



Company Registration No. 06653234

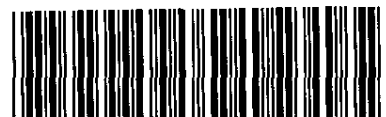
Argent Projects No 4 GP Limited

Directors' Report and Financial Statements

Year ended 31 December 2018

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Argent Projects No 4 GP Limited

Report and financial statements 2018

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Argent Projects No 4 GP Limited

Directors' report

The directors present their report and the audited financial statements for the year to 31 December 2018 for Argent Projects No 4 GP Limited ("the Company"). This is a private company limited by shares.

This Directors' report has been prepared in accordance with the special provisions relating to small companies and therefore taking the exemption from preparing a strategic report.

The financial statements have been prepared in compliance with Financial Reporting Standard 102 ("FRS 102") on the going concern basis, as detailed in note 11 to the financial statements and set out below.

Principal activities

The Company's principal activity is to act as the General Partner for the Argent Projects No 4 Limited Partnership ("the Partnership") (LP13216). The directors do not anticipate any change to these activities going forward.

Results and dividends

The result for the year is shown on page 5; during the year, the Company made a profit after tax of £1,570 (2017: (as restated) £7,530). No dividend was paid during the current or preceding year.

Prior year restatement

For details on the prior year restatement, see note 12.

Directors and their interests

The directors who held office during the year, and to the date of this report, except as shown, were as follows:

C R A Darroch

*R M Evans

*A Gibbs

*M B Lightbound

*D J G Partridge

*N P Searl (*alternate*)

J H E Thompson

J G M Wates

*The individuals marked with an asterisk held an indirect interest in shares in the Company via intermediary entities.

Statement of disclosure to the auditor

The directors at the date of approval of this report confirms that:

- so far that they are aware, there is no relevant audit information of which the Company's auditor is unaware; and
- as a director they have taken all steps that ought to have been taken in order to make it aware of any relevant audit information, and has established that the Company's auditor is aware of that information.

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

Risk identification and management

At the date of signing the Directors report the UK Parliament had yet to ratify an exit strategy for leaving the European Union ('EU') and the UK's departure from the EU has been delayed to the 31 October 2019. The directors continue to monitor developments in the UK Parliament and the uncertainty surrounding Brexit.

Going concern

The directors have reasonable expectations that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the directors continue to adopt a going concern basis in preparing the financial statements.

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

Approved by the Board of Directors and signed on behalf of the Board



M B Lightbound

Director

20 September 2019

4 Stable Street, London, N1C 4AB

Argent Projects No 4 GP Limited

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 they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law UK Generally Accepted Accounting Practice, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

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

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

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

Independent auditor's report to the members of Argent Projects No 4 GP Limited

Opinion

We have audited the financial statements of Argent Project No 4 GP Limited ("the company") for the year ended 31 December 2018 which comprise the Profit and loss account, the Balance sheet, the Statement of changes in equity, the Cash flow statement and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

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

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

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

Going concern

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

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

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

Directors' report

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

Our responsibility is to read the directors' report 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 that report;
- in our opinion the information given in that report for the financial year is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Companies Act 2006.

Independent auditor's report to the members of Argent Projects No 4 GP Limited

Matters on which we are required to report by exception

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

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

Directors' responsibilities

As explained more fully in their statement set out on page 2, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.


Auditor's responsibilities

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

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

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

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



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

20 September 2019

Argent Projects No 4 GP Limited

Profit and loss account for the year ended 31 December 2018

		2018 £	2017 (as restated – see note 12) £
Distributions receivable	2, 9	11,232	14,630
Administrative expenses		(9,294)	(5,160)
Profit on ordinary activities before taxation	4	1,938	9,470
Tax on profit on ordinary activities	5	(368)	(1,940)
Profit for the financial year		<u>1,570</u>	<u>7,530</u>

All amounts derive from continuing operations.

The Company has no recognised gains or losses other than the profit for the current and preceding year and hence no statement of other comprehensive income has been presented.

The notes on pages 9 to 13 form part of these financial statements.

Argent Projects No 4 GP Limited

Balance sheet as at 31 December 2018

	Note	2018 £	2017 (as restated – see note 12) £
Current assets			
Debtors	6	82,233	71,001
Total current assets		82,233	71,001
Creditors: amounts falling due within one year	7	(31,276)	(21,614)
Net assets		50,957	49,387
Capital and reserves			
Called up share capital	8	1,000	1,000
Profit and loss account		49,957	48,387
Shareholders' funds		50,957	49,387

The notes set out on pages 9 to 13 form part of these financial statements.

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

These financial statements (Company No. 06653234) were approved by the Board of Directors on 30 September 2019.

Signed on behalf of the Board of Directors



M B Lightbound
Director

Argent Projects No 4 GP Limited
**Statement of changes in equity
for the year ended 31 December 2018**

	Capital up share capital £	Profit and loss account £	Total £
Balance at 1 January 2017	1,000	40,857	41,857
Year ended 31 December 2017:			
Profit for the year (as restated – see note 12)	-	7,530	7,530
Balance at 31 December 2017 (as restated – see note 12)	1,000	48,387	49,387
Year ended 31 December 2018:			
Profit for the year	-	1,570	1,570
Balance at 31 December 2018	1,000	49,957	50,957

The notes set out on pages 9 to 13 form part of these financial statements.

Argent Projects No 4 GP Limited

Cash flow statement for the year ended 31 December 2018

	Notes	2018 £	2017 (as restated – see note 12) £
Cash flow from operating activities			
Operating profit		1,938	9,470
Increase in debtors	6	(11,232)	(14,630)
Increase in creditors	7	9,294	5,160
Net cash inflow from operating activities		-	-
Increase in cash and cash equivalents		-	-
Opening cash at 1 January		-	-
Closing cash at 31 December		-	-

The notes set out on pages 9 to 13 form part of these financial statements.

Argent Projects No 4 GP Limited

Notes to the financial statements for the year ended 31 December 2018

1. Accounting policies

Argent Projects No 4 GP Limited is a limited company domiciled and incorporated in England and Wales. The registered office is 4 Stable Street, London, N1C 4AB.

Basis of preparation

These financial statements have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable to the UK and Republic of Ireland” 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 £.

The financial statements have been prepared under the historical cost basis. The principal accounting policies adopted are set out below.

Taxation

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

Deferred taxation is provided in full on timing differences that result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax at a future date, at rates expected to apply when they crystallise based on current tax rates and laws. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in the financial statements. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax assets and liabilities are not discounted.

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 and 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 trade and other receivables 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.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. The impairment loss is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

Argent Projects No 4 GP Limited

Notes to the financial statements (continued) for the year ended 31 December 2018

1 Accounting policies (continued)

Classification of financial liabilities

Basic financial liabilities, including trade and other payables, 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 receipts discounted at a market rate of interest.

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

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts 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 payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the company's obligations are discharged, cancelled, or they expire.

Judgements and key sources of estimation uncertainty

In the application of the Company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The directors do not consider there to be any judgements that have a significant effect on the amounts recognised in the financial statements.

2. Distributions receivable

This relates to the priority profit share due to the Company from the Partnership which consists of a fixed fee per annum and 0.1% of the amount of cash available for distribution following all distributions to partners of the Partnership. The priority profit share is recognised on an accruals basis in line with the Argent Project No 4 Limited Partnership Agreement

3. Directors and staff

None of the directors received any emoluments from the Company (2017: £nil). The Company did not employ any staff during the current or preceding year.

4. Profit on ordinary activities before taxation

	2018 £	2017 £
Profit on ordinary activities before taxation is stated after charging:		
Auditor's remuneration – audit of the Company's accounts	4,902	4,300

Argent Projects No 4 GP Limited

Notes to the financial statements (continued) for the year ended 31 December 2018

5. Tax on profit on ordinary activities

(a) Analysis of tax charge for the year

	2018	As restated 2017
	£	£
Current tax		
Current year	368	1,823
Prior year	-	117
	<u>368</u>	<u>1,940</u>
Tax charge on profit on ordinary activities	<u>368</u>	<u>1,940</u>

(b) Factors affecting the tax charge for the year

	2018	As restated 2017
	£	£
Profit on operating activities before tax	1,938	9,470
Tax on profit on ordinary activities multiplied by the standard rate of UK corporation tax of 19% (2017: 19.25%)	368	1,823
Prior year adjustment	-	117
	<u>368</u>	<u>1,940</u>
Total tax charge	<u>368</u>	<u>1,940</u>

Factors that may affect future tax charges

The UK corporation tax rate reduced from 20% to 19% on 1 April 2017. A further reduction to 17% (effective 1 April 2020) was substantively enacted on 6 September 2016. This will reduce any current tax charges in future periods accordingly. There are no other factors that may significantly affect future tax charges.

6. Debtors

	2018	As restated 2017
	£	£
Argent Projects No 4 Limited Partnership	81,233	70,001
Unpaid share capital	1,000	1,000
	<u>82,233</u>	<u>71,001</u>

7. Creditors: amounts falling due within one year

	2018	As restated 2017
	£	£
Corporation tax	2,308	1,940
Amounts owed to Argent Projects No. 4 Limited Partnership	23,086	14,514
Accruals	5,882	5,160
	<u>31,276</u>	<u>21,614</u>

Argent Projects No 4 GP Limited

Notes to the financial statements (continued) for the year ended 31 December 2018

8. Called up share capital

	2018 £	2017 £
Issued and allotted		
800 'A' shares of £1 each	800	800
160 'B' shares of £1 each	160	160
40 'C' shares of £1 each	40	40
	<u>1,000</u>	<u>1,000</u>

Holders of 'A' shares have the right to appoint one director. Holders of 'B' and 'C' shares are entitled to be appointed as directors.

9. Related parties

A Funding Agreement exists between the Partnership, acting by the Company in its capacity as General Partner, and King's Cross Central Limited Partnership, acting by its general partner, King's Cross Central General Partner Limited ("KCCGP") to fund the development of a large residential building at King's Cross (The Plimsoll Building). The General Partner has directors in common with KCCGP, those being R M Evans and D J Partridge. There are no amounts disclosed in these financial statements in relation to this Funding Agreement.

There is a Services Agreement in place between the Partnership (acting by the Company as its General Partner) and Argent (Property Development) Services LLP ("ASLLP"). R M Evans, A Gibbs, M B Lightbound, D J G Partridge, N P Searl, J H E Thompson and J G M Wates are both directors of the General Partner and members of ASLLP. The Chairman of the Company's board of directors is ultimately empowered to determine decisions of the board in the event that unanimity is not achieved. There are no amounts disclosed in these financial statements in relation to this Services Agreement.

Certain of the Company's directors, D J G Partridge, R M Evans, A Gibbs and M B Lightbound (and N P Searl as alternate director), are also indirect investors in the Partnership. The Company is entitled to a priority profit share from the Partnership under the terms of the Limited Partnership Agreement. An amount of £11,232 (2017: £14,630 (as restated)) has been recognised in the profit and loss in relation to this. At the year-end date, the Company is owed £81,233 (2017: £70,001) from the Partnership in relation to the priority profit share, which is included within debtors (see note 6).

The Partnership paid for costs on behalf of the Company during the year of £8,572 (2017: £14,514). The amount of £23,086 (2017: £14,514) remains outstanding at the year-end and is included within creditors (see note 7).

10. Ultimate controlling party

The immediate parent undertaking of the Company is Britel Fund Nominees Limited, which is incorporated and registered in England and Wales. The Company is majority owned by the BT Pension Scheme, registered address: 150 Cheapside, London, EC2V 6ET.

11. Going concern

The directors have reasonable expectations that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the directors continue to adopt a going concern basis in preparing the financial statements.

12. Prior year restatement

During preparation of the current year financial statements, it was noted that the variable element of the priority profit share due to the Company was not recognised in the financial statements for the year ended 31 December 2017. This figure is calculated as 0.1% of the amount of cash available for distribution following all distributions to partners of the Partnership, as stated in Argent Project No 4 Limited Partnership agreement.

Argent Projects No 4 GP Limited

Notes to the financial statements (continued) for the year ended 31 December 2018

This has been corrected and the prior year balances have been restated to reflect this. The impact of the restatement on these financial statements is summarised below:

	As at 31 December 2017		
	As previously reported	Adjustments	As restated
	£	£	£
Current assets			
Debtors	61,371	9,630	71,001
Current liabilities			
Creditors	(19,791)	(1,823)	(21,614)
Net assets	41,580	7,807	49,387
Capital and reserves			
Profit and loss	40,580	7,807	48,387

	For the year ended 31 December 2017		
	As previously reported	Adjustments	As restated
	£	£	£
Changes to the profit and loss account			
Distributions receivable	5,000	9,630	14,630
Tax on profit on ordinary activities	(117)	(1,823)	(1,940)
(Loss)/profit for the financial year	(277)	7,807	7,530

	For the year ended 31 December 2017		
	As previously reported	Adjustments	As restated
	£	£	£
Cash flow from operating activities			
Operating (loss)/profit	(160)	9,630	9,470
Increase in debtors	(5,000)	(9,630)	(14,630)



ARGENT

No. LP 13216 (England and Wales)

Argent Projects No 4 Limited Partnership
General Partner's Report and Financial Statements
Year ended 31 December 2018

THESE PARTNERSHIP
ACCOUNTS FORM
PART OF THE ACCOUNTS
OF COMPANY
No. 0653234



COMPANIES HOUSE



ARGENT

Argent Projects No 4 Limited Partnership

General Partner's report and financial statements

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ARGENT

Argent Projects No 4 Limited Partnership

General Partner's Report for the year ended 31 December 2018

The Argent Projects No 4 Limited Partnership ("the Partnership") is a Limited Partnership formed on 24 September 2008 registered in England and Wales under the Limited Partnership Act 1907. The General Partner (Argent Projects No 4 GP Limited) presents its annual report and the financial statements for the year to 31 December 2018.

The General Partner's report has been prepared in accordance with the special provisions relating to small companies in applicable law for qualifying partnerships. The Partnership has taken advantage of the disclosure exemption not to include a Strategic Report within these financial statements.

Principal activities

The Partnership holds a number of investments.

Business review

The Partnership sold its 50% holding in the Elisabeth House Unit Trust in August 2016 (see note 4) with further proceeds being receivable in the prior year. No further proceeds were received in the current year.

On 26 March 2012, the Partnership entered into a Funding Agreement with King's Cross Central Limited Partnership ("KCCLP") to fund the development of a large residential building at King's Cross (The Plimsoll Building, "P1"). The Partnership and KCCLP will ultimately share the profits generated. All amounts that had been advanced under this facility to KCCLP were paid back in full.

In September 2015 the Plimsoll Building achieved practical completion and the sale completions commenced for the residential flats therein. Consequently, KCCLP commenced repayment of the loan facility as mentioned above and the Partnership commenced repayment of the preferred advances provided by Britel Fund Trustee Ltd, a partner in the Partnership. Both the facility and the advances have now been mostly repaid. The Partnership has continued to market the remaining unsold units, with all remaining units having been sold post year end.

Financial risk management

The General Partner has considered the impact of adverse changes in the market on the financial risks of market, currency, interest rate, credit and liquidity risks. It has been determined that any adverse changes in the market to the parameters that determine the effects of these financial risks will have a minimal impact on the financial performance and position of the Partnership. The General Partner continues to monitor the economic market for fluctuations which drive Partnership's decisions and policy.

At the date of signing the General Partner's report the UK Parliament had yet to ratify an exit strategy for leaving the European Union ('EU') and the UK's departure from the EU has been delayed to the 31 October 2019. The Partnership continues to monitor developments in the UK Parliament and the uncertainty surrounding Brexit has been incorporated into the Partnership's assessment of the specific risks highlighted above.

Statement of disclosure to auditor

The General Partner at the date of approval of this report confirms that:

- so far it is aware, there is no relevant audit information of which the Partnership's auditor is unaware; and
- as a General Partner it has taken all steps that ought to have been taken in order to make it aware of any relevant audit information, and has established that the Partnership's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of S418 of the Companies Act 2006.

Going concern

The General Partner has a reasonable expectation that the Partnership has adequate resources to continue to trade for the foreseeable future. Accordingly, as detailed in note 11 to the financial statements, the General Partner continues to adopt a going concern basis in preparing the financial statements.



ARGENT

Argent Projects No 4 Limited Partnership

General Partner's Report (continued) for the year ended 31 December 2018

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

M B Lightbound

For and on behalf of the General Partner,
Argent Projects No 4 GP Limited
4 Stable Street, London, N1C 4AB

30 September 2019

Argent Projects No 4 Limited Partnership

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 partnership financial statements in accordance with applicable law and regulations.

The Partnerships (Accounts) Regulations 2008 require the general partner to prepare partnership financial statements for each financial year in accordance with Part 15 and Chapter 1 of Part 16 of the Companies Act 2006. Under that law the general partner has elected to prepare the partnership financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

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

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- assess the qualifying partnership'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 qualifying partnership or to cease operations, or have no realistic alternative but to do so.

The general partner is responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the partnership and to prevent and detect fraud and other irregularities.

Independent auditor's report to the partners of Argent Projects No 4 Limited Partnership

Opinion

We have audited the financial statements of Argent Projects No 4 Limited Partnership ("the qualifying partnership") for the year ended 31 December 2018 which comprise the Profit and loss account, the Balance sheet, the Statement of net assets attributable to the partners, the Cash flow statement and related notes, including the accounting policies in note 1.

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 2018 and of its loss for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to qualifying partnerships by The Partnerships (Accounts) Regulations 2008.

Basis for opinion

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

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

Uncertainties related to the effects of Brexit are relevant to understanding our audit of the financial statements. All audits assess and challenge the reasonableness of estimates made by the general partner, such as valuation of investments and related disclosures and the appropriateness of the basis of preparation of the financial statements. All of these depend on assessments of the future economic environment and the qualifying partnership's future prospects and performance.

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

Going concern

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

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

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

General partner's report

The general partner is responsible for the general partner's report. Our opinion on the financial statements does not cover that report and we do not express an audit opinion or, except as explicitly stated below, any form of assurance conclusion thereon.

Independent auditor's report to the partners of Argent Projects No 4 Limited Partnership

Our responsibility is to read the general partner's report 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 that report;
- in our opinion the information given in the general partner's report for the financial year is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of partners' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the general partner was not entitled to take advantage of the small companies exemption, as applied to qualifying partnerships, from the requirement to prepare a strategic report.

We have nothing to report in these respects.

General partner's responsibilities

As explained more fully in the their statement on page 3, the general partner is responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the qualifying partnership'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 qualifying partnership or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

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

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

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

This report is made solely to the 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 qualifying 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 qualifying partnership and its members, as a body, for our audit work, for this report, or for the opinions we have formed.


Richard Kelly (Senior Statutory Auditor)

for and on behalf of KPMG LLP, Statutory Auditor

Chartered Accountants

15 Canada Square

London E14 5GL

20 September 2019

Argent Projects No 4 Limited Partnership

Profit and loss account for the year ended 31 December 2018

	Notes	2018 £	2017 £
Turnover		-	-
Cost of sales		-	-
Gross profit		-	-
Administrative expenses		(45,140)	(9,249)
Performance fees payable		(474,090)	(858,504)
Operating loss	3	(519,230)	(867,753)
Fair value adjustment to investment	5	(474,751)	(611,004)
Profit on sale of investment in joint venture	4	-	1,315,208
Interest payable and similar charges		(427)	(324)
Loss for the financial year		(994,408)	(163,873)

All amounts derive from continuing operations.

The Partnership has no recognised gains or losses other than as shown above for the current and preceding year, and hence no statement of other comprehensive income has been presented.

The notes on pages 10 to 14 form part of these financial statements.

Argent Projects No 4 Limited Partnership

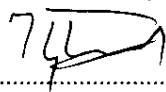
Balance sheet as at 31 December 2018

	Notes	2018 £	2017 £
Fixed assets			
Investment in KCCLP	5	6,082,677	13,309,290
		<hr/>	<hr/>
		6,082,677	13,309,290
Current assets			
Debtors	6	32,086	1,409,445
Cash at bank		415,924	301,949
		<hr/>	<hr/>
		448,010	1,711,394
Creditors: amounts falling due within one year	7	(231,265)	(220,427)
		<hr/>	<hr/>
Net current assets		231,745	1,490,967
		<hr/>	<hr/>
Net assets attributable to partners		6,299,422	14,800,257
		<hr/>	<hr/>
Partners' capital and current accounts			
Capital accounts	8	9,000	9,000
Ordinary advances	8	6,290,422	14,791,257
		<hr/>	<hr/>
Partners' funds		6,299,422	14,800,257
		<hr/>	<hr/>

The notes on pages 10 to 14 form part of these financial statements.

These accounts have been prepared in accordance with the provisions applicable to qualifying partnerships subject to the small companies' regime.

The financial statements were approved by the General Partner and authorised for issue on 29 September 2019 and are signed on its behalf by:



M B Lightbound

For and on behalf of the General Partner,
Argent Projects No 4 GP Limited
Registration No. LP 13216

Argent Projects No 4 Limited Partnership

Statement of net assets attributable to the Partners for the year ended 31 December 2018

	Notes	Capital accounts £	Loan accounts £	Total £
Balance at 1 January 2017	8	9,000	30,411,701	30,420,701
Year ended 31 December 2017:				
Loss for the year		-	(163,873)	(163,873)
Distributions during the year			(15,456,571)	(15,456,571)
Balance at 31 December 2017		9,000	14,791,257	14,800,257
Year ended 31 December 2018:				
Loss for the year		-	(994,408)	(994,408)
Distributions during the year	8	-	(7,506,427)	(7,506,427)
Balance at 31 December 2018		9,000	6,290,422	6,299,423

The notes on pages 10 to 14 form part of these financial statements.

Argent Projects No 4 Limited Partnership

Cash flow statement for the year ended 31 December 2018

	Notes	2018 £	2017 £
Cash flow from operating activities			
Operating loss		(519,230)	(867,753)
Decrease in debtors	6	1,377,359	5,836,566
Increase in creditors	7	10,838	37,401
Net cash inflow from operating activities		<u>868,967</u>	<u>5,006,214</u>
Cash flow from investing activities			
Profit share received		6,751,862	9,182,824
Net proceeds from sale of investment		-	1,315,208
Net cash inflow from investing activities		<u>6,751,862</u>	<u>10,498,032</u>
Cash flow from financing activities			
Interest paid		(427)	(324)
Payments to partners		(7,506,427)	(15,456,571)
Net cash outflow from financing activities		<u>(7,506,854)</u>	<u>(15,456,895)</u>
Increase in cash and cash equivalents		<u>113,975</u>	<u>47,351</u>
Opening cash at 1 January		301,949	254,598
Closing cash at 31 December		<u><u>415,924</u></u>	<u><u>301,949</u></u>

The notes on pages 10 to 14 form part of these financial statements.

Argent Projects No 4 Limited Partnership

Notes to the financial statements for the year ended 31 December 2018

1 Accounting policies

Limited Partnership information

Argent Projects No 4 Limited Partnership is a Limited Partnership domiciled and registered in England and Wales. The registered office is 4 Stable Street, London, N1C 4AB.

Accounting convention

These financial statements have been prepared in accordance with the Disclosure Framework of 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 Partnership. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost basis, except for the investments, which are stated at fair value. The principal accounting policies adopted are set out below.

Investments

The investments balance represents a facility agreement with KCCLP to fund development of the Plimsoll residential building at King's Cross. This has been classified as a complex financial instrument and accounted for in line with Section 12 of FRS 102. This investment was initially measured at fair value and subsequently at fair value through the profit and loss.

Judgements and key sources of estimation and uncertainty

In the application of the Partnership's accounting policies, the general partner is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The following accounting policies are considered the critical accounting policies of the Partnership.

Investments

The investments balance represents a facility agreement with KCCLP to fund development of the Plimsoll residential building at King's Cross.

Under FRS 102, the investment is required to be measured at fair value at initial recognition and then subsequently at fair value through the profit and loss. Fair value is calculated at each balance sheet date by taking the Partnership's share of the external third party valuation performed at that date, less the Partnership's share of costs.

Financial instruments

The Partnership 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.

Argent Projects No 4 Limited Partnership

Notes to the financial statements (continued) for the year ended 31 December 2018

1 Accounting policies (continued)

Financial instruments are recognised in the Partnership's Balance Sheet when the Partnership becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset and 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 trade and other receivables 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.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. The impairment loss is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

Classification of financial liabilities

Basic financial liabilities, including trade and other payables, 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 receipts discounted at a market rate of interest.

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

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts 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 payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the Partnership's obligations are discharged, cancelled, or they expire.

Taxation

No provision for taxation has been included within the accounts, since each of the partners is responsible for settling its own tax liability.

Partner loan accounts

Partner loan accounts are treated as capital injections as defined by the Partnership Agreement.

Argent Projects No 4 Limited Partnership

Notes to the financial statements (continued) for the year ended 31 December 2018

2 Partners and staff

None of the partners during the year received any remuneration or other emoluments in respect of their services to the Partnership (2017: £nil), with the exception of their share of Partnership profits (as disclosed in note 8). The Partnership did not employ any staff during the year or preceding year.

3	Operating loss	2018	2017
	Operating loss is stated after charging:	£	£
	Auditor's remuneration – audit of the Partnership accounts	7,412	4,300

4 Profit on sale of investment in joint venture

	2018	2017
	£	£
Net proceeds from sale	-	1,315,208
Cost of investment	-	-
Profit on sale of investment in joint venture	-	1,315,208

The Partnership sold its 50% holding in the Elisabeth House Unit Trust in August 2016.

5 Investment in KCCLP

	2018	2017
	£	£
Fair value at 1 January	13,309,290	23,103,118
Repayments	(6,751,862)	(9,182,824)
Fair value through profit and loss	(474,751)	(611,004)
Fair value at 31 December	6,082,677	13,309,290

The investments balance represents a funding agreement with KCCLP to fund development of the Plimsoll residential building at King's Cross.

Under FRS 102 the investment is required to be measured at fair value at initial recognition and then subsequently at fair value through the profit and loss. Fair value is calculated at each balance sheet date by taking the Partnership's share of the external third party valuation performed at that date, less the Partnership's share of costs.

An external valuation of the King's Cross estate, including the Plimsoll building, is undertaken annually by professionally qualified external valuers on a quarterly basis. Further detail as to the basis on which this valuation is undertaken can be found within the KCCLP financial statements.

Argent Projects No 4 Limited Partnership

Notes to the financial statements (continued) for the year ended 31 December 2018

6 Debtors

	2018	2017
	£	£
Amounts falling due within one year:		
Capital contribution	9,000	9,000
Amounts due from Argent Projects No 4 GP Limited	23,086	14,514
Other debtors	-	1,385,931
	<u>32,086</u>	<u>1,409,445</u>

Amounts due from Argent Projects No 4 GP Limited are repayable on demand and carry no interest.

7 Creditors: amounts falling due within one year

	2018	2017
	£	£
Trade creditors	412	-
Other creditors	600	206,626
Amounts due to Argent (Property Development) Services LLP	222,840	-
Accruals	7,413	13,801
	<u>231,265</u>	<u>220,427</u>

8 Movement in Partners' capital and current accounts

	2018 Total £
Capital accounts	
As at 1 January and 31 December 2018	9,000
Loan accounts – Ordinary Advances	
At 1 January 2018	14,791,257
Transfer from current accounts	(994,408)
Distributions during the year	(7,506,427)
At 31 December 2018	<u>6,290,422</u>
Current accounts	
At 1 January 2018	-
Loss for the year	(994,408)
Transferred to loan accounts	994,408
At 31 December 2018	<u>-</u>

The partners' current accounts represent the result for the year; each year the balance on each partners' current account is transferred to that partner's loan account.

Argent Projects No 4 Limited Partnership

Notes to the financial statements (continued) for the year ended 31 December 2018

9 Related party transactions

A Funding Agreement relating to P1 exists between the Partnership and KCCLP, acting by their respective general partners (as referenced in the General Partner's Report and note 5). The General Partner has two directors in common with King's Cross Central General Partner Limited, those being R M Evans and D J Partridge. During the year, this funding agreement generated returns of £6,751,862 (2017: £9,182,824), as disclosed in the profit and loss. There were no amounts outstanding at the year-end.

There is a services agreement in place between the Partnership (acting by its General Partner) and Argent (Property Development) Services LLP ("ASLLP"). R M Evans, A Gibbs, M B Lightbound, D J G Partridge, N P Searl, J H E Thompson and J G M Wates are both directors of the General Partner and partners of ASLLP. During the year fees of £474,090 (2017: £858,504) were paid to ASLLP, as disclosed within the profit and loss. £222,840 (2017: £nil) was outstanding as at the year-end, and is included in creditors (see note 7).

The Partnership paid for costs on behalf of the General Partner during the year of £8,572 (2017: £14,514). The amount of £23,086 (2017: £14,514) remains outstanding at the year-end, and is included in debtors (see note 6).

The Partnership owes the General Partner £81,233 (2017: £70,001) in relation to priority profit share, which is included as part of the total amount due to partners in note 8.

10 Ultimate controlling party

The General Partner of the Partnership is Argent Projects No 4 GP Limited and its Limited Partners are BriTel Fund Trustees Limited and Argent Nominee 1 Limited. The Partnership is majority owned by the BT Pension Scheme, registered address: 150 Cheapside, London, EC2V 6ET.

11 Going concern

The General Partner has a reasonable expectation that the Partnership has adequate resources to continue to trade for the foreseeable future. Accordingly, the General Partner continues to adopt a going concern basis in preparing the financial statements.