ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

MONDAY



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COMPANY INFORMATION

Directors

Mr Robert Gillespie

(Appointed 23 November 2020)

Mr A Duck

Mrs Charlotte Douglass

(Appointed 23 November 2020)

Company number

04437976

Registered office

Unit G1 Ash Tree Court

Nottingham Business Park

Nottingham NG8 6PY

Auditor

UHY Hacker Young

Quadrant House

4 Thomas More Square

London E1W 1YW

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DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2021

The directors present their annual report and financial statements for the year ended 31 March 2021.

Principal activities

The principal activity of the company continued to be that of an investment company in the property sector.

Results and dividends

The company paid dividends of £1,059,108 during the year (2020: £2,317,390).

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr S L Jones (Resigned 23 November 2020)
Mr Robert Gillespie (Appointed 23 November 2020)
Mr Mark Fowkes (Resigned 23 November 2020)

Mr A Duck

Mr Andrew Rymer (Resigned 23 November 2020)
Mrs Charlotte Douglass (Appointed 23 November 2020)

Auditor

The auditor, UHY Hacker Young, is deemed to be reappointed under section 487(2) of the Companies Act 2006

Statement of directors' responsibilities

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make 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 company will continue in business.

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

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

On behalf of the board

Mrs Charlotte Douglass

Director

Date: 24 November 2022



INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF COMMUNITY SOLUTIONS INVESTMENT PARTNERS LIMITED

Opinion

We have audited the financial statements of Community Solutions Investment Partners Limited (the 'company') for the year ended 31 March 2021 which comprise the statement of comprehensive income, the balance sheet, the statement of changes in equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2021 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 under those standards are further described in the *Auditor's responsibilities* for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.



INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF COMMUNITY SOLUTIONS INVESTMENT PARTNERS LIMITED

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us 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
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

Responsibilities of directors

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



INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF COMMUNITY SOLUTIONS INVESTMENT PARTNERS LIMITED

Auditor's responsibilities for the audit of the financial statements

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the company and the industry in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to the acts by the company which were contrary to applicable laws and regulations including fraud and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to the valuation of the loan.

Audit procedures performed included: review of the financial statement disclosures to underlying supporting documentation, review of accounting policies applied, and enquiries of management in so far as they related to the financial statements, and testing of journals and evaluating whether there was evidence of bias by the directors that represented a risk of material misstatement due to fraud.

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

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.



INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE MEMBERS OF COMMUNITY SOLUTIONS INVESTMENT PARTNERS LIMITED

Use of our report

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.

Marc Waterman (Senior Statutory Auditor)
For and on behalf of UHY Hacker Young

Date: Lyly you

Chartered Accountants Statutory Auditor

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 £'000	2020 £'000
Turnover	2	67	119
Cost of sales		(83)	6
Gross (loss)/profit		(16)	125
Administrative expenses		(15)	(23)
Operating (loss)/profit	3	(31)	102
Interest receivable and similar income	5	2,054	3,446
Interest payable and similar expenses	6	(1,000)	(1,082)
Amounts written off investments	7	-	(6)
Profit before taxation		1,023	2,460
Tax on profit	8	-	-
Profit for the financial year		1,023	2,460

The profit and loss account has been prepared on the basis that all operations are continuing operations.

BALANCE SHEET AS AT 31 MARCH 2021

		202	:1	202	0
	Notes	£'000	£'000	£'000	£'000
Fixed assets					
Investments	11		2,540		2,540
Current assets					
Debtors	13	14,268		14,615	
Cash at bank and in hand		196		217	
		14,464		14,832	
Creditors: amounts falling due within one year	14	(486)		(530)	
Net current assets			13,978		14,302
Total assets less current liabilities			16,518		16,842
Creditors: amounts falling due after more than one year	15		(13,732)		(14,020)
Net assets			2,786		2,822
Capital and reserves					
Called up share capital	16		349		349
Other reserves			262		262
Profit and loss reserves			2,175		2,211
Total equity			2,786		2,822
•					

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on²⁴ November 2022 and are signed on its behalf by:

Mrs Charlotte Douglass

Director

Company Registration No. 04437976

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Share capital	Other reserves	Profit and loss reserves £'000	Total
Balance at 1 January 2019		349	262	2,068	2,679
Year ended 31 March 2020: Profit and total comprehensive income for the year Dividends	9	- -	- -	2,460 (2,317)	2,460 (2,317)
Balance at 31 March 2020		349	262	2,211	2,822
Year ended 31 March 2021: Profit and total comprehensive income for the year Dividends	9 ·	<u>.</u>		1,023 (1,059)	1,023 (1,059)
Balance at 31 March 2021		349	262	2,175 ====	2,786 ====

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

Company information

Community Solutions Investment Partners Limited is a private company limited by shares incorporated in England and Wales. The registered office is Unit G1 Ash Tree Court, Nottingham Business Park, Nottingham, NG8 6PY.

1.1 Accounting convention

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

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £'000.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

(Continued)

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that it is probable will be recovered.

1.4 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

1.5 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

(Continued)

2021

2020

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.8 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

2 Turnover and other revenue

	£'000	£'000
Turnover analysed by class of business	2 000	2000
Cost recoveries	2	1
Rental income	65	118
	67	119

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

2	Turnover and other revenue		(Continued)
		2021 £'000	2020 £'000
	Other significant revenue		
	Interest income	995	1,069
	Dividends received	1,059	2,377
		===	
•	O		
3	Operating (loss)/profit	2021	2020
	Operating (loss)/profit for the year is stated after charging:	£'000	£'000
	operating (1033)/profit for the year is stated after charging.	æ 000	2 000
	Fees payable to the company's auditor for the audit of the company's		
	financial statements	14	14
		===	
4	Employees		
	The company had no employees during the year or in the previous year.		,
5	Interest receivable and similar income		
		2021	2020
		£'000	£'000
	Interest income		
	Bank Interest received	-	1
	Amounts receivable from subsidiaries	995	1,068
	Total interest revenue	995	1,069
	Income from fixed asset investments		
	Dividends receivable from subsidiaries	1,059	2,377
	Dividends receivable from subsidiaries		
	Total income	2,054	3,446
			
6	Interest payable and similar expenses		
		2021	2020
		£'000	£'000
	Interest on financial liabilities measured at amortised cost:		
	Bank charges	, 2	3
	Amounts payable on subordinated loans	998	1,079
		1 000	1.000
		1,000	1,082
			==

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

7	Amounts written off investments		
		2021 £'000	2020 £'000
	Other gains and losses	-	(6)
8	Taxation		
	The actual charge for the year can be reconciled to the expected charge for or loss and the standard rate of tax as follows:	the year based on	the profit
		2021 £'000	2020 £'000
	Profit before taxation	1,023	2,460 ====
	Expected tax charge based on the standard rate of corporation tax in the		
	UK of 19.00% (2020: 19.00%)	194	467
	Income not taxable for tax purposes	(201)	(467)
	Deferred tax not recognised	7	-
•	Taxation charge for the year	-	-
		==	===
9	Dividends		
,	Dividends	2021	2020
		£'000	£'000
			•
	Final paid	1,059	2,317
		==	

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

10 Impairments

Impairment tests have been carried out where appropriate and the following impairment losses have been recognised in profit or loss:

		2021	2020
	Notes	£'000	£'000
In respect of:			
Fixed asset investments	11	-	6
		==	===
Recognised in:			
Amounts written off investments	•	-	6
			====

The impairment losses in respect of financial assets are recognised in other gains and losses in the profit and loss account.

11 Fixed asset investments

	Notes	2021 £'000	2020 £'000
Investments in subsidiaries	12	2,540	2,540

12 Subsidiaries

Details of the company's subsidiaries at 31 March 2021 are as follows:

Name of undertaking	Address	Class of	% Held
		shares held	Direct
Community Solutions for Primary Care (Barnsley) Limited	1	£1 Ordinary Shares	100.00
Doncaster Community Solutions (LiftCo) Limited	2	£1 Ordinary Shares	60.00
Camden & Islington Estates Partnership limited	3	£1 Ordinary Shares	60.00
JV UK Company Limited	4	£1 Ordinary Shares	100.00
West Sussex Estates Partnership Limited	5	£1 Ordinary Shares	60.00
Bradford & Airdale (LIFT) Investments Limited	6	£1 Ordinary Shares	50.00
Bury, Tameside & Glossop Estates Partnership Limited	7	£1 Ordinary Shares	60.00

Registered office addresses (all UK unless otherwise indicated):

- 1 The registered office of this subsidiary is the same as the registered address of the company.
- 2 Unit G1 Ash Tree Court, nottingham Business Park, Nottingham, England, NG8 6PY
- 3 9th Floor Cobalt Square, 83-85 Hagley Road, Birmingham. England, B16 8QG
- 4 C/O Ems Ltd, 2nd Floor Toronto Square. Toronto Street, Leeds, West Yorkshire, united Kingdom, LS1 2HJ
- 5 9th Floor Cobalt Square, 83-85 Hagley Road, Birmingham. England, B16 8QG
- 6 C/O Ems Ltd, 2nd Floor Toronto Square. Toronto Street, Leeds, West Yorkshire, united Kingdom, LS1 2HJ
- 7 9th Floor Cobalt Square, 83-85 Hagley Road, Birmingham. England, B16 8QG

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2021

13	Debtors		
	Amounts falling due within one year:	2021 £'000	2020 £'000
	Amounts owed by group undertakings	363	288
	Other debtors Prepayments and accrued income	3 159	3 244
		525	535
		2021	2020
	Amounts falling due after more than one year:	£'000	£'000
	Amounts owed by group undertakings	12,557	12,863
,	Other debtors Prepayments and accrued income	401 785	432 785
		12.742	14.000
		13,743	14,080
	Total debtors	14,268	14,615
• •			
14	Creditors: amounts falling due within one year	2021 £'000	2020 £'000
	Amounts owed to group undertakings	268	266
	Accruals and deferred income	218	264
		486	530
15	Creditors: amounts falling due after more than one year		
		2021	2020
		£'000	£'000
	Amounts owed to group undertakings Accruals and deferred income	12,167 1,565	12,395 1,625
,	,		· -
		13,732	14,020

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2021

16	Share capital				
		2021	2020	2021	2020
	Ordinary share capital	Number	Number	£'000	£'000
	Issued and fully paid				
	ordinary "A" shares of £1 each	349,388	349,388	349	349
	·				

17 Ultimate controlling party

The company "A" shares are 50% owned by Equitix Healthcare 2 Limited and 50% owned by Equitix Healthcare II (LIFT) Limited, "B" shares are 50% owned by Equitix Limited and 50% owned by Morgan Sindall Investments Limited, and "C" shares are owned by Equitix Limited.

The directors are of the opinion that there is no ultimate parent undertaking or controlling party by virtue of the company's joint ownership and control.