

FOLKESTONE HARBOUR (GP) LIMITED
DIRECTOR'S REPORT AND ACCOUNTS

31 DECEMBER 2012

Company Registration Number: 6044108



FOLKESTONE HARBOUR (GP) LIMITED

Director's report

Director R M De Haan CBE DL

Secretary R J Fraser

Registered Office Strand House, 125 Sandgate High St, Folkestone, Kent CT20 3BZ

The director submits his report together with the audited accounts of the company for the year ended 31 December 2012

Principal activities and review of business

The company is the general partner of Folkestone Harbour Limited Partnership, a partnership set up to redevelop Folkestone harbour. Its partnership share is 0.01%. During the year the partnership continued the process of creating a redevelopment plan for the harbour site and a planning application has now been submitted.

Directors

Roger De Haan remained the sole director of the company throughout the year.

Results and dividends

The loss for the year amounted to £339 (2011-£567) and has been transferred to reserves. No dividend is payable.

Director Interests

R M De Haan owns the whole of the issued share capital of the immediate parent undertaking, Folkestone Harbour Holdings Limited.

Disclosure of information to auditors

The director who held office at the date of approval of this director's report confirms that, so far as he is aware, there is no relevant audit information of which the company's auditors are unaware, and the director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Auditors

KPMG LLP have expressed their willingness to continue in office as auditors and a resolution proposing their re-appointment will be submitted at the Annual General Meeting.

Small Company Exemption

The above report has been prepared in accordance with the special provisions of Section 415A of Part 15 of the Companies Act 2006 relating to small companies.

By order of the board



R J Fraser
Secretary 20/9/17

Registered Office

125 Sandgate High Street
Folkestone
Kent
CT20 3BZ

FOLKESTONE HARBOUR (GP) LIMITED
STATEMENT OF DIRECTOR'S RESPONSIBILITIES IN RESPECT OF THE
DIRECTOR'S REPORT AND THE FINANCIAL STATEMENTS

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable law and regulations

Company law requires the director to prepare financial statements for each financial year. Under that law he has elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice)

Under company law the director must not approve the financial statements unless he is 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 director is required to:

- select suitable accounting policies and then apply them consistently,
- make judgments 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, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

The director is 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 him to ensure that the financial statements comply with the Companies Act 2006. He has general responsibility for taking such steps as are reasonably open to him to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF FOLKESTONE HARBOUR (GP) LIMITED

We have audited the financial statements of Folkestone Harbour (GP) Limited for the year ended 31 December 2012 which comprise the Profit and Loss Account, the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

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.

Respective responsibilities of directors and auditor

As explained more fully in the Director's Responsibilities Statement set out on page 3, the director 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). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's website at www.frc.org.uk/apb/scope/private.cfm.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 December 2012 and of its loss for the year then ended,
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Director's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF FOLKESTONE
HARBOUR (GP) LIMITED continued**

Matters on which we are required to report by exception

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 director's remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit



Shaun Kirby (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
15 Canada Square,
London, E14 5GL

Date 20/9/12

FOLKESTONE HARBOUR (GP) LIMITED**Profit and loss account for the year ended 31 December 2012**

	Note	2012 £	2011 £
Administrative Expenses		(458)	(460)
Release/(impairment) of investment	4	119	(107)
Loss on ordinary activities before taxation	2	<hr/> (339)	<hr/> (567)
Taxation	3	-	-
Loss on ordinary activities after taxation		<hr/> (339)	<hr/> (567)

Continuing operations

All activities are continuing

Total recognised gains and losses

The Company has no recognised gains or losses other than the amounts shown above

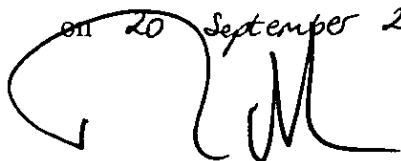
FOLKESTONE HARBOUR (GP) LIMITED
Balance sheet as at 31 December 2012

	Note	2012 £	2011 £
Fixed assets			
Investments	4	395	276
Current assets			
Cash at bank and in hand		20	28
		<u>20</u>	<u>28</u>
Creditors			
- Amounts falling due within one year	5	(2,513)	(2,063)
Net current liabilities		<u>(2,493)</u>	<u>(2,035)</u>
Creditors			
- Amounts falling due after more than one year	6	(6,111)	(6,111)
Net liabilities		<u>(8,209)</u>	<u>(7,870)</u>
Capital and reserves			
Called- up share capital	7	2	2
Profit and loss account	8	(8,211)	(7,872)
Shareholders' deficit	9	<u>(8,209)</u>	<u>(7,870)</u>

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies

These financial statements were approved by the Director

on 20 September 2013



RM De Haan
Director

FOLKESTONE HARBOUR (GP) LIMITED

Notes to the financial statements

1 Accounting policies

a) Accounting convention

The accounts are prepared under the historical cost convention and in accordance with applicable accounting standards

A key source of estimation uncertainty within these financial statements surrounds the carrying value of the company's investment in Folkestone Harbour Limited

Partnership The Director has reviewed the carrying cost of this investment against estimates of net realisable value (NRV) The Director has arrived at NRV by valuing the investment at an amount equivalent to the company's share of net assets of the partnership This has given rise to an increase in value of £119 (2011 impairment - £107) Should there be further significant movement in UK real estate pricing, then further write-downs or write-backs of the investment may be necessary

b) Cash flow statement

The directors have taken advantage of the exemption available under FRS 1(revised) from the requirement to prepare a cash flow statement on the basis that the company qualifies under the exemption for small companies

c) Investments

Investments are held at cost less any provision for impairment

d) Going concern

The financial statements have been prepared on the going concern basis which the director believes to be appropriate for the following reasons The company is dependent for its working capital on funds provided to it by Folkestone Harbour Holdings Limited, the company's ultimate parent Folkestone Harbour Holdings Limited has indicated that for at least 12 months from the date of approval of these financial statements, it intends to continue to make available such funds as are needed by the company and in particular it does not intend to seek repayment of the amounts currently made available The director considers that this should enable the company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment As with any company placing reliance on other group entities for financial support, the director acknowledges that there can be no certainty that this support will continue although, at the date of approval of these financial statements, he has no reason to believe that it will not do so

2 Loss on ordinary activities before taxation

	2012	2011
	£	£
Is stated after charging -		
Audit fees	400	400

FOLKESTONE HARBOUR (GP) LIMITED
Notes to the financial statements

3	Tax on loss on ordinary activities	2012	2011
		£	£
	Current tax	-	-
	Reconciliation of Current Tax charge		
	Pre-tax losses at 24% (2011 26%)	(81)	(147)
	Unrelieved losses	109	119
	Group relief	-	-
	Non-deductible (income)/expense (impairment)	(28)	28
		-	-

4	Investment	
	Cost	£
	At 1 January 2012 -Investment in partnership	5,035
	-Investment in subsidiary undertakings	4
	Additions	-
	At 31 December 2012	5,039
	Impairment losses	
	At 1 January 2012	(4,763)
	Credit for the year	119
	At 31 December 2012	(4,644)
	Net book amount at 31 December 2012	395
	Net book amount at 31 December 2011	276
	The reason for the impairment credit is explained in note 1	

The partnership investment comprises a 0.01% partnership share in Folkestone Harbour Limited Partnership. The investment in subsidiary undertakings represents an investment of £2 in each of Folkestone Harbour Nominee (1) Limited and Folkestone Harbour Nominee (2) Limited. Both subsidiaries are wholly owned, are registered in England, and did not trade during the year.

5	Creditors	2012	2011
	- amounts falling due within one year	£	£
	Amount due to parent undertaking	2,509	2,059
	Amount due to subsidiary undertakings	4	4
		2,513	2,063

FOLKESTONE HARBOUR (GP) LIMITED**Notes to the financial statements**

6	Creditors	2012	2011
	- amounts falling due after more than one year	£	£
	Loan from parent undertaking	6,111	6,111

The loan from the parent undertaking falls due for repayment on 15 March 2017 or such earlier date as the parties may agree. The loan is interest free.

7	Called up share capital	2012	2011
		£	£
	Authorised		
	100 ordinary shares of £1 each	100	100
	Allotted and fully paid		
	2 ordinary shares of £1 each	2	2

8	Profit and loss account	2012	2011
		£	£
	At 1 January	(7,872)	(7,305)
	Loss for the period	(339)	(567)
	At 31 December	(8,211)	(7,872)

9	Reconciliation of movement in shareholders' deficit	2012	2011
		£	£
	Total recognised gains and losses relating to the year	(339)	(567)
	Shareholder's deficit brought forward	(7,870)	(7,303)
	Shareholder's deficit carried forward	(8,209)	(7,870)

- 10 Related party disclosures**
The company has an outstanding loan payable to its parent undertaking, Folkestone Harbour Holdings Limited amounting to £6,111 (2011-£6,111) and a further amount payable on current account of £2,509 (2011-£2,059). The company has a 0.01% interest in Folkestone Harbour Limited Partnership. All of the entities referred to in this section are ultimately controlled by Roger De Haan.

- 11 Controlling interest**
The ultimate controlling shareholder is Roger De Haan.

- 12 Exemption from Group Financial Statements**
The company controls Folkestone Harbour Limited Partnership, as General Partner, and has taken advantage of the exemption within section 398 of Part 15 of the Companies Act 2006 to dispense with the requirement to prepare consolidated financial statements.

FOLKESTONE HARBOUR LIMITED PARTNERSHIP

FINANCIAL STATEMENTS

31 DECEMBER 2012

Registration Number: LP11912

FOLKESTONE HARBOUR LIMITED PARTNERSHIP

Report of the General Partner

Introduction

Folkestone Harbour (GP) Limited ("the General Partner") presents the financial statements for Folkestone Harbour Limited Partnership ("the Partnership") for the year ended 31 December 2012

Principal activities and review of business

The Partnership was established to acquire and redevelop property situated at Folkestone harbour and the Folkestone foreshore area. During the year the partnership continued the process of creating a redevelopment plan for the harbour site and a planning application has now been submitted.

Results for the year

The profit for the year amounted to £1,187,984 (2011 loss - £1,069,817) and has been transferred to partners' capital accounts.

Disclosure of information to auditors

The director of the General Partner confirms that, so far as he is aware, there is no relevant audit information of which the Partnership's auditors are unaware, and the director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Partnership's auditors are aware of that information.

Auditors

KPMG LLP have expressed their willingness to continue in office as auditor. A resolution proposing their re-appointment will be made by the Partnership.



Roger De Haan

Director

For and on behalf of Folkestone Harbour (GP) Limited

20/9/13

Strand House,
125 Sandgate High St,
Folkestone,
Kent CT20 3BZ

STATEMENT OF GENERAL PARTNER'S RESPONSIBILITIES IN RESPECT OF THE GENERAL PARTNER'S REPORT AND THE FINANCIAL STATEMENTS

The General Partner is responsible for preparing the General Partner's Report and the financial statements in accordance with applicable law and regulations

Under the Partnership and Unlimited Companies (Accounts) Regulations 2008, the General Partner is required to prepare an annual report and financial statements under Part 15 and Chapter 1 of Part 16 of the Companies Act 2006 as if the Partnership was a company formed and registered under the Companies Act. Under that law the General Partner has elected to prepare the financial statements in accordance with UK Accounting Standards (UK Generally Accepted Accounting Practice)

The financial statements are required by law to give a true and fair view of the state of affairs of the Partnership and of the profit or loss of the Partnership for that period

In preparing these financial statements, the General Partner is required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- state whether they have been prepared in accordance with UK Accounting Standards, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Partnership will continue in business

The General Partner is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Partnership and enables it to ensure that its financial statements comply with Part 15 and Chapter 1 of Part 16 of the Companies Act 2006. The General Partner has general responsibility for taking such steps as are reasonably open to it to safeguard the assets of the Partnership and to prevent and detect fraud and other irregularities

Independent auditor's report to the members of Folkestone Harbour Limited Partnership

We have audited the financial statements of Folkestone Harbour Limited Partnership for the year ended 31 December 2012 which comprise the Profit and Loss Account, the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

This report is made solely to the qualifying partnership's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006, as required by regulation 4 of the Partnerships (Accounts) Regulations 2008. Our audit work has been undertaken so that we might state to the partnership'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 partnership and the partnership's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the General Partner and auditor

As explained more fully in the Statement of General Partner's Responsibilities set out on page 2, 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). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's website at www.frc.org.uk/apb/scope/private.cfm.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the qualifying partnership's affairs as at 31 December 2012 and of its profit for the year then ended,
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice, 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.

**Independent auditor's report to the members of Folkestone Harbour Limited Partnership
continued**

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 as applied to qualifying partnerships 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 members' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit



Shaun Kirby (Senior Statutory Auditor) for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants

15 Canada Square, London, E14 5GL

[date]

30/9/13

FOLKESTONE HARBOUR LIMITED PARTNERSHIP
Profit and loss account for the year ended 31 December 2012

	Note	2012 £	2011 £
Turnover	2	119,881	101,146
Cost of sales		-	-
Release/(impairment) of inventories	1	1,190,808	(1,114,230)
Gross profit/(loss)		<u>1,310,689</u>	<u>(1,013,084)</u>
Administrative expenses		(122,854)	(56,924)
Operating profit/(loss)		<u>1,187,835</u>	<u>(1,070,008)</u>
Interest receivable	3	149	191
Profit/(loss) for the financial year before distributions	4	<u>1,187,984</u>	<u>(1,069,817)</u>
Distributions		-	-
Transfer to partners' income accounts	10	<u>1,187,984</u>	<u>(1,069,817)</u>

Continuing operations

All of the operations of the partnership are continuing

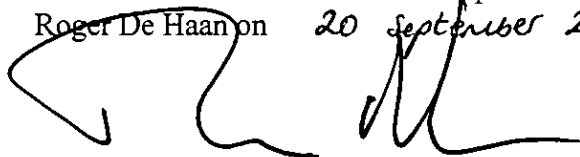
Total recognised gains and losses

The partnership has no recognised gains or losses other than the amounts shown above

FOLKESTONE HARBOUR LIMITED PARTNERSHIP
Balance sheet as at 31 December 2012

	Note	2012 £	2011 £
Fixed assets			
Tangible assets	5	997	429
Current assets			
Debtors and prepayments	6	156,985	37,223
Inventories	7	7,742,000	5,782,000
Cash at bank and in hand		<u>163,842</u>	<u>16,665</u>
		8,062,827	5,835,888
Creditors			
- amounts falling due within one year	8	<u>(41,956)</u>	<u>(107,068)</u>
Net current assets		8,020,871	5,728,820
Creditors			
- amounts falling due after more than one year	9	<u>(4,125,971)</u>	<u>(3,021,336)</u>
Net assets attributable to partners		<u>3,895,897</u>	<u>2,707,913</u>
Represented by:			
Partners' funds classified as a liability under FRS 25			
Partners' loans	10	<u>3,895,897</u>	<u>2,707,913</u>
Loans and other debts due to partners		<u>3,895,897</u>	<u>2,707,913</u>

These financial statements were approved by
 Roger De Haan on 20 September 2013



For and on behalf of Folkestone Harbour (GP) Limited

FOLKESTONE HARBOUR LIMITED PARTNERSHIP

Notes to the financial statements

1 Accounting policies

a) Basis of preparation

Under the Partnership and Unlimited Companies (Accounts) Regulations 2008, the partnership, as a qualifying partnership, is required to prepare and have audited an annual report and financial statements under Part 15 and Chapter 1 of Part 16 of the Companies Act 2006 as if the Partnership was a company formed and registered under the Companies Act

Under the Companies Act, the partners have the choice whether their financial statements are prepared under that applicable law and either UK Accounting Standards (UK Generally Accepted Accounting Practice) or International Financial Reporting Standards (IFRSs) as adopted by the EU. The partners have decided to apply UK Generally Accepted Accounting Practice.

A key source of estimation uncertainty within these financial statements surrounds the carrying value of inventory. The Director has reviewed the carrying costs of inventory against estimates of net realisable value (NRV). The Director has arrived at NRV having obtained independent external advice. This has given rise to an increase in value for the year of £1,190,808 (2011 impairment charge - £1,114,230). Should there be further significant movement in UK real estate pricing, then further write-downs or write-backs of inventory may be necessary.

b) Turnover

Turnover is recognised in the accounts in the period when the related goods or services are provided. Rental income is recognised on a straight-line basis over the period of the lease.

c) Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation and, where appropriate, provision for impairment. The cost of fixed assets is depreciated by equal instalments over their useful economic lives as follows,

Fixtures and fittings held at leasehold tenant's premises-over the life of the lease
Other fixtures and fittings – over three years

d) Inventories

Inventories are included in the accounts at the lower of cost and net realisable value. Cost comprises land acquisition costs together with professional fees incurred in the process of acquiring the land and in respect of preparing the re-development plan.

Folkestone Harbour Limited Partnership owns the beneficial interest in the land, the legal title of which is held by Folkestone Harbour Nominee (1) Limited and Folkestone Harbour Nominee (2) Limited.

e) Interest income

Interest income is recognised in the period to which it relates.

f) Taxation

The Partnership is not a taxable entity and accordingly no provision is made in these accounts for taxation.

FOLKESTONE HARBOUR LIMITED PARTNERSHIP
Notes to the financial statements continued

2 Turnover

Turnover comprises principally of rental income arising on properties let in the period prior to their re-development

3 Interest receivable

	2012	2011
	£	£
Bank deposit interest receivable	149	191

4 Loss for the financial period before distributions

	2012	2011
	£	£
Is stated after charging		
Audit fees	4,635	4,500

5 Tangible fixed assets

	Fixtures & Fittings
	£
Cost,	
At 1 January 2012	50,643
Additions in year	1,174
At 31 December 2012	51,817
Aggregate depreciation	
At 1 January 2012	(50,214)
Charge for the year	(606)
At 31 December 2012	(50,820)
Net book amount-31 December 2012	997
Net book amount-31 December 2011	429

6 Debtors and prepayments

	2012	2011
	£	£
Prepayments	10,656	10,374
Trade debtors	20,129	10,516
Other debtors	80,332	15,933
Amounts due from other group undertakings	45,868	400
	156,985	37,223

FOLKESTONE HARBOUR LIMITED PARTNERSHIP
Notes to the financial statements continued

7	Inventories	2012	2011
		£	£
	Land held for development	<u>7,742,000</u>	<u>5,782,000</u>

As explained in note 1 there has been a reduction in the write down of inventories during 2012 of £1,190,808 (2011 write-down £1,114,230)

8	Creditors	2012	2011
	- amounts falling due within one year	£	£
	Accruals	23,706	74,814
	Trade creditors	18,250	32,254
		<u>41,956</u>	<u>107,068</u>

9	Creditors	2012	2011
	- amounts falling due after more than one year	£	£
	Loans from other group undertakings	3,500,971	2,396,336
	Loan from partner	625,000	625,000
		<u>4,125,971</u>	<u>3,021,336</u>

The loans are interest free and although repayable on demand, the lenders have indicated that they do not intend to demand repayment within the next 12 months. Of the amount due to other group undertakings, £2,390,000 (2011: £1,290,000) is secured on the assets of the partnership under the provision of a loan agreement dated 13 October 2010.

10	Partners' Capital	2012	2011
		£	£
	At 1 January	2,707,913	3,777,730
	Profit/(loss) for the period	1,187,984	(1,069,817)
	At 31 December	<u>3,895,897</u>	<u>2,707,913</u>

FOLKESTONE HARBOUR LIMITED PARTNERSHIP

Notes to the financial statements continued

11 Related party disclosures

Roger De Haan, through an intermediate holding company (Folkestone Harbour Holdings Limited), owns 100% of the partner companies and Folkestone Harbour Company Limited.

The partnership owes £625,000 to Folkestone Harbour (1) Limited by way of an interest free loan (2011- £625,000)

The partnership owes £1,091,341 to Folkestone Harbour Company Limited by way of an interest free loan (2011- £1,091,341)

The partnership owes £2,409,630 to Folkestone Harbour Holdings Limited by way of an interest free loan (2011- £1,304,995)

The partnership is owed £100 (2011 £100) by each of the following companies Folkestone Harbour (1) Limited, Folkestone Harbour (2) Limited, Folkestone Harbour (3) Limited and Folkestone Harbour (4) Limited

The partnership is owed £45,468 (2011 £nil) by Folkestone Harbour Company Limited

12 Post Balance Sheet event

On the 31st July 2013 Shepway District Council approved a Resolution to Grant Planning Consent on the Folkestone seafront site This is subject to final approval of Shepway District Council's Core Strategy and satisfactory conclusion on detailed conditions and Section 106 contributions