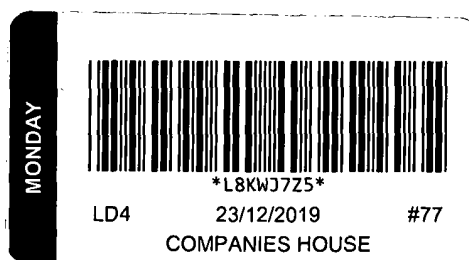


Registered number: 06342732

BALLYMORE (HAYES) LIMITED

Directors' report and financial statements

For the Year Ended 31 March 2019



BALLYMORE (HAYES) LIMITED

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BALLYMORE (HAYES) LIMITED

Company Information

Directors	D. Pearson J. Mulryan S. Mulryan
Company secretary	D.Pearson
Registered number	06342732
Registered office	4th Floor 161 Marsh Wall London E14 9SJ
Independent auditor	KPMG, Statutory Auditor Chartered Accountants 1 Stokes Place St Stephen's Green Dublin 2 Ireland
Solicitors	Howard Kennedy No.1 London Bridge London SE1 9BG

BALLYMORE (HAYES) LIMITED

Directors' report For the Year Ended 31 March 2019

The directors present their report and the financial statements for the year ended 31 March 2019.

Statement of directors' responsibilities in respect of the directors' report and the financial statements

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with Financial Reporting Standard 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 judgments and accounting 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 controls 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.

Directors

The directors who served during the year were:

D. Pearson
J. Mulryan
S. Mulryan

Disclosure of information to auditor

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Auditor

Under section 487(2) of the Companies Act 2006, KPMG, Statutory Auditor will be deemed to have been reappointed as auditor 28 days after these financial statements were sent to members or 28 days after the latest date prescribed for filing the accounts with the registrar, whichever is earlier.

BALLYMORE (HAYES) LIMITED

**Directors' report (continued)
For the Year Ended 31 March 2019**

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 26 September 2019 and signed on its behalf.

A handwritten signature in black ink, consisting of a stylized 'D' followed by a horizontal line.

**D. Pearson
Director**



BALLYMORE (HAYES) LIMITED

Independent auditor's report to the members of Ballymore (Hayes) Limited

1 Report on the audit of the financial statements

Opinion

We have audited the financial statements of Ballymore (Hayes) Limited ('the Company') for the year ended 31 March 2019, which comprise the Profit and loss account, the Balance sheet and related notes, including the summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is UK Law and FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

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 profit for the year then ended;
- have been properly prepared in accordance with 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 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 ethical requirements that are relevant to our audit of financial statements in the UK, including the Financial Reporting Council (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.

Other matter – 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. Some of the uncertainties arising from Brexit may impact certain of the financial statement captions in the financial statements. The preparation of the financial statements on a going concern basis and the financial statement caption containing estimates all 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. 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.

We have nothing to report on 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 twelve months from the date of approval of the financial statements. 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.



BALLYMORE (HAYES) LIMITED

Independent auditor's report to the members of Ballymore (Hayes) Limited

Other information

The directors are responsible for the other information presented in the Annual Report together with the financial statements. The other information comprises the information included in the directors' report. The financial statements and our auditor's report thereon do not comprise part of the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except as explicitly stated below, any form of assurance conclusion thereon.

Our responsibility is to read the other information 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 other information.

Based solely on our work on the other information:

- we have not identified material misstatements in the directors' report;
- in our opinion, the information given in the directors' report is consistent with the financial statements;
- in our opinion, the directors' 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 in respect of the following matters 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
- the directors were not entitled to take advantage of the small companies exemption from the requirement to prepare a strategic report

We have nothing to report in respect of these matters.

2 Respective responsibilities and restrictions on use

Responsibilities of directors for the financial statements

As explained more fully in the directors' responsibilities statement set out on page 2, the directors are responsible for: the preparation of the financial statements including 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.



BALLYMORE (HAYES) LIMITED

Independent auditor's report to the members of Ballymore (Hayes) 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.

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

Our 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.

C Mullen (Senior Statutory Auditor)
For and on behalf of
KPMG Statutory Auditor

Chartered Accountants
1 Stokes Place
St Stephen's Green
Dublin 2
Ireland

25 October 2019

BALLYMORE (HAYES) LIMITED

Profit and loss account For the Year Ended 31 March 2019

	Note	2019 £	2018 £
Turnover	4	468,514	259,835
Cost of sales		(375,091)	314,668
Gross profit		93,423	574,503
Administrative expenses		(83,799)	(87,453)
Reversal of/(provision for) impairment of stock		2,097,103	(2,097,103)
Operating profit/(loss)	5	2,106,727	(1,610,053)
Interest receivable and similar income	6	3,332,889	3,313,586
Profit before tax		5,439,616	1,703,533
Tax on profit	7	993,103	(323,671)
Profit after tax		6,432,719	1,379,862

All amounts related to continuing operations.

There was no other comprehensive income for 2019 (2018:£NIL) therefore no statement of other comprehensive income is provided.

The notes on pages 9 to 17 form part of these financial statements.

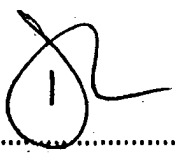
BALLYMORE (HAYES) LIMITED
Registered number: 06342732

Balance sheet
As at 31 March 2019

	Note	2019 £	2018 £
Fixed assets			
Investment property	8	4,181,252	4,181,252
Current assets			
Stocks	9	15,115,411	13,000,000
Debtors	10	48,776,486	45,438,013
Bank and cash balances		17,316	11,738
		<u>63,909,213</u>	<u>58,449,751</u>
Creditors: amounts falling due within one year	11	(58,134,319)	(59,107,576)
Net current assets/(liabilities)		<u>5,774,894</u>	<u>(657,825)</u>
Total assets less current liabilities		<u>9,956,146</u>	<u>3,523,427</u>
Net assets		<u><u>9,956,146</u></u>	<u><u>3,523,427</u></u>
Capital and reserves			
Called up share capital		1	1
Profit and loss account		9,956,145	3,523,426
		<u><u>9,956,146</u></u>	<u><u>3,523,427</u></u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 26 September 2019.



D. Pearson
 Director

The notes on pages 9 to 17 form part of these financial statements.

BALLYMORE (HAYES) LIMITED

Notes to the financial statements For the Year Ended 31 March 2019

1. General Information

Ballymore (Hayes) Limited is a company limited by shares and incorporated and domiciled in the UK.

2. Accounting policies

Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The company's functional and presentational currency is GBP.

The following principal accounting policies have been applied:

Going concern

The financial statements of the company are prepared on the going concern basis, which the directors believe to be appropriate.

The directors have assessed the financial and operational requirements of the company and having undertaken this review, the directors have a reasonable expectation that the company has adequate resources to fund its operations for the foreseeable future, and in particular for the period of at least 12 months from the date of approval of the financial statements, in line with the financial forecasts. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Sale of goods

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the company has transferred the significant risks and rewards of ownership to the buyer;
- the company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Investment property

Investment properties are held at fair value. Any gains or losses arising from changes in the fair value are recognised in the Profit or loss account in the period that they arise and no depreciation is provided.

BALLYMORE (HAYES) LIMITED

Notes to the financial statements For the Year Ended 31 March 2019

2. Accounting policies (continued)

Stock

Development properties

Development properties are properties acquired for future development and properties on which only initial development has commenced. These are stated at the lower of cost and net realisable value. Net realisable value is defined as the estimated selling price of the completed developments less all further costs to completion and selling costs as estimated by the directors. Cost comprises purchase price and development costs. Costs also includes interest and finance fees which are capitalised from the date of commencement of development until the development is complete. However capitalisation of interest is suspended during extended periods in which active development is interrupted. Interest is calculated by reference to specific borrowings.

Sales deposits

Deposits received by contracted purchasers where legal completion of the sale has not yet occurred are recognised as deferred income in the balance sheet. This income is transferred to the profit and loss account on the date of legal transfer of ownership of the individual apartments. Deposits paid by contracted purchasers of units, which are held in a solicitor's client account until legal transfer of ownership occurs are included within debtors on the balance sheet. The corresponding amount is recognised on the balance sheet as deferred income. Forfeited deposits are included in other income in the period in which the related contracts have been rescinded.

Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Profit and loss account.

BALLYMORE (HAYES) LIMITED

Notes to the financial statements For the Year Ended 31 March 2019

2. Accounting policies (continued)

Financial instruments (continued)

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet when there is an 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.

Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

Interest Income

Interest income is recognised in the Profit and loss account using the effective interest method.

Expenditure

Expenditure recorded in work in progress is expensed through cost of sales at the time of the related property sale. Operating expenditure in respect of goods and services acquired is recognised when supplied in accordance with contractual terms.

BALLYMORE (HAYES) LIMITED

Notes to the financial statements For the Year Ended 31 March 2019

2. Accounting policies (continued)

Taxation

Tax is recognised in the Profit and loss account, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

In the process of applying the company's accounting policies, the key judgments made by management relate to the valuation of investment properties (note 8), the valuation of stocks (note 9), the recoverability of amounts owed by group undertakings (note 10) and accruals (note 11).

4. Turnover

An analysis of turnover by class of business is as follows:

	2019	2018
	£	£
Sale of property	110,000	-
Rental income	358,514	259,835
	468,514	259,835

All turnover arose within the United Kingdom.

BALLYMORE (HAYES) LIMITED

Notes to the financial statements For the Year Ended 31 March 2019

5. Operating profit/(loss)

The operating profit/(loss) is stated after charging:

	2019	2018
	£	£
Fees payable to the company's auditor for the audit of the company's annual financial statements	15,000	15,000

Directors' remuneration of £9,867 (2018 - £5,915) was borne by another group company in respect of qualifying services. The company had no employees (2018 - none).

During the current and prior year central operating costs were recharged from another group company.

6. Interest receivable and similar income

	2019	2018
	£	£
Fixed rate loan notes	3,332,000	3,313,436
Other interest receivable	889	150
	3,332,889	3,313,586

Interest receivable on fixed rate loan notes is due from another group company.

BALLYMORE (HAYES) LIMITED

Notes to the financial statements For the Year Ended 31 March 2019

7. Taxation

	2019 £	2018 £
Corporation tax		
Current tax on profit for the year	63,171	323,671
Adjustments in respect of prior periods	(1,056,274)	-
Total current tax	(993,103)	323,671

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2018 - lower than) the standard rate of corporation tax in the UK of 19% (2018 - 19%). The differences are explained below:

	2019 £	2018 £
Profit on ordinary activities before tax	5,439,616	1,703,533
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2018 - 19%)	1,033,527	323,671
Effects of:		
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	3,832	-
Adjustments to tax charge in respect of prior periods	(1,056,274)	-
Movement in deferred tax not recognised	(19,000)	-
Group relief	(955,188)	-
Total tax (credit)/charge for the year	(993,103)	323,671

Factors that may affect future tax charges

Reductions in the UK corporation tax rate to 19% (effective from 1 April 2017) and to 18% (effective 1 April 2020) were substantively enacted on 26 October 2015. Finance Bill 2016 further reduced the 18% rate to 17% from 1 April 2020, following substantive enactment on 6 September 2016. Together this will reduce the company's future tax charge accordingly.

BALLYMORE (HAYES) LIMITED

Notes to the financial statements For the Year Ended 31 March 2019

8. Investment property

	Freehold investment property £
Valuation	
At 1 April 2018	4,181,252
At 31 March 2019	<u>4,181,252</u>

The 2019 valuations are the directors' best estimate of the open market value. The fair value is derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specified asset. No depreciation is provided.

No independent valuation took place during the period.

During a prior year, the company sold the leasehold of two hotels which were previously classified in stocks. The company retains the freehold of these assets, which are included in investment properties at a value of £1.

Orchard Place, a residential development from which the company collects rental income is included in freehold investment property at a value of £3.9 million.

The remainder of investment property comprises commercial units. The right to receive ground rent income was sold during a prior year, the company retains the freehold.

BALLYMORE (HAYES) LIMITED

Notes to the financial statements For the Year Ended 31 March 2019

9. Stock

	2019 £	2018 £
Development properties at cost	15,115,411	15,097,103
Provision for impairment	-	(2,097,103)
	<u>15,115,411</u>	<u>13,000,000</u>

Included in the cost of stock is £53,717 (2018 - £53,717) in respect of capitalised borrowing costs. Borrowing costs capitalised during the year amounted to £NIL (2018 - £NIL).

Each year, the directors review the carrying value of the company's stock in the context of current market conditions, and, where necessary, restate these assets at the lower of cost and net realisable value. In determining the realisable value, the directors appraise the eventual financial outcome on each stock item. They consider the various risks associated with development, including planning risk, construction risk and finance risk. They also examine the prudence of the assumptions underlying an appraisal including the timeline to complete, future attributable costs to complete (including planning, construction, marketing and financial costs, where appropriate) and the eventual proceeds the company can expect to receive from the sale of the stock. On this basis during the current year the directors reversed an impairment against the carrying value of development properties of £2,097,103 which had been recognised in the prior year.

Net realisable value includes significant estimates concerning the timing and quantum of developments, estimated realisable values for developed properties and the cost of construction. There are significant judgements in determining the carrying value of development property.

The underlying assumptions used in the estimates may be impacted by matters such as: the state of the general economy, the state of the UK and global property market, the availability of UK mortgage financing, the timing of future sales, the costs of completing the build programme which in turn may be impacted by UK and global raw materials costs and inflation rates.

The directors are satisfied that the carrying amount of stock is stated at the lower of cost and net realisable value.

10. Debtors

	2019 £	2018 £
Trade debtors	34,570	64,337
Amounts owed by group undertakings	47,920,906	44,588,906
Other debtors	781,887	784,770
Accrued income	39,123	-
	<u>48,776,486</u>	<u>45,438,013</u>

Included within amounts owed by group undertakings is an amount of £12,152,325 (2018 - £12,152,325) due from Ballymore Leamouth Limited Partner Limited which is unsecured and repayable on demand and an amount of £35,768,581 (2018 - £32,436,581) due from Leamouth European Capital Limited which is subject to a fixed annual rate of interest of 11.9% and is due for repayment on 1 December 2022.

BALLYMORE (HAYES) LIMITED

Notes to the financial statements For the Year Ended 31 March 2019

11. Creditors: amounts falling due within one year

	2019 £	2018 £
Amounts owed to group undertakings	51,267,093	50,724,323
Corporation tax	386,842	1,379,945
Other creditors	39,810	38,250
Accruals and deferred income	6,440,574	6,965,058
	<u>58,134,319</u>	<u>59,107,576</u>

Amounts owed to group undertakings are unsecured, interest free and repayable on demand.

Accruals include the directors' best estimate of certain post-completion development obligations in respect of the construction of the company's properties which are expected to arise in the ordinary course of business. All of the company's developed property was sold in previous years. The accruals are based on historical experience of the group's sites and site-specific risks but are uncertain in terms of timing and quantum. The directors continually review the utilisation of the accruals bearing in mind that the risk of post-completion development obligations reduces over time.

12. Controlling party and related party transactions

The company is a wholly owned subsidiary of Ballymore Developments Limited, a company incorporated in England and Wales. The company's ultimate parent company is Ballymore Properties Unlimited Company incorporated in the Republic of Ireland. The company was controlled throughout the period by Mr S. Mulryan.

The largest group in which the results of the company are consolidated is that headed by Ballymore Properties Unlimited Company.

The smallest group in which the results of the company are consolidated is that headed by Ballymore Limited. The consolidated financial statements of Ballymore Limited are available from the company's registered office which is 4th floor, 161 Marsh Wall, London, E14 9SJ.

The company has availed of the exemption available in FRS 102.1AC.35 from disclosing transactions with Ballymore Properties Unlimited Company and its wholly owned subsidiary undertakings.

Ballymore Asset Management Limited acts as a managing agent for the administration of service charge funds, held in trust on behalf of the residents, for properties held by the company. In the period, service charge costs paid into the estate administered by Ballymore Asset Management Limited amounted to £90,179 (2018 - £17,465). Ballymore Asset Management Limited is a related party of which Mr D. Pearson and Mr J. Mulryan are directors and Mr S. Mulryan is the ultimate beneficial owner.

13. Post balance sheet events

On 26 July 2019, the company sold the development property held in stock for £21,000,000 to a sister company Ballymore (London Arena) Limited.