

LONG | HARBOUR |

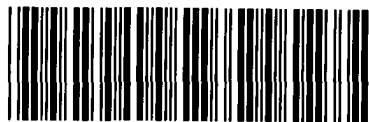
Company No: 06905581

LONG HARBOUR LTD

REPORT AND FINANCIAL STATEMENTS

31 DECEMBER 2018

THURSDAY



LD3 *L86KMZKP* 30/05/2019 #268
COMPANIES HOUSE

Long Harbour Ltd

**Report and Financial Statements
For the year ended 31 December 2018**

Contents

	Page
Strategic report	2
Report of the directors	3
Independent auditor's report	5
Statement of comprehensive income	7
Statement of financial position	8
Statement of changes in equity	9
Notes to the financial statements	10

Long Harbour Ltd

Strategic Report

Principal Activities and Future Developments

The company's principal activity is that of investment and management in real estate and infrastructure. The company is regulated and authorised for the conduct of business by the Financial Conduct Authority ("FCA") in the UK and is approved as a full scope AIFM (Alternative Investment Fund Manager) to perform regulated activities of managing assets on behalf of its investors.

The directors expect to continue with the company's principal activity for the coming year and are satisfied with the result for the year.

Business Review

The company's results for the year are shown on page 7.

2018 has been another productive year for Long Harbour. We have a robust financial position with a positive net asset value and sufficient capital reserves as shown on page 8. The group has continued to focus its aims on laying the foundation for long term sustainable growth to expand its assets under management and increase the breadth of its limited partners and investor base.


The core message for 2019 is to focus on the core business units of the group.

By focusing on these areas, the Board's aim is to fulfil the corporate focus of broadening and deepening our assets under management and reaching a broader client base to drive more diverse, longer term revenues for the group which will lead to greater corporate value and sustainability.

The directors consider the key risks and uncertainties facing the group for the current year to be the impact of market variables impacting the real estate market, performance yields and asset valuations of the underlying managed assets.

The key performance indicators for the company are its net asset value and performance measured by its profit for the year, and its relationship with key investors and reputation in the market place. Net asset value is measured by the company's net asset position at the reporting date, and performance is measured by profit for the financial year (see pages 7 and 8). At the reporting date, the company's net assets were £5,606,000 (2017: £4,855,000) and the profit for the financial year was £751,000 (2017: £317,000).

On behalf of the Board



R Silva
Director

Long Harbour Ltd

Report of the Directors

Directors

The Hon W W Astor
J S Aumonier
R Silva

Secretary and registered office

Gravitas Company Secretarial Services Ltd
One New Change, London EC4M 9AF

Company number

06905581

Auditor

BDO LLP
150 Aldersgate Street, London EC1A 4AB

The directors present their report together with the audited financial statements for the year ended 31 December 2018.

Dividends

The directors do not recommend the payment of a dividend for the year (2017: £nil).

Directors' Indemnity Arrangements

As permitted by the Articles of Association, the directors have the benefit of an indemnity which is a qualifying third party indemnity provision as defined by section 234 of the Companies Act 2006. The indemnity was in force throughout the last financial period and is currently in force.

Financial risk management policies

In common with many businesses, the company is exposed to a range of risks. The management of risk is embedded in the culture of the company and the way business is conducted. This is managed at an executive level through the board of directors and senior management. In order to mitigate risk, the company manages risk in a variety of ways depending on the nature of the risk and areas of potential impact. The key risks for the company are included in note 4.

Statement as to disclosure to auditors

Each of the directors who are a director at the time when the report is approved confirms that:

- (a) so far as each director is aware, there is no relevant audit information of which the company's auditor is unaware; and
- (b) each director has taken all the steps that ought to have been taken as a director, including making appropriate enquiries of fellow directors and the company's auditor for that purpose, in order to be aware of any information needed by the company's auditors in connection with preparing their report and to establish that the company's auditor are aware of that information.

The directors have prepared a Strategic Report including a business review, a summary of risks and uncertainties and an indication of the likely future developments in the Company and group's business.

Long Harbour Ltd

Report of the Directors (Continued)

Statement of Directors' Responsibilities

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

Company law requires the directors to prepare financial statements for each financial period. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 the Financial Reporting Standard applicable in the United Kingdom and 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 estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Board

R Silva
Director

Date: _____



INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF LONG HARBOUR LIMITED

Opinion

We have audited the financial statements of Long Harbour Limited ("the Company") for the year ended 31 December 2018 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The Directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

- the information given in the Strategic report and Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic report and Directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic report and Director's report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion;

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

Responsibilities of Directors

As explained more fully in the Directors' responsibilities statement, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

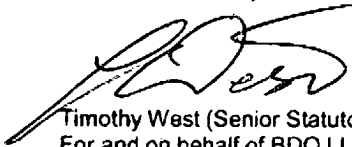
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee 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 further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at:

<https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

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



Timothy West (Senior Statutory Auditor)
For and on behalf of BDO LLP, statutory auditor
150 Aldersgate Street
London
EC1A 4AB

Date: 24 April 2019

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

LONG HARBOUR

Long Harbour Ltd

Statement of Comprehensive Income For the year ended 31 December 2018

	Note	Year ended 31 December 2018 £'000	Year ended 31 December 2017 £'000
Turnover	5	7,468	5,893
Cost of sales		(48)	-
Gross profit		7,420	5,893
Operating expenses		(6,652)	(5,560)
Operating profit	6	768	333
Interest receivable and other income		64	30
Profit on ordinary activities before taxation		832	363
Taxation	8	(81)	(46)
Profit and total comprehensive income		751	317

All amounts are in respect of continuing activities.

The notes on pages 10 to 18 form an integral part of these financial statements.

LONG HARBOUR

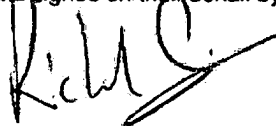
Long Harbour Ltd

Statement of Financial Position at 31 December 2018

Company Number: 06905581

	<u>Note</u>	<u>2018</u> £'000	<u>2017</u> £'000
Fixed Assets			
Tangible assets	9	381	591
		381	591
Current Assets			
Debtors	10	3,751	2,041
Cash at bank and in hand		2,915	2,757
		6,666	4,798
Creditors: amounts falling due within one year	11	(1,211)	(241)
Net Current Assets		5,455	4,557
Total Assets less current liabilities		5,836	5,148
Creditors: amounts falling due after more than one year	12	(186)	(220)
Provision for liabilities	8(c)	(44)	(73)
Net Assets		5,606	4,855
Capital and Reserves			
Called up share capital	13	-	-
Retained earnings		5,606	4,855
Shareholder's Funds		5,606	4,855

The financial statements were approved by the Board of Directors
and authorised for issue on 24/4/2019
and signed on their behalf by



R Silva

Director

Long Harbour Ltd

Statement of Changes in Equity
For the year ended 31 December 2018

	<u>Share capital</u> £'000	<u>Retained earnings</u> £'000	<u>Total</u> £'000
At 1 January 2017	-	4,538	4,538
Comprehensive Income			
Profit for the year	-	317	317
AT 31 December 2017	-	4,855	4,855
At 1 January 2018		4,855	4,855
Comprehensive Income			
Profit for the year	-	751	751
At 31 December 2018	-	5,606	5,606

The notes on pages 10 to 18 form an integral part of these financial statements.

Long Harbour Ltd

Financial Statements for the year ended 31 December 2018

Notes

1. General Information

These financial statements are presented in Pounds Sterling (GBP) to the nearest thousand pounds. GBP is the functional currency in which the majority of the Company's transactions are denominated.

The continuing activities of Long Harbour Limited (the "Company") is that of investment and management of real estate and infrastructure. The Company is authorised and regulated by the Financial Conduct Authority ("FCA") and is approved as a full scope AIFM (Alternative Investment Fund Manager) to perform regulated activities of managing assets on behalf of its investors.

The Company is a private company limited by shares. It is both incorporated and domiciled in the United Kingdom. The address of its registered office is One New Change, London EC4M 9AF.

2. Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been applied consistently to all the years presented, unless otherwise stated.

(a) Basis of preparation

The financial statements have been prepared in accordance with applicable law and Financial Reporting Standards 102 applicable in United Kingdom and Republic of Ireland, as issued by the Financial Reporting Council and the Companies Act 2006.

The financial statements have been prepared on the historical cost basis. The company has chosen not to prepare group accounts as consolidated financial statements in which the company is included are prepared by the parent company, Long Harbour Holdings Limited which are publicly available.

The company has taken advantage of the disclosure exemption available within FRS102 arising from the requirements of Section 7 Statement of Cash Flows.

The principal accounting policies that have been applied consistently to all periods presented in these financial statements are set out below.

(b) Revenue recognition

Turnover represents property, investment advisory & management and asset management fees for the period for services rendered in accordance with terms of the signed agreement, exclusive of Value Added Tax. All fees are recognised over the period to which the service relates. Turnover also includes any distribution receivable in accordance with the underlying signed management agreements.

(c) Taxation

The tax expense for the year comprises current and deferred tax.

Tax is recognised in the Statement of Comprehensive Income, 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 reporting date in the countries where the company operates and generates income.

Long Harbour Ltd

Financial Statements for the year ended 31 December 2018

Notes

2. Summary of significant accounting policies (continued)

(c) Taxation (continued)

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting 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 reporting date.

(d) Tangible fixed assets

Tangible fixed assets are stated at cost less depreciation. Depreciation on fixtures & fittings, office and computer equipment is provided on a straight-line basis in order to write off each asset over its expected useful life as follows:

Fixtures & fittings	- 5 years
Office and computer equipment	- 3 years

(e) Investments

Investments in subsidiaries are stated at cost less provision for impairment, if any.

(f) Trade debtors

Trade debtors are amounts due from customers for services performed in the ordinary course of business. Trade debtors are recognised at the undiscounted amount of cash receivable, which is normally the invoice price, less any allowances for doubtful debts.

(g) Cash and cash equivalents

Cash and cash equivalents consist of cash on hand and balances with banks, and investments in money market instruments which are readily convertible with a maturity of three months or less. Cash and cash equivalents are measured at fair value, based on the relevant exchange rates at the reporting date.

(h) Trade creditors

Trade creditors 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 creditors falling due within one year if payment is due within one year or less. Trade creditors are recognised at the undiscounted amount owed to the supplier, which is normally the invoice price.

(i) Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight-line basis over the period of the lease.

Long Harbour Ltd

Financial Statements for the year ended 31 December 2018

Notes

2. Summary of significant accounting policies (continued)

(j) Financial instruments

Financial instruments are recognised in the statement of financial position when the company becomes a party to the contractual provisions of the instrument.

All financial assets and liabilities are initially recognised at transaction price (including transaction costs), except for those financial assets measured at fair value through profit or loss, which are initially recognised at fair value (which is normally the transactions price excluding transactions costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the company, despite having retained some significant risks and rewards of ownership, has transferred control of the asset to another party and the other party has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without needing to impose additional restrictions on the transfer. Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expired.

(k) Equity instruments

Equity instruments issued by the company are recorded at fair value of cash or other resources received or receivable, net of direct issue costs.

3. Critical accounting estimates and judgements

In preparing the financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets, liabilities and disclosure of contingent assets and liabilities. Use of available information and application of judgement are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates. The directors are not aware of any material estimates or assumptions at the reporting date.

Long Harbour Ltd

Financial Statements for the year ended 31 December 2018

Notes

4. Financial risk management

In common with many businesses, the Company is exposed to a range of risks. The management of risk is embedded in the culture of the Company and the way business is conducted. This is managed at an executive level through the board of directors and senior management. In order to mitigate risk, the Company manages risk in a variety of ways depending on the nature of the risk and areas of potential impact. The key risks for the Company include:

Management of capital

The Company is regulated by the FCA and is required to hold sufficient capital to meet its regulatory capital requirements. The directors monitor the company's capital, both in order to meet the company's strategic objectives and to meet its regulatory capital requirements.

Market price risk

Market price risk arises from uncertainty about future prices of financial instruments held. It represents the potential loss the Company might suffer through holding market positions in the face of price movements. The potential impact is not significant to the directors of the Company and the Company has taken no steps to control market price risk.

Liquidity risk

The director's approach to managing liquidity risk is to monitor forecast cash flows to ensure, as far as possible, that the Company will always have sufficient liquidity to meet its liabilities, when due under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Credit risk

Credit risk is the result of counterparty default exposure. Potential material areas of credit risk consist of cash, trade account receivable and amounts due from related entities and the balance of these accounts represents the company's maximum credit risk. The Company manages credit risk with respect to cash by holding such assets at global financial institutions, therefore the credit risk on these balances is considered to be limited. The directors monitor the creditworthiness of the Company's major counterparties, considered to be its underlying fund investors and joint venture partners. The Company has no significant concentration of credit risk, with exposure spread over a number of counterparties and customers.

Business continuity risk

As an investment and asset manager to the underlying fund platform, the company has an obligation to ensure it can operate at all times. Continuity plans are in place and periodically tested and off site back up for the group's IT systems is in place to cover loss of facility at our operating site, as part of the disaster recovery procedure.

Business risk

The company considers that its principal risk to which the company is exposed is termination of its underlying management agreements with its existing fund platform. The on-going monitoring of compliance in line with its obligation as a regulated firm mitigates this risk.

Long Harbour Ltd

Financial Statements for the year ended 31 December 2018

Notes

5. Turnover

	<u>Year ended</u> <u>31 December</u> <u>2018</u> £'000	<u>Year ended</u> <u>31 December</u> <u>2017</u> £'000
Investment & asset management fees	6,859	5,390
Other fees	<u>609</u>	<u>503</u>
	<u>7,468</u>	<u>5,893</u>
UK – country of domicile	531	503
Channel Islands and overseas	<u>6,937</u>	<u>5,390</u>
	<u>7,468</u>	<u>5,893</u>

6. Operating profit

	<u>Year ended</u> <u>31 December</u> <u>2018</u> £'000	<u>Year ended</u> <u>31 December</u> <u>2017</u> £'000
Operating profit is stated after charging :		
Depreciation of owned tangible assets	243	242
Auditors remuneration		
- audit fees	30	21
- tax compliance fees	9	14
- payroll fees	11	8
- compliance	12	6
Operating lease rentals – land and buildings	<u>550</u>	<u>550</u>

7. Staff Costs

	<u>Year ended</u> <u>31 December</u> <u>2018</u> £'000	<u>Year ended</u> <u>31 December</u> <u>2017</u> £'000
Wages and salaries	3,418	2,809
Social security costs	447	369
Pension costs	<u>32</u>	<u>17</u>
	<u>3,897</u>	<u>3,195</u>

The average number of persons employed by the company (including the directors) during the period, analysed by category, was as follows:

	<u>2018</u> No.	<u>2017</u> No.
Management	5	5
Investment	9	12
Administration and operations	<u>16</u>	<u>9</u>
	<u>30</u>	<u>26</u>
	<u>2018</u> £'000	<u>2017</u> £'000
Directors' emoluments (key management)	<u>1,068</u>	<u>693</u>

No director received benefits under a money purchase pension scheme. Emoluments of the highest paid director in respect of qualifying services were £383,000 (2017: £278,000).

Long Harbour Ltd

Financial Statements for the year ended 31 December 2018

		Notes	
8.	Taxation		
		Year ended 31 December 2018 £'000	Year ended 31 December 2017 £'000
	(a) Tax on profit on ordinary activities		
	UK Corporation tax charge	109	90
	Under (over) provision in prior year	1	(25)
		110	65
	Deferred tax (credit) (see note 8c)	(29)	(19)
	Tax on profit on ordinary activities (see note 8b)	81	46
	(b) Factors affecting the total tax charge		
	Profit on ordinary activities before tax	832	363
	Expected tax charge of 20%	-	18
	Expected tax charge of 19%	158	52
	Total expected tax charge	158	70
	Effects of:		
	Depreciation in excess of capital allowances	35	32
	Disallowable expenses	15	15
	Availability of group relief	(99)	(27)
	Movement in deferred tax	(29)	(19)
	Under (over) provision in prior year	1	(25)
	Total tax charge (note 8a)	81	46
	(c) Deferred tax liability		
	At 1 January	73	92
	Capital allowances in excess of depreciation	(29)	(19)
	At 31 December	44	73

Long Harbour Ltd

Financial Statements for the year ended 31 December 2018

Notes

9. Tangible Fixed Assets

	Office & Computer equipment £'000	Fixtures & Fittings £'000	Total £'000
Cost			
At 1 January 2018	228	1,011	1,239
Additions	31	2	33
At 31 December 2018	259	1,013	1,272
Depreciation			
At 1 January 2018	168	480	648
Charge for the year	42	201	243
At 31 December 2018	210	681	891
Net book value			
At 31 December 2018	49	332	381
At 31 December 2017	60	531	591

10. Debtors

	2018 £'000	2017 £'000
Trade debtors	158	5
Amounts due from related undertakings	2,700	1,221
Other debtors	535	535
Prepayments and accrued income	358	280
	3,751	2,041

Included in other debtors is £330,206 (2017: £330,206) relating to a rental deposit which is due in more than one year, and a cash deposit of £204,857 (2017: £204,935) held as a charge and security for bank debt associated with its parent company's investment in Fawley Waterside Limited Partnership.

11. Creditors: amounts falling due within one year

	2018 £'000	2017 £'000
Trade creditors	231	96
Amounts due to group undertakings	5	5
Corporation tax	78	65
Other tax and social security	751	5
Accruals and deferred income	146	70
	1,211	241

Long Harbour Ltd

Financial Statements for the year ended 31 December 2018

Notes

12. Creditors: amounts falling due more than one year

	<u>2018</u> £'000	<u>2017</u> £'000
Accruals and deferred income	<u>186</u>	<u>220</u>

13. Share Capital

	<u>2018</u> £	<u>2017</u> £
Allotted, issued and fully paid 200 ordinary shares of £1 each	<u>200</u>	<u>200</u>

14. Related Party Transactions

During the year, the company charged asset and investment management fees of £6,034,000 (2017: £3,845,000) to Aegean Limited Partnership, a partnership incorporated in Guernsey, and of which three of the directors have an interest in. The company is owed £449,000 (2017: £Nil) by Aegean Limited Partnership at the reporting date.

During the year, the company charged management, rent and service fees amounting to £509,000 (2017: £503,000) to Homeground Management Limited, a company incorporated in the UK, and of which three of the directors have an interest in. The company is owed £79,000 (2017: £76,000) by Homeground Management Limited at the reporting date.

During the year, the company advanced a loan to Longevity Partners Limited, a subsidiary of the parent company for working capital requirements with interest accruing at 12% per annum and repayable on demand. At the reporting date, the loan balance was £845,000 (2017: £456,000).

The Company has taken advantage of the exemption conferred by FRS102 not to disclose transactions with wholly owned subsidiaries of the group headed by Long Harbour Holdings Limited. Balances with group undertaking at the reporting date are as follows:

	<u>2018</u> £'000	<u>2017</u> £'000
Amounts due from related undertakings		
Aegean Partnership Limited	449	-
Homeground Management Limited	79	76
Longevity Partners Limited	845	456
Long Harbour Investments Limited	517	-
Long Harbour Holdings Limited	32	596
Way of Life Management Limited	<u>778</u>	<u>93</u>
	<u>2,700</u>	<u>1,221</u>
Amounts due to related undertakings		
LH Income 2 LLP	<u>5</u>	<u>5</u>
	<u>5</u>	<u>5</u>

Long Harbour Ltd

Financial Statements for the year ended 31 December 2018

Notes

15. Financial Instruments

	2018 £'000	2017 £'000
Financial assets		
Financial assets (including bank accounts)	2,915	2,757
Financial assets at amortised cost (trade & other debtors and amounts due from related undertakings)	3,393	1,762
	<u>6,308</u>	<u>4,519</u>
Financial liabilities		
Financial liabilities at amortised cost (trade & other creditors, amounts due to group undertakings and accruals)	568	392
	<u></u>	<u></u>

16. Operating Lease Commitment

	2018 £'000	2017 £'000
At 31 December, the company had total commitments under non-cancellable operating leases as follows:		
Within one year	550	550
Within two to five years	275	826
	<u>825</u>	<u>1,376</u>

17. Ultimate Controlling Party

The parent company is Long Harbour Holdings Limited at the reporting date. The largest and smallest group for which group accounts are prepared in which the company is included is Long Harbour Holdings Limited, a company incorporated in the United Kingdom. Copies of the consolidated financial statements can be obtained from this company's registered office.

In the opinion of the directors, there is no one ultimate controlling party.