

Get Living London Limited

Annual report and financial statements

For the year ended 31 March 2019

Company Registration No. 07793925



Get Living London Limited

*Annual report and financial statements for the year ended
31 March 2019*

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Get Living London Limited

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31 March 2019*

Company Information

Directors

Mabel Tan

Jean Lamothe

DV4 Administration Limited

Registered office

6th Floor Lansdowne House

Berkeley Square

London

W1J 6ER

United Kingdom

Auditors

Ernst & Young LLP

1 More London Place

London

SE1 2AF

United Kingdom

Get Living London Limited

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Strategic Report

Principal activities

The principal activity of the Company is the provision of residential and commercial lettings management and residential property management services.

Review of the business

The Company provides lettings and property management services to other subsidiaries within the Group headed by the ultimate parent company, Get Living PLC. It also provides business support to the Group companies. The principal activity of its fellow group undertakings continues to be the letting of residential property to private tenants and ongoing management of those properties.

The Company is exposed to the impact of a number of business risks to the Group undertakings, principally the impact of changes in political policy regarding Build to Rent (BtR) homes, the potential impact of competition and interruptions due to development activities and potential lack of customer satisfaction leading to levels of 'resident churn' at higher than anticipated rates. These risks are mitigated by management ensuring regular communication to residents regarding neighbourhood and resident issues, investment in marketing campaigns to ensure the differential of the offer against the competition is reinforced, and by developing strong relationships with political policy groups to ensure the business maintains its leading position in the sector.

Company revenue in the year ended 31 March 2019 was £1.7m (2018: £6.7m). Operating expenses remain at £10.3m in the year ended 31 March 2019.

Results and dividends

The loss for the year amounted to £9.2m after tax (2018: £3.6m). The retained earnings deficit totals £30.6m (2018: £21.4m). No distribution was paid during the year (2018: £nil).

Principal risks and uncertainties

In the opinion of the Directors, the major risks faced by the Company relate to fluctuations in the residential rental market and the property market generally. The Directors believe the excellent location and infrastructure in place at East Village mitigate some of these concerns.

Strategy

As a management company for the Group undertakings, Get Living London Limited's aim is to lead the private rental sector and make renting a better experience by meeting London's growing demand for high quality and well-connected rental accommodation.

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



Mabel Tan
Director

Date: 20 September 2019

Get Living London Limited

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Directors' Report

The Directors present the annual report and the audited financial statements for the year ended 31 March 2019.

Directors

The Directors who served during the year, and at the date of this report were:

- DV4 Administration Limited
- Richard Edward Oakes (resigned 19 July 2019)
- Jeremy Martin Holmes (resigned 19 July 2019)
- Christopher Philip Carter Keall (appointed 30 August 2018, resigned 19 July 2019)
- Stafford Murray Lancaster (appointed 9 August 2018, resigned 19 July 2019)
- James William Jeremy Ritblat (appointed 9 August 2018, resigned 18 July 2019)
- Mabel Tan (appointed 3 March 2019)
- Jean Lamothe (appointed 19 July 2019)

Going concern

The financial statements have been prepared on a going concern basis even though the Company has net current liabilities. In considering whether this is appropriate, the Directors have taken into account the following:

- the Company has received confirmation from its ultimate parent, Get Living PLC, that it will provide financial support to assist the Company to meet its obligations as they fall due for at least 12 months from the date of approval of these financial statements

The Directors have considered the ability of Get Living plc (the 'Group') to provide this support even though the Group has net current liabilities, arising primarily as a result of the requirement to repay the Murabaha loan of £350 million in October 2019. The Directors concluded the Group was able to provide the required support due to the following:

The Directors of the Group have referred to cash flow forecasts for a period greater than twelve months from the date of approval of these financial statements in order to assess the capital requirements of the Group over that period. The Directors of the Group have taken into account the following:

- The Group has available funding facilities for committed development expenditure through senior debt facilities agreed with Homes England Build to Rent scheme of £181m and mezzanine bank debt of £140m;
- As at 31 March 2019, the Group owns investment property with a fair value of £1,777m, has net assets of £1,071m and holds unrestricted cash balances of £51m giving the group good security to provide for the purpose of obtaining additional financing facilities;
- The Group is in negotiations with lenders for a new ten-year loan facility to re-finance the Murabaha loan, which matures in October 2019.

Get Living London Limited

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Directors' Report (continued)

Going concern (continued)

At the time of approving these financial statements, a term sheet has been agreed with a lender, however, a facility agreement has not been signed. The Directors have considered the signed term sheet and progress of negotiations and are confident a new facility will be arranged. The Directors therefore have a reasonable expectation that the Group has adequate financial resources to continue in operational existence for the foreseeable future and consider it appropriate to prepare these financial statements on a going concern basis.

However, the Directors of the Company have taken account of the material risk and uncertainty as to whether the Group's negotiations with lenders will result in a successful outcome enabling the repayment of the Group's existing Murabaha facilities. The Group's ability to provide financial support to the Company is contingent on the successful refinancing of the loan. This represents a material uncertainty which may cast significant doubt on the Company's ability to continue as a going concern. The Directors of the Company are confident of the Group's ability to successfully complete negotiations due to the quality of the assets held by the Group and available as security, the interest from potential lenders in participating in the financing and that there are no breaches of covenants and the properties are let as planned.

The Directors therefore consider it appropriate to prepare the Company's accounts on a going concern basis.

The financial statements do not contain the adjustments that would result if the company was unable to continue as a going concern.

Staff policies

The Company seeks to involve all employees in the development of the Company's business. The Company undertakes to provide employees with information of concern to them that is likely to affect their interests.

The Company supports the principle of equal opportunities in employment and opposes all forms of discrimination. Every step is taken to ensure that individuals are treated equally and fairly, and decisions on recruitment, training, promotion and career development are based only on objective and job-related criteria. The Company gives full and fair consideration to applications for employment from disabled persons and also seeks to continue to employ, with suitable training, if appropriate, any person who becomes disabled whilst employed by the Company.

Charitable and political donations

The Company made charitable donations of £17,000 (2018: £61,000) during the year.

Get Living London Limited

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Directors' Report (continued)

Directors' statement as to disclosure of information to auditors

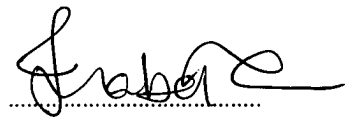
The Directors who were members of the Board at the time of approving the Directors' Report are shown above. Having made enquiries of fellow Directors and of the Company's auditor, each of these Directors confirms that:

- to the best of each Director's knowledge and belief, there is no information (that is, information needed by the Company's auditor in connection with preparing their report) of which the Company's auditor is unaware; and
- each Director has taken all the steps a Director might reasonably be expected to have taken to be aware of relevant audit information and to establish that the Company's auditor is aware of that information.

Auditors

In accordance with section 485 of the Companies Act 2006, a resolution for the re-appointment of Ernst & Young LLP as auditor of the Company is to be proposed at the forthcoming Annual General Meeting.

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



Mabel Tan

Director

Date: **20** September 2019

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Statement of Directors' Responsibilities

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

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

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GET LIVING LONDON LIMITED

Opinion

We have audited the financial statements of Get Living London Limited for the year ended 31 March 2019 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and the related notes 1 to 19, 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 FRS 101 "Reduced Disclosure Framework (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- ▶ give a true and fair view of the company's affairs as at 31 March 2019 and of its loss for the year then ended;
- ▶ have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, FRS 101 "Reduced Disclosure Framework; 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 below. 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.

Material uncertainty related to going concern

We draw attention to note 2 in the financial statements, which indicates that in assessing going concern the Directors have taken account of the material uncertainty as to whether the ultimate parent entity, Get Living PLC, will be able to provide financial support for at least 12 months from the date of approval of these financial statements. This is contingent upon Get Living PLC successfully completing negotiations to refinance the Murabaha facilities which are due for repayment in October 2019. As stated in note 2, this indicates that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this 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 the other information, we are required to report that fact.

We have nothing to report in this regard.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GET LIVING LONDON LIMITED (CONTINUED)

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

Matters on which we are required to report by exception

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

We have nothing to report in respect of the following matters 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 set out on page 7, 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.



Daniel Saunders (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
London

Date: 20/9/19

Get Living London Limited

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Statement of comprehensive income

		2019	2018
	Notes	£000	£000
Revenue	4	1,701	6,660
Administrative expenses		(10,937)	(10,252)
Operating loss	5	(9,236)	(3,592)
Taxation	7	-	-
Loss for the year		(9,236)	(3,592)
Other comprehensive income		-	-
Total comprehensive expense for the year		(9,236)	(3,592)


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Statement of financial position

		2019	2018
	Notes	£000	£000
Fixed assets			
Tangible assets	8	616	636
Investments in subsidiaries	9	-	-
		<u>616</u>	<u>636</u>
Current assets			
Cash at bank and in hand	10	7,243	12,954
Debtors	11	9,184	5,977
Inventory	12	222	97
		<u>16,649</u>	<u>19,028</u>
Current liabilities			
Creditors: amounts falling due within one year	13	(22,820)	(16,035)
Net current (liabilities)/assets		<u>(6,171)</u>	<u>2,993</u>
Total assets less current liabilities		(5,555)	3,629
Creditors: amounts falling due after more than one year		(52)	-
Net (liabilities)/assets		<u>(5,607)</u>	<u>3,629</u>
Capital and reserves			
Share capital	14	25,000	25,000
Retained earnings		(30,607)	(21,371)
Total equity		<u>(5,607)</u>	<u>3,629</u>

The financial statements were approved by the Board of Directors for issue on **20** September 2019 and were signed on its behalf by:



Mabel Tan

Director
Company Registration No. 07793925

Get Living London Limited

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Statement of changes in equity

	Share capital	Retained earnings	Total equity
	£000	£000	£000
As at 31 March 2017	-	(17,779)	(17,779)
Shares issued during the year	25,000	-	25,000
Total comprehensive expense for the year	-	(3,592)	(3,592)
As at 31 March 2018	25,000	(21,371)	3,629
Total comprehensive expense for the year	-	(9,236)	(9,236)
As at 31 March 2019	25,000	(30,607)	(5,607)

Get Living London Limited

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Notes to the financial statements

1. Statement of compliance with FRS 101

These Company financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and under the historical cost convention, in accordance with the Companies Act 2006.

2. Basis of preparation

The accounting policies which follow set out those policies which apply in preparing the financial statements for the year ended 31 March 2019. The financial statements are prepared in Sterling and are rounded to the nearest thousand pounds (£000) except when otherwise indicated.

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of IFRS 7 Financial Instruments: Disclosures - the management of financial risk disclosures including management of credit, liquidity, and market risk and interest rate sensitivity analysis;
- the requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement – disclosures around fair values of assets and liabilities;
- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
 - paragraph 79(a)(iv) of IAS 1;
 - paragraph 73(e) of IAS 16 Property, Plant and Equipment;
- the requirements of paragraphs 10(d), 16, 111 and 134-136 of IAS 1 Presentation of Financial Statements – presentation of statement of cash flows, explicit and unreserved statement of compliance with IFRS as adopted by the EU and disclosures of the Company's objectives, policies and processes for managing capital;
- the requirements of IAS 7 Statement of Cash Flows;
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors – disclosure of new accounting standards and interpretations that have been issued but are not yet effective;
- the requirements of paragraph 17 and 18A of IAS 24 Related Party Disclosures – disclosure relating to compensation of key management personnel; and
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between the parent and wholly-owned subsidiaries.

Exemption from preparing group financial statements

The Company is a wholly owned subsidiary of Get Living PLC, a company incorporated in England and Wales, which prepares consolidated financial statements. Therefore the Company is exempted under section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements. The financial statements present information about the Company alone and not about its Group.

Going concern

The financial statements have been prepared on a going concern basis even though the Company has net current liabilities. In considering whether this is appropriate, the Directors have taken into account the following:

- the Company has received confirmation from its ultimate parent, Get Living PLC, that it will provide financial support to assist the Company to meet its obligations as they fall due for at least 12 months from the date of approval of these financial statements

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Notes to the financial statements (continued)

2. Basis of preparation (continued)

Going concern (continued)

The Directors have considered the ability of Get Living plc (the 'Group') to provide this support even though the Group has net current liabilities, arising primarily as a result of the requirement to repay the Murabaha loan of £350 million in October 2019. The Directors concluded the Group was able to provide the required support due to the following:

The Directors of the Group have referred to cash flow forecasts for a period greater than twelve months from the date of approval of these financial statements in order to assess the capital requirements of the Group over that period. The Directors of the Group have taken into account the following:

- The Group has available funding facilities for committed development expenditure through senior debt facilities agreed with Homes England Build to Rent scheme of £181m and mezzanine bank debt of £140m;
- As at 31 March 2019, the Group owns investment property with a fair value of £1,777m, has net assets of £1,071m and holds unrestricted cash balances of £51m giving the group good security to provide for the purpose of obtaining additional financing facilities;
- The Group is in negotiations with lenders for a new ten-year loan facility to re-finance the Murabaha loan, which matures in October 2019.

At the time of approving these financial statements, a term sheet has been agreed with a lender, however, a facility agreement has not been signed. The Directors have considered the signed term sheet and progress of negotiations and are confident a new facility will be arranged. The Directors therefore have a reasonable expectation that the Group has adequate financial resources to continue in operational existence for the foreseeable future and consider it appropriate to prepare these financial statements on a going concern basis.

However, the Directors of the Company have taken account of the material risk and uncertainty as to whether the Group's negotiations with lenders will result in a successful outcome enabling the repayment of the Group's existing Murabaha facilities. The Group's ability to provide financial support to the Company is contingent on the successful refinancing of the loan. This represents a material uncertainty which may cast significant doubt on the Company's ability to continue as a going concern. The Directors of the Company are confident of the Group's ability to successfully complete negotiations due to the quality of the assets held by the Group and available as security, the interest from potential lenders in participating in the financing and that there are no breaches of covenants and the properties are let as planned.

The Directors therefore consider it appropriate to prepare the Company's accounts on a going concern basis.

The financial statements do not contain the adjustments that would result if the company was unable to continue as a going concern.

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Notes to the financial statements (continued)

3. Summary of significant accounting policies

a) Revenue recognition

The Company has adopted IFRS 15 Revenue from Contracts with Customers from 1 April 2018 using the modified retrospective approach. The adoption of the new standard has not impacted the Company's Statement of Comprehensive Income or Balance Sheet.

Turnover represents management fees receivable in the period they are earned. Fees are recognised as set out in the management agreements with the fellow Group undertakings.

b) Taxes

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current tax is the expected tax payable on any non-REIT taxable income for the period, using tax rates applicable at the balance sheet date, and any adjustment to tax payable in respect of previous years.

c) Tangible fixed assets

Property, plant and equipment are measured at cost and depreciated at 25% per annum on a straight line basis. The carrying values of tangible fixed assets are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be appropriate.

d) Cash and short-term deposits

Cash and short-term deposits in the balance sheet comprise cash at bank and on hand and short-term deposits with a maturity of three months or less.

Restricted cash comprises cash held by the Company in designated accounts which are held on behalf of tenants for the purpose of security deposits.

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Notes to the financial statements (continued)

e) Debtors

Debtors are initially recognised on the balance sheet at fair value when the Company has become party to the contractual provisions of the instruments.

They are subsequently carried at amortised cost using the effective interest rate method if the time value of money may have a significant impact on their value.

The Company must make judgements on the recoverability of its trade and other receivables at the reporting date and has a policy of providing for impairment based on the expected credit loss model. The Company assesses on a forward-looking basis the expected credit losses associated with its trade receivables. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the receivable. In determining the expected credit losses the Company takes into account any recent payment behaviours and future expectations of likely default events (i.e. not making a payment on the due date) based on individual customer credit ratings, actual or expected insolvency filings or company voluntary arrangements and market expectations and trends in the wider macro-economic environment in which customers operate. The amount of the provision is the difference between the asset's carrying amount and the estimated future cash flows. The movement in the provision is recognised in the statement of comprehensive income.

Trade receivables balances are written off when the probability of recovery is assessed as being remote.

4. Revenue

	2019	2018
	£000	£000
Management fees	2,181	4,233
Management fees - related parties	(480)	1,229
Other income	-	1,198
	<u>1,701</u>	<u>6,660</u>

5. Operating loss

Operating loss is stated after charging:

	2019	2018
	£000	£000
Auditor's remuneration	6	6
Depreciation	<u>240</u>	<u>110</u>

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Notes to the financial statements (continued)

6. Staff expenses

	2019	2018
	£000	£000
Salaries and wages	5,493	5,150
Social security costs	632	463
Employer's pension contribution	151	98

The Company established an auto-enrolment pension scheme for qualifying employees with a minimum 3% matched contribution from the business. As a retention mechanism, the Company offers matched contributions of 3%, 5%, 7% or higher depending on seniority and tenure.

The average number of employees in the Company during the year was 94 (2018: 83).

The Directors of the Company are also directors of other entities controlled by the shareholders but are not part of this Group. For the current period, the Directors received no remuneration or reimbursements from the Company or any of its subsidiaries for their services as directors of the Company.

Key Management Personnel

The Directors have reviewed the scope of responsibilities and authority levels in the business and have concluded that all strategic and directional decisions for the business as a whole are conducted by the Directors through the Board meetings of the business.

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Notes to the financial statements (continued)

7. Taxation

	<u>2019</u> £000	<u>2018</u> £000
Factors affecting the tax charge for the year:		
Loss before taxation	<u>(9,236)</u>	<u>(3,592)</u>
Loss before taxation multiplied by standard rate of UK corporation tax of 19% (2018: 19%)	(1,755)	(682)
<i>Effect of:</i>		
Non-deductible expenses	75	1
Losses not recognised	1,634	660
Excess of capital allowances recognised over depreciation	<u>46</u>	<u>21</u>
Total tax charge	<u>-</u>	<u>-</u>

The Company, together with other members of Get Living PLC, is subject to taxation as a Real Estate Investment Trust (REIT). Under the REIT regime, income from its rental business (calculated by reference to tax rather than accounting rules) and chargeable gains from the sale of its investment properties are exempt from corporation tax. The Company continues to be subject to corporation tax on any other activities. The directors expect that future profits will be derived principally from the Company's rental business so that the tax charge in future years will be minimal.

At 31 March 2019, the Company had unrecognised deferred tax assets of £4.9m (2018: £3.4m) in respect of trading losses. The deferred tax asset has not been recognised at 31 March 2019 as it is not considered probable that the Company will make sufficient taxable profits in the immediately foreseeable future against which losses may be utilised.

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Notes to the financial statements (continued)

8. Tangible fixed assets

	Furniture & Equipment	Computer Equipment	Total
	£000	£000	£000
Cost			
At 1 April 2017	120	374	494
Additions	13	312	325
At 31 March 2018	133	686	819
Additions	9	211	220
Disposals	(56)	(7)	(63)
At 31 March 2019	86	890	976
Depreciation			
At 1 April 2017	(39)	(34)	(73)
Depreciation charge for the year	(29)	(81)	(110)
At 31 March 2018	(68)	(115)	(183)
Depreciation charge for the year	(25)	(215)	(240)
Disposals	56	7	63
At 31 March 2019	(37)	(323)	(360)
Net book value			
At 31 March 2019	49	567	616
At 31 March 2018	65	571	636

9. Investments in subsidiaries

Company	Country of incorporation	Class of Shares held	Ownership
Newincco 1234 Limited	England and Wales	Ordinary	100%

The Company and subsidiary are included in the consolidated accounts of Get Living PLC and it is therefore exempted from the requirement to prepare group accounts under s400 of the Companies Act 2006.

The subsidiary company is not actively trading but the Directors expect that the subsidiary company will continue in existence for the foreseeable future and will retain it in case it is required for future projects.

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Notes to the financial statements (continued)

10. Cash at bank

	2019	2018
	£000	£000
Cash at bank and in hand	5,761	11,060
Restricted cash (tenant deposits)	1,482	1,894
	<u>7,243</u>	<u>12,954</u>

Restricted cash (tenant deposits) consists of amounts paid over by tenants of the properties managed by the Company as an agent, where security deposits are required by tenancy agreements.

Since June 2017, The Group has introduced a 'no deposits' scheme for its residential tenants, whereby if they successfully pass referencing or have a guarantor, they are no longer required to pay a deposit. Deposits are in the process of being returned to existing tenants that meet the qualifying criteria.

11. Debtors

	2019	2018
	£000	£000
Trade debtors	-	313
Other debtors	30	115
Other taxes	16	18
Accrued income	-	225
Prepayments	414	114
Amounts due from group undertakings	8,589	4,068
Related parties	135	1,124
	<u>9,184</u>	<u>5,977</u>

The amounts due from group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

12. Inventory

	2019	2018
	£000	£000
Consumables and spare parts	222	97
	<u>222</u>	<u>97</u>

Inventory held represents consumables and spare parts required for the maintenance service provided to private rental residents. Previously, this service was provided by EVML, as at 1 April 2017 this service transferred to the Company.

Inventories are measured at the lower of cost and net realisable value.

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Notes to the financial statements (continued)

13. Creditors: amounts falling due within one year

	2019	2018
	£000	£000
Trade and other payables	342	1,954
Accruals	1,787	-
Amounts due to group undertakings	20,691	11,788
Related parties	-	2,293
	22,820	16,035

The amounts due to group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

14. Share capital

	2019	2018
	£000	£000
<i>Allotted, called up share capital</i>		
25m Ordinary Shares of £1 each	25,000	25,000
	25,000	25,000

Holders of Ordinary Shares are entitled to one vote per share.

15. Controlling parties

The Company's immediate and ultimate parent undertakings are QDD Athletes Village UK Limited and Get Living PLC respectively.

At 31 March 2019, Get Living PLC was jointly controlled as follows:

- (i) By Delancey Oxford Residential ("DOOR"), a co-investment vehicle made up of DV4 Limited, a company registered and incorporated in the British Virgin Islands, and Oxford Properties, a Canadian global real estate investor;
- (ii) By QD UK Holdings LP, a limited partnership registered and incorporated in Scotland; and
- (iii) By Stichting Depositary APG Strategic Real Estate Pool, a pension fund asset manager based in the Netherlands.

Get Living PLC is the smallest group to consolidate these financial statements. Get Living PLC's registered office is at 6th Floor Lansdowne House, Berkeley Square, London W1J 6ER, United Kingdom.

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16. Related party disclosures

Transactions between the Company and its related parties that are recognised in the statement of financial position are summarised below:

Statement of comprehensive income	2019	2018
	£000	£000
Management fees (income):		
Get Living Group (Glasgow) LLP	330	(330)
Get Living Group (Leeds) LLP	150	(150)
Statement of financial position	2019	2018
	£000	£000
Amounts due from group undertakings	8,301	3,451
Amounts due to group undertakings	(22,934)	(11,788)
Amounts due from related parties:		
Get Living Group (Glasgow) LLP	13	340
Get Living Group (Leeds) LLP	3	169

The transactions with related parties are undertaken and settled at normal trading terms. No guarantees are given or received by either party.

17. Commitments

There were no commitments as at 31 March 2019 (2018: £nil).

18. Contingent liabilities

There were no contingent liabilities as at 31 March 2019 (2018: £nil).

19. Subsequent events

There have been no subsequent events that require disclosure in the financial statements.