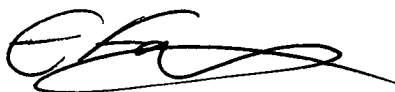
		Year Ended 31.3.19 £	Period 1.7.17 to 31.3.18 £
	Notes		
TURNOVER		17,061,415	22,088,703
Cost of sales		<u>(12,444,092)</u>	<u>(20,352,761)</u>
GROSS PROFIT		4,617,323	1,735,942
Administrative expenses		(10,880)	(68,995)
Other operating income		<u>(4,823)</u>	<u>4,216</u>
OPERATING PROFIT	5	4,601,620	1,671,163
Interest receivable and similar income	6	659,618	816,236
Interest payable and similar expenses	7	<u>(5,484,395)</u>	<u>(2,892,113)</u>
LOSS BEFORE TAXATION		(223,157)	(404,714)
Tax on loss	8	<u>42,381</u>	<u>76,883</u>
LOSS FOR THE FINANCIAL YEAR/PERIOD		(180,776)	(327,831)
OTHER COMPREHENSIVE INCOME		<u>-</u>	<u>-</u>
TOTAL COMPREHENSIVE LOSS FOR THE YEAR/PERIOD		<u><u>(180,776)</u></u>	<u><u>(327,831)</u></u>

The notes form part of these financial statements

WIXAMS FIRST LIMITED (REGISTERED NUMBER: 04404542)**BALANCE SHEET****31 March 2019**

	Notes	31.3.19 £	31.3.18 £
FIXED ASSETS			
Investments	9	2	-
CURRENT ASSETS			
Stocks	10	77,291,229	93,350,706
Debtors: amounts falling due within one year	11	33,044,812	29,299,462
Debtors: amounts falling due after more than one year	11	5,204,300	28,581,179
Cash at bank		<u>8,102,681</u>	<u>7,392,386</u>
		123,643,022	158,623,733
CREDITORS			
Amounts falling due within one year	12	<u>(113,040,204)</u>	<u>(48,411,300)</u>
NET CURRENT ASSETS		<u>10,602,818</u>	<u>110,212,433</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		10,602,820	110,212,433
CREDITORS			
Amounts falling due after more than one year	13	<u>(9,779,347)</u>	<u>(109,208,184)</u>
NET ASSETS		<u>823,473</u>	<u>1,004,249</u>
CAPITAL AND RESERVES			
Called up share capital	15	8,334	8,334
Capital redemption reserve	16	21,668	21,668
Retained earnings	16	<u>793,471</u>	<u>974,247</u>
TOTAL SHAREHOLDERS' FUNDS		<u>823,473</u>	<u>1,004,249</u>

The financial statements were approved by the Board of Directors on 10 June 2019 and were signed on its behalf by:



E P Farnsworth - Director

The notes form part of these financial statements

WIXAMS FIRST LIMITED (REGISTERED NUMBER: 04404542)

STATEMENT OF CHANGES IN EQUITY
for the year ended 31 March 2019

	Called up share capital £	Retained earnings £	Capital redemption reserve £	Total equity £
Balance at 1 July 2017 (as restated)	8,334	1,577,078	21,668	1,607,080
Changes in equity				
Total comprehensive loss	-	(327,831)	-	(327,831)
Distribution to shareholder in the form of gift aid	<u>-</u>	<u>(275,000)</u>	<u>-</u>	<u>(275,000)</u>
Balance at 31 March 2018	<u>8,334</u>	<u>974,247</u>	<u>21,668</u>	<u>1,004,249</u>
Changes in equity				
Total comprehensive loss	<u>-</u>	<u>(180,776)</u>	<u>-</u>	<u>(180,776)</u>
Balance at 31 March 2019	<u>8,334</u>	<u>793,471</u>	<u>21,668</u>	<u>823,473</u>

The notes form part of these financial statements

WIXAMS FIRST LIMITED (REGISTERED NUMBER: 04404542)

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2019

1. STATUTORY INFORMATION

Wixams First Limited ("the company") acts as a property development company.

The company is a private company limited by shares and is incorporated and domiciled in England. The address of both its registered office and principal place of business is Gallagher House, Gallagher Way, Gallagher Business Park, Warwick CV34 6AF.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared on a going concern basis, under the historical cost convention, as modified by the recognition of certain financial assets and liabilities measured at fair value.

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all periods presented unless otherwise stated. The financial statements are presented in the pound sterling and the Company's functional and presentation currency is the pound sterling.

The company was acquired by London & Quadrant Housing Trust on 1 February 2017. During the prior period, the company changed its accounting reference date from 30 June to 31 March to be coterminous with its new ultimate parent company.

The company is producing its current financial statements for the year ended 31 March 2019. The change of accounting reference date in the prior period has resulted in some of the comparative amounts presented in the financial statements (including the related notes) not being entirely comparable. The comparative figures within the statement of comprehensive income are for the 9 month period to 31 March 2018. The balance sheet figures are both presented at 31 March.

The company has decided on the early adoption of FRED 68 'Draft amendments to FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland' in respect of gift aid payments. This means that as the company is a subsidiary of a charitable parent, the tax effects of the gift aid payments have been taken into account at the reporting date, where it is probable payment will be made within nine months of the reporting date. Additionally, the tax effects of the gift aid payment have been recognised in the Statement of Comprehensive Income. The financial statements for the year ended 30 June 2017 have been updated to reflect this.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2019

3. ACCOUNTING POLICIES - continued

Financial Reporting Standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 4 Statement of Financial Position paragraph 4.12(a)(iv);
- the requirements of Section 7 Statement of Cash Flows;
- the requirement of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.41(b), 11.41(c), 11.41(e), 11.41(f), 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirement of Section 33 Related Party Disclosures paragraph 33.7.

Preparation of consolidated financial statements

The financial statements contain information about Wixams First Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 400 of the Companies Act 2006 from the requirements to prepare consolidated financial statements as it and its subsidiary undertaking are included by full consolidation in the consolidated financial statements of its parent, London & Quadrant Housing Trust, which can be obtained at 29-35 West Ham Lane, Stratford, London E15 4PH.

Turnover

Turnover represents the invoiced value of work done resulting from UK property development activities. Turnover from land sales is recognised on completion when the benefits of ownership and related planning consents are passed to the purchaser.

Cost of sales

In addition to the costs originally stocked in work in progress attributable to each sales transaction, included within cost of sales are expenses relating to fees expended in promoting developments through the planning system which are written off to the statement of comprehensive income until the viability of such a development is reasonably secure, after which such costs are capitalised in accordance with the stocks accounting policy.

Other operating income

Other operating income represents incidental income arising from interests in property including rent receivable net of related expenses.

Investments in subsidiaries

Investments are stated at cost including the fair value of shares issued less any provision. Provisions against cost are made where it is considered that an impairment in value has occurred.

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2019**

3. ACCOUNTING POLICIES – continued

Stocks

Work in progress, which includes land held for development, is valued at the lower of cost and estimated selling price less costs to complete and selling expenses. Cost includes the purchase of land together with its acquisition expenses and promotional costs associated with developments once the viability of such a development is reasonably secure. Work in progress is appraised within the context of current market values or the expected sale prices achievable over the development period and is reduced to estimated selling price less costs to complete and selling expenses where changes in circumstances indicate full recovery is unlikely. At the date a sale is recognised all costs, including planning and infrastructure costs attributable to that sale, are taken to cost of sales.

Taxation

Taxation expense for the year comprises current and deferred tax recognised in the reporting year. Current or deferred tax assets and liabilities are not discounted.

Current tax, including UK corporation tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantially enacted by the balance sheet date.

Deferred tax assets and liabilities arising due to timing differences between the recognition of gains and losses in the financial statements and their recognition in the tax computation at the current rate of tax are recognised in the financial statements. Unrelieved tax losses and other deferred tax assets are only recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Jointly controlled assets

When the company has entered into a jointly controlled asset arrangement in respect of a property development, the company's share of the results, assets and liabilities are included in the company's financial statements.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2019

3. ACCOUNTING POLICIES - continued

Critical accounting judgements and estimation uncertainty

Estimates and judgement are continually evaluated and are based on historic experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Key accounting estimates and assumptions:

(i) Carrying value of land and work in progress

Work in progress, which includes land held for development, is valued at the lower of cost and estimated selling price less costs to complete and selling expenses. In order to assess the appropriateness of the carrying value of work in progress in the financial statements, the company is required to determine forecast sales rates, expected sales prices and estimated costs to complete. Both the estimation of future sales prices and costs to complete include allowances for industry recognised inflation forecasts.

(ii) Estimation of costs to complete

Where the company sells serviced land it allocates estimated total infrastructure costs in order to determine the profit that the company is able to recognise on the sale of specific development parcels in an accounting period. Within this calculation it estimates the costs to complete and in making these assessments there is a degree of inherent uncertainty. In order to limit this uncertainty these estimates are calculated by senior personnel with the appropriate market experience and knowledge using available third party cost plans.

(iii) Fair valuation of long term debtors

Revenue is recognised excluding discounts to long term debtors. Management use the contractual timing of the receipts and these are discounted at the appropriate discount rate to determine the fair value of the asset at the balance sheet date.

(iv) Fair valuation of long term creditors

Management makes reasonable estimates of expected cash outflows based on existing circumstances and the timing of contractual arrangements. These are discounted at the appropriate discount rate to determine the fair value of the liability at the balance sheet date.

WIXAMS FIRST LIMITED (REGISTERED NUMBER: 04404542)

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2019**

4. EMPLOYEES AND DIRECTORS

There were no direct staff costs for the year ended 31 March 2019 (period ended 31 March 2018: £nil). However, £nil (period ended 31 March 2018: £55,000) was charged to the company in the year by Gallagher Estates Limited for the service of individuals who had performed work on behalf of Wixams First Limited.

The average monthly number of employees were as follows:

	Year Ended 31.3.19 Number	Period 1.7.17 to 31.3.18 Number
Directors	<u>5</u>	<u>5</u>

The directors were paid by the following companies and their emoluments are disclosed in the financial statements of these companies:

Directors' Name	Company Name
Mr W Ahmed (resigned 3 December 2018)	London & Quadrant Housing Trust
Mr S A Burnett (resigned 30 November 2018)	Gallagher Estates Limited
Mr E P Farnsworth	London & Quadrant Housing Trust
Mr C D Luttmann	London & Quadrant Housing Trust
Mr T M Nicholls (resigned 3 December 2018)	London & Quadrant Housing Trust
Mr M R Richmond (appointed 3 December 2018)	Gallagher Estates Limited
Mr G S Wilkinson	Gallagher Estates Limited

5. OPERATING PROFIT

The operating profit is stated after charging:

	Year Ended 31.3.19 £	Period 1.7.17 to 31.3.18 £
Auditors' remuneration	6,000	6,000
Stocks recognised as an expense	<u>12,373,277</u>	<u>20,299,723</u>

There were no non - audit services provided by the auditor to this company in either the year ended 31 March 2019 or the period ended 31 March 2018.

WIXAMS FIRST LIMITED (REGISTERED NUMBER: 04404542)**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2019****6. INTEREST RECEIVABLE AND SIMILAR INCOME**

	Year Ended 31.3.19 £	Period 1.7.17 to 31.3.18 £
Deposit account interest	7,483	5,028
Other interest receivable	230	205
Interest receivable on loans to group undertakings	373,243	387,355
Gains on derivative financial instruments	-	62,498
Gains on amortised cost	<u>278,662</u>	<u>361,150</u>
	<u>659,618</u>	<u>816,236</u>

7. INTEREST PAYABLE AND SIMILAR EXPENSES

	Year Ended 31.3.19 £	Period 1.7.17 to 31.3.18 £
Bank interest	1,053,157	2,169,891
Losses on amortised cost	2,636,333	700,688
Interest payable on loans from group undertakings	<u>1,794,905</u>	<u>21,534</u>
	<u>5,484,395</u>	<u>2,892,113</u>

As a result of the early repayment of the long term creditors (see note 13), the FRS 102 discount applied to the long term creditors was written back in full during the year. This resulted in losses on amortised cost of £2,636,333.

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2019

8. TAXATION

Analysis of the tax credit

The tax credit on the loss for the year/period was as follows:

	Year Ended 31.3.19 £	Period 1.7.17 to 31.3.18 £
Current tax:		
Group relief	(42,381)	(88,757)
Deferred tax	-	11,874
Tax on loss	<u>(42,381)</u>	<u>(76,883)</u>

The corporation tax differs from the standard UK corporation tax rate applied to the (loss)/profit on ordinary activities before taxation. The differences are:

	Year Ended 31.3.19 £	Period 1.7.17 to 31.3.18 £
(Loss)/profit on ordinary activities before taxation at 19%	(42,400)	(76,896)
Expenses not deductible for tax purposes	<u>19</u>	<u>13</u>
	<u>(42,381)</u>	<u>(76,883)</u>

The company has trading tax losses of approximately £2,047,238 (period ended 31 March 2018: 2,047,238) using a rate of 19% which are available to carry forward and which are recognised as a deferred tax asset at 19% as it is considered that they are likely to be utilised against expected trading profits over the next couple of years.

The main rate of corporation tax is 19% and is expected to reduce from 19% to 17% effective 1 April 2020 as a result of the Finance Bill 2016. The reduction in the rate to 17% was substantively enacted on 6 September 2016 and is therefore applicable at the balance sheet date. Accordingly, the current year tax charge has been provided for at a rate of 19% and deferred tax assets and liabilities have been provided for at rates between 17% and 19%, depending on the expected date that the deferred tax assets or liabilities are expected to unwind.

WIXAMS FIRST LIMITED (REGISTERED NUMBER: 04404542)

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2019**

9. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
COST	
Additions	<u>2</u>
At 31 March 2019	<u>2</u>
NET BOOK VALUE	
At 31 March 2019	<u><u>2</u></u>

The investment represents all of the ordinary shares in Gallagher Elstow Limited, a property development company, incorporated in England and Wales. Gallagher Elstow Limited's address is: Gallagher House, Gallagher Way, Gallagher Business Park, Warwick CV34 6AF.

10. STOCKS

	31.3.19 £	31.3.18 £
Work in progress	<u>77,291,229</u>	<u>93,350,706</u>

11. DEBTORS

	31.3.19 £	31.3.18 £
Amounts falling due within one year:		
Trade debtors	20,049,672	15,299,295
Amounts owed by group undertakings	10,945,418	13,991,132
Deferred tax asset	2,047,238	-
Prepayments and accrued income	<u>2,484</u>	<u>9,035</u>
	<u>33,044,812</u>	<u>29,299,462</u>
Amounts falling due after more than one year:		
Trade debtors	5,204,300	26,533,941
Deferred tax asset	<u>-</u>	<u>2,047,238</u>
	<u>5,204,300</u>	<u>28,581,179</u>
Aggregate amounts	<u>38,249,112</u>	<u>57,880,641</u>

WIXAMS FIRST LIMITED (REGISTERED NUMBER: 04404542)

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2019**

11. DEBTORS - continued

Included within trade debtors falling due after more than one year is £5,204,300 (2018: £26,533,941) due between 1 - 2 years.

Deferred tax asset (in respect of losses):

	31.3.19	31.3.18
	£	£
Balance at 1 April/July	2,047,238	2,047,238
Charged to the statement of comprehensive income	-	-
Balance at 31 March	<u>2,047,238</u>	<u>2,047,238</u>

Deferred tax asset (in respect of derivative financial instruments)

	31.3.19	31.3.18
	£	£
Balance at 1 April/July	-	11,874
Charged to the statement of comprehensive income	-	(11,874)
Balance at 31 March	<u>-</u>	<u>-</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.19	31.3.18
	£	£
Trade creditors	473,039	810,101
Amounts owed to group undertakings	77,771,241	16,424,814
VAT payable	4,463,325	4,168,188
Other creditors	1,842	1,842
Accruals and deferred income	<u>30,330,757</u>	<u>27,006,355</u>
	<u>113,040,204</u>	<u>48,411,300</u>

13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.19	31.3.18
	£	£
Bank loan (see note 14)	9,779,347	87,274,517
Trade creditors	-	21,933,667
	<u>9,779,347</u>	<u>109,208,184</u>

WIXAMS FIRST LIMITED (REGISTERED NUMBER: 04404542)

NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2019

13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued

During the year, the company negotiated early settlement terms with the long term creditors which were previously expected to be paid with 2 - 5 years.

The company is party to a 5 year £300,000,000 bank facility which was due for renewal in December 2020, for the benefit of the Gallagher Estates Holdings Limited group and related companies. The company has granted security over its assets and provided mutual guarantees under the terms of the facility.

At 31 March 2019, £114,500,000 (2018: £76,300,000) was utilised by related companies in relation to their assets and development sites within the facilities.

14. BANK LOAN

An analysis of the maturity of the bank loan is given below:

	31.3.19 £	31.3.18 £
Amounts falling due between one and two years:		
Bank loan - 1-2 years	<u>9,779,347</u>	<u>-</u>
Amounts falling due between two and five years:		
Bank loan - 2-5 years	<u>-</u>	<u>87,274,517</u>

15. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.3.19 £	31.3.18 £
8,334	Ordinary	£1	<u>8,334</u>	<u>8,334</u>

16. RESERVES

	Retained earnings £	Capital redemption reserve £	Totals £
At 1 April 2018	974,247	21,668	995,915
Loss for the financial year	<u>(180,776)</u>	<u>-</u>	<u>(180,776)</u>
At 31 March 2019	<u>793,471</u>	<u>21,668</u>	<u>815,139</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued
for the year ended 31 March 2019**

17. RELATED PARTY DISCLOSURES

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

There are no other related party disclosures to be made concerning the year ended 31 March 2019 (period ended 31 March 2018: none).

18. ULTIMATE CONTROLLING PARTY

The company's immediate and ultimate parent undertaking is London & Quadrant Housing Trust (Society No. 30441R) a registered provider of social housing with charitable objectives. The consolidated financial statements for London & Quadrant Housing Trust are available to the public and may be obtained from 29-35 West Ham Lane, Stratford, London E15 4PH.