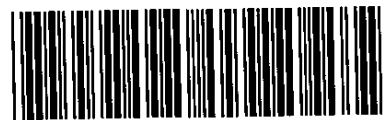


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ATLANTIC REGENERATION PROPERTY 1 GENERAL PARTNER LIMITED
ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017
REGISTERED NUMBER 07907466

Atlantic Regeneration Property 1 General Partner Limited

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Atlantic Regeneration Property 1 General Partner Limited

Officers and Professional Advisers

Directors	Paul Conroy Mark Wanless
Secretary	Aztec Financial Services (Jersey) Limited
Registered Office	Forum 3, Solent Business Park Parkway South Whiteley Fareham Hampshire PO15 7FH
Registered number	07907466
Solicitors	K&L Gates LLP One New Change London EC4M 9AF
Independent Auditor	Deloitte LLP Gaspé House 66-72 Esplanade St Helier Jersey JE2 3QT

Atlantic Regeneration Property 1 General Partner Limited

Directors' Report

For the year ended 31 December 2017

The directors present their Directors' Report and the Audited Financial Statements (the "**Financial Statements**") of Atlantic Regeneration Property 1 General Partner Limited (the "**Company**") for the year ended 31 December 2017.

Principal activity

The Company is a limited company, established on 12 January 2012 in the United Kingdom under the Companies Act 2006.

The Company's sole purpose is to act as general partner to its limited partnership, Atlantic Regeneration Property 1 Limited Partnership (the "**Partnership**") which was registered on 2 February 2012.

The principal activity of the Partnership is that of managing, letting and holding property either directly or indirectly for investment purposes.

Results for the year

The results for the year and prior year comparatives are set out in the Statement of Comprehensive Income on page 6. The directors do not recommend the payment of a dividend for the year (2016: £nil).

Directors and beneficial interest

The directors who have held office during the year end and to the date of this report were as follows:

Paul Conroy
Mark Wanless

Qualifying third party indemnity provisions

There have been no qualifying third party indemnity provisions in place for the benefit of one or more of the directors at any time during the year, nor at the time the Directors' Report is approved.

Political donations

The company made no donations for political purposes.

Employees

The company had no employees during the year.

Special provisions relating to small companies

This report has been prepared in accordance with the special provisions relating to small companies within part 15 of the Companies Act 2006 and therefore the Company is exempt from various reporting requirements including preparing a strategic report, presenting disclosure on financial risk management and the inclusion of a Statement of Cash Flows.

Atlantic Regeneration Property 1 General Partner Limited

Directors' Report (continued)

For the year ended 31 December 2017

Disclosure of information to auditor

The directors who held office at the date of approval of this Directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware, and each director has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Independent Auditor

Deloitte LLP have been appointed as independent auditor. Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and Deloitte LLP will therefore continue in office.

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 laws and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the members have elected to prepare the Company's Financial Statements in accordance with applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 ("FRS 102"), The Financial Reporting Standard Applicable in the United Kingdom 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 its profit and loss for the year then ended. 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 United Kingdom 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 its Financial Statements comply with the Companies Act 2006. They 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.

Approved by the directors and signed on the behalf of the Company.



Director

MARK WADLESS.

Dated: 20/4/18

Independent Auditor's Report to the members of Atlantic Regeneration Property 1 General Partner Limited

Report on the audit of the financial statements

Opinion

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 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.

We have audited the financial statements of Atlantic Regeneration Property 1 General Partner Limited (the 'company') which comprise:

- the Statement of Comprehensive Income;
- the Statement of Financial Position;
- the Statement of Changes in Equity; and
- the related notes 1 to 11.

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).

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 are required by ISAs (UK) to report in respect of the following matters where:

- the directors' use of the going concern basis of accounting in 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.

We have nothing to report in respect of these matters.

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 respect of these matters.

Responsibilities of directors

As explained more fully in the statement of directors' responsibilities, 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.

Independent Auditor's Report to the members of Atlantic Regeneration Property 1 General Partner Limited (continued)

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: 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.

Report on other legal and regulatory requirements

Opinions on other matter 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.

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 any material misstatements in the directors' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us;
- 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.



Greg Branch FCA, (Senior statutory auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
St Helier, Jersey

Date:

20 April 2018

Atlantic Regeneration Property 1 General Partner Limited

Statement of Comprehensive Income

For the year ended 31 December 2017

	<i>Notes</i>	Year Ended 31 December 2017 £'000	Year Ended 31 December 2016 £'000
Total revenue		-	-
Operating expenses		-	-
Profit/(loss) on ordinary activities before interest	5	-	-
Interest payable and similar charges		-	-
Fair value gain/(loss) on investment in Limited Partnership	6	3	(2)
Profit/(loss) on ordinary activities before taxation		3	(2)
Tax on profit/(loss) on ordinary activities		-	-
Profit/(loss) on ordinary activities after taxation		3	(2)
Other comprehensive income		-	-
Total comprehensive income/(loss)		3	(2)

All items dealt with in arriving at the operating profit for the year ended 31 December 2017 and the operating loss for the year ended 31 December 2016 relate to continuing operations.

The notes on pages 9 to 13 form an integral part of these Financial Statements.

Atlantic Regeneration Property 1 General Partner Limited

Statement of Financial Position

As at 31 December 2017

		31 December 2017 £'000	31 December 2016 £'000
	<i>Notes</i>		
Fixed assets			
Investment in Limited Partnership	6	125	122
Fixed asset investments	7	-	-
Net Assets		<u>125</u>	<u>122</u>
Represented by:			
Called up share capital	8	1	1
Profit and loss account		124	121
Equity shareholders' funds		<u>125</u>	<u>122</u>

The Financial Statements have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

The Financial Statements were approved and authorised for issue by the board of directors on 20/4/18 and were signed on its behalf by:



Director
MARK WAJLESS
Company number : 07907466

Dated: 20/4/18

The notes on pages 9 to 13 form an integral part of these Financial Statements.

Atlantic Regeneration Property 1 General Partner Limited

Statement of Changes in Equity

For the year from 1 January 2017 to 31 December 2017

	Share Capital £'000	Profit and loss account £'000	Total £'000
Balance as at 1 January 2017	1	121	122
Profit on ordinary activities after taxation	-	3	3
Balance as at 31 December 2017	1	124	125
Balance as at 1 January 2016	1	123	124
Loss on ordinary activities after taxation	-	(2)	(2)
Balance as at 31 December 2016	1	121	122

The notes on pages 9 to 13 form an integral part of these Financial Statements.

Atlantic Regeneration Property 1 General Partner Limited

Notes to the Financial Statements

For the year ended 31 December 2017

1 General information

Atlantic Regeneration Property 1 General Partner Limited (the "**Company**") is a limited company, established on 12 January 2012 in the United Kingdom under the Companies Act 2006. The address of its registered office is Forum 3, Solent Business Park, Parkway South, Whiteley, Fareham, Hampshire, PO15 7FH.

The Company's sole purpose is to act as general partner to its limited partnership, Atlantic Regeneration Property 1 Limited Partnership (the "**Partnership**") which was registered on 2 February 2012.

2 Accounting convention

The Financial Statements of the Company have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102 ("**FRS 102**"), The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland.

The Financial Statements been prepared in accordance with the special provisions relating to small companies within part 15 of the Companies Act 2006 and therefore the Company is exempt from various reporting requirements including preparing a strategic report, presenting disclosure on financial risk management and the inclusion of a Statement of Cash Flows.

3 Summary of significant accounting policies

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

(a) Basis of preparation

The Financial Statements have been prepared on a going concern basis, under the historical cost convention, modified to include certain items at fair value and in accordance with FRS 102.

(b) Going concern

The Financial Statements have been prepared on the going concern basis, on the understanding that continued financial support will be provided by the shareholders.

(c) Consolidation

In 2014, the Company was considered to "control" the Partnership due to the fact that it controlled the day-to-day management of the Partnership. This no longer holds true because the Atlantic Regeneration 1 Unit Trust (the "**Trust**") acquired 100% of the Company during 2015 and therefore now controls the Company. Further, the Trust holds 96% of the beneficial interest in the Partnership. Ultimate control of the Partnership is therefore considered to now lie with the Trust.

(d) Investment in Limited Partnership

The Company's investment in the Limited Partnership is measured at fair value with changes in fair value recognised in profit or loss.

(e) Fixed asset investments

The Company invests in a number of subsidiaries that are stated at cost less any provision for impairment in accordance with FRS 102 paragraph 9.26(a). These investments are initially recorded at cost. Subsequently they are re-measured at cost less any provision for impairment, which is determined by the Directors. Any loss resulting from the impairment of the investments is recognised in profit or loss of the year in which it arises.

Atlantic Regeneration Property 1 General Partner Limited

Notes to the Financial Statements (continued)

For the year ended 31 December 2017

3 Summary of significant accounting policies (continued)

(e) Fixed asset investments (continued)

The investments are derecognised when the Company has transferred the contractual rights to receive the cash flows from the assets and any gain or loss on disposal is recognised in Other Comprehensive Income. Refer to Note 7 for further details.

(f) Revenue and distributions receivable

Under the terms of the Partnership's Limited Partnership Agreement ("LPA"), the Company is entitled to a General Partner's share of £5,000 per annum upon the declaration of any distributions by the Partnership. Distributions of the Partnership are to be made in the following order of priority:

- first, in payment of any sums due and payable pursuant to third party bank debt, to the extent required by the terms of such third party bank debt;
- second, in payment of all outstanding Partnership expenses;
- third, in payment to the Company of the General Partner's share; then
- thereafter, to the Limited Partners.

There is currently no revenue or corresponding distribution receivable recognised in these Financial Statements because the Company is not entitled to the General Partner's share until a distribution is declared by the Partnership.

(g) Expenses

Under the terms of the Partnership's LPA, the expenses of the Company are borne and paid on behalf of the Company by the Partnership. As such, there are no expenses recorded in these Financial Statements.

(h) Taxation

Taxation expense for the year comprises current tax recognised in the reporting year. Current tax is the amount of income tax payable in respect of the taxable profit for the year.

The Company is taxed at the standard rate of corporate tax in the United Kingdom of 20%.

(i) Functional and presentation currency

The Company's functional and presentation currency is Pound Sterling.

4 Judgements and key sources of estimation uncertainty

The preparation of the Financial Statements requires the directors to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements and estimates have had the most significant effect on amounts recognised in the Financial Statements.

(a) Investment in Limited Partnership

The Company carries its investment in the Limited Partnership at fair value, with changes in fair value being recognised in profit or loss. The Company uses a valuation technique based on a discounted cash flow model as there is a lack of comparable market data because of the nature of the investment. The determined fair value of the investment in the Limited Partnership is sensitive to the estimated RPI which is determined with reference to UK Gilt rates. The key assumptions used to determine the fair value of the investment in Limited Partnership are further explained in Note 6.

Atlantic Regeneration Property 1 General Partner Limited

Notes to the Financial Statements (continued)

For the year ended 31 December 2017

5 Profit on ordinary activities before interest

Year Ended 31 December 2017 £'000	Year Ended 31 December 2016 £'000
--	--

Profit on ordinary activities before interest is stated after charging:

Auditors' remuneration:

Company	- audit of these Financial Statements	-	-
	- non audit services	- tax compliance services	-
		- other assurance services	-

There are no employees and no remuneration was paid to the directors during the year. The Company's audit fee is borne by its Limited Partnership.

6 Investment in Limited Partnership

The investment represents a 4% interest in Atlantic Regeneration Property 1 Limited Partnership (the "Limited Partnership"). The Company is a limited partner in the Limited Partnership.

	31 December 2017 £'000	31 December 2016 £'000
Opening balance	122	124
Fair value gain/(loss) during the year	3	(2)
Total investment in Limited Partnership	125	122

The fair value of the Limited Partnership as at 31 December 2017 and 31 December 2016 is derived from a discounted cash flow model that estimates all future cash receipts from the Limited Partnership and hence in the directors' opinion is reflective of fair value.

The model involves a number of valuation assumptions, many of which are based on subjective judgements. The key inputs to the model are as follows:

Input	2017	2016
Period	56 years	57 years
Discount rate (estimated RPI)	3.30%	3.45%
Contracted General Partner Share per annum	5,000	5,000

The Company is entitled to a priority share of the net income and capital proceeds of the Limited Partnership of £5,000 per annum upon the declaration of any distributions by the Partnership.

The discount rate is derived from reference to long term UK Gilt rates.

The initial model assumptions are reviewed on a regular basis with reference to both current and projected data. In the case of a material change in the key model inputs from the historical one, then the model assumptions will be adjusted accordingly.

Atlantic Regeneration Property 1 General Partner Limited

Notes to the Financial Statements (continued)

For the year ended 31 December 2017

6 Investment in Limited Partnership (continued)

However, because of the inherent uncertainties of fair values, those estimated values may differ significantly from the fair values that would have been used had a ready market for the investment in the Limited Partnership existed, had another valuation method been adopted, or had key assumptions and estimates in the current model been inappropriate, and the differences could be material to the Financial Statements.

Copies of the Financial Statements of the Limited Partnership can be obtained from Companies House, Crown Way, Cardiff, CF4 3UZ.

7 Fixed asset investments

Subsidiary	Country of incorporation	Principal activity	Holding	Percentage of capital held	Cost of investment £'000
Atlantic Regeneration 1 Nominee 1 Limited	England and Wales	Acting Nominee and dormant	Direct	100%	-
Atlantic Regeneration 1 Nominee 2 Limited	England and Wales	Acting Nominee and dormant	Direct	100%	-
Atlantic Regeneration 1 Security Agent Limited	England and Wales	Acting Nominee and dormant	Direct	100%	-

8 Called up share capital

Allotted, issued and fully paid

	2017 £'000	2016 £'000
1,020 Shares of £1 each	1	1

All ordinary shares have equal voting rights.

9 Related party transactions

During the year, fees were paid on behalf of the Company by Atlantic Regeneration Property 1 Limited Partnership. The fees consisted of audit, administration, accounting and director costs. Atlantic Regeneration Property 1 Limited Partnership is a related party by virtue of common control.

The Company has an agreement with Aztec Financial Services (Jersey) Limited to provide administration services to the Company. The Trustees of Atlantic Regeneration 1 Unit Trust, a limited partner of the Partnership, are affiliated with Aztec Financial Services (Jersey) Limited.

Mark Wanless and Paul Conroy, the directors, are affiliated to Aztec Financial Services (Jersey) Limited. No fees have been paid or are payable by the Company to the directors.

Atlantic Regeneration Property 1 General Partner Limited

Notes to the Financial Statements (continued)

For the year ended 31 December 2017

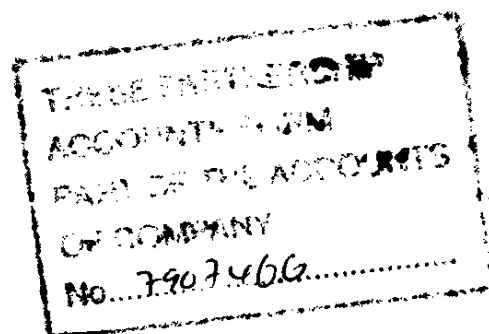
10 Ultimate controlling party

The Company's immediate parent undertaking is Atlantic Regeneration 1 Unit Trust, a trust established under Jersey law.

The immediate parent undertaking is ultimately owned by a number of private individuals, none of whom within their own right are considered to hold a controlling stake. Therefore, in the opinion of the directors, there is no ultimate controlling party of the Company.

11 Post balance sheet events

There have been no material post balance sheet events requiring disclosure in, or adjustment to, the Financial Statements.



COMPANIES HOUSE

ATLANTIC REGENERATION PROPERTY 1 LIMITED PARTNERSHIP
AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

Atlantic Regeneration Property 1 Limited Partnership

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Atlantic Regeneration Property 1 Limited Partnership

Partnership Information

General Partner	Atlantic Regeneration Property 1 General Partner Limited Forum 3, Solent Business Park Parkway South Whiteley Fareham Hampshire PO15 7FH
Limited Partner	Aztec (Trustees No.1) Limited acting as trustee of Atlantic Regeneration 1 Unit Trust Aztec Group House 11-15 Seaton Place St Helier, Jersey JE4 0QH
Principal place of business	Forum 3, Solent Business Park Parkway South Whiteley Fareham Hampshire PO15 7FH
Registered number	LP014868
Independent Auditor	Deloitte LLP Gaspé House 66-72 Esplanade St Helier Jersey JE2 3QT

Atlantic Regeneration Property 1 Limited Partnership

General Partner's report

The General Partner presents its report and the Audited Financial Statements (the "**Financial Statements**") of Atlantic Regeneration Property 1 Limited Partnership (the "**Partnership**") for the year ended 31 December 2017.

Principal activities

The principal activity of the Partnership is that of managing, letting and holding property either directly or indirectly for investment purposes.

Details of the results for the year are set out in the Statement of Comprehensive Income on page 6.

The Partnership was established on 2 February 2012 and registered as a limited partnership in England and Wales pursuant to the 1907 Limited Partnerships Act under number LP014868.

Distribution of partnership profits policy

In accordance with the Amended and Restated Limited Partnership Deed dated 17 February 2012, all distributions will be made in accordance with the following waterfall:

- Firstly, an amount equal to £5,000 per annum to the General Partner in payment of the General Partner's share;
- Thereafter, to the limited partners.

Special provisions relating to small limited partnerships

This report has been prepared in accordance with the special provisions relating to small limited partnerships within Part 2 of The Partnerships (Accounts) Regulations 2008 and therefore the Partnership is exempt from various reporting requirements including the preparation of a strategic report and a business review.

Statement of General Partner's responsibilities in respect of the General Partner's report and the financial statements

The General Partner is responsible for preparing the General Partner's report and the Financial Statements in accordance with applicable laws and the Limited Partnership Agreement.

The Partnerships (Accounts) Regulations 2008 require the members to prepare 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 members have elected to prepare the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 ("**FRS 102**"), The Financial Reporting Standard Applicable in the United Kingdom 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 the year then ended. In preparing these Financial Statements, the General Partner is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, including FRS 102 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 Partnership will continue in business.

The General Partner has 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.

Atlantic Regeneration Property 1 Limited Partnership

General Partner's report (continued)

Disclosure of information to auditor

The General Partner who held office at the date of approval of this General Partner's report confirms that, so far as it is aware, there is no relevant audit information of which the Partnership's auditor is unaware, and the General Partner has taken all the steps that it could have taken as a General Partner to make itself aware of any relevant information and to establish that the Partnership's auditor is aware of that information.

Independent Auditor

Deloitte LLP have been appointed as independent auditor. Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and Deloitte LLP will therefore continue in office.

On behalf of the General Partner



Director:

Dated:

20/4/18

Director of Atlantic Regeneration Property 1 General Partner Limited acting as General Partner of Atlantic Regeneration Property 1 Limited Partnership

Independent auditor's report to the General Partner of Atlantic Regeneration Property 1 Limited Partnership

Report on the audit of the financial statements

Opinion

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 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 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.

We have audited the financial statements of Atlantic Regeneration Property 1 Limited Partnership (the 'qualifying partnership') which comprise:

- the Statement of Comprehensive Income;
- the Statement of Financial Position;
- the Statement of Movements in Partners' Capital;
- the Statement of Cash Flows; and
- the related notes 1 to 14.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

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 qualifying partnership 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 are required by ISAs (UK) to report in respect of the following matters where:

- the General Partner's use of the going concern basis of accounting in preparation of the financial statements is not appropriate; or
- the General Partner has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the qualifying partnership'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.

We have nothing to report in respect of these matters.

Other information

The General Partner is responsible for the other information. The other information comprises the information included in the General Partner's 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 respect of these matters.

Independent auditor's report to the General Partner of Atlantic Regeneration Property 1 Limited Partnership (continued)

Responsibilities of the General Partner

As explained more fully in the statement of General Partner's responsibilities, the General Partner is 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 General Partner 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 General Partner is responsible for 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 the General Partner either intend to liquidate the qualifying partnership 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: 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 General Partner, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 as applied to qualifying partnerships. Our audit work has been undertaken so that we might state to the qualifying partnership's General Partner 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 the General Partner as a body, for our audit work, for this report, or for the opinions we have formed.

Report on other legal and regulatory requirements

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

In the light of the knowledge and understanding of the qualifying partnership and its environment obtained in the course of the audit, we have not identified any material misstatements in General Partner's report.

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 in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of General 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 prepare the financial statements in accordance with the small qualifying partnerships regime and take advantage of the small qualifying partnerships' exemptions in preparing the General Partner's report and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.



Greg Branch, FCA, (Senior Statutory Auditor)

For and on behalf of Deloitte LLP

Statutory Auditor

St Helier, Jersey

Date:

20 April 2018

Atlantic Regeneration Property 1 Limited Partnership

Statement of Comprehensive Income

For the year ended 31 December 2017

		Year Ended 31 December 2017 £'000	Year Ended 31 December 2016 £'000
	Notes		
Turnover - gross earnings under finance lease	7	3,524	3,531
Operating expenses		(216)	(219)
Profit on ordinary activities before interest	5	3,308	3,312
Interest payable and similar charges	6	(2,069)	(2,143)
Profit on ordinary activities attributable to the partners		1,239	1,169
Other comprehensive income		-	-
Total comprehensive income attributable to the partners		1,239	1,169

All items dealt with in arriving at the profit on ordinary activities for the years ended 31 December 2017 and 31 December 2016 respectively, relate to continuing operations.

There were no items of other comprehensive income or expense in the year (2016: £nil).

Atlantic Regeneration Property 1 Limited Partnership

Statement of Financial Position

As at 31 December 2017

	Notes	31 December 2017 £'000	31 December 2016 £'000
Non-current assets			
Finance lease receivable	7	74,090	74,691
Total non-current assets		74,090	74,691
Current assets			
Finance lease receivable	7	261	253
Cash and cash equivalents		1,499	1,396
Total current assets		1,760	1,649
Creditors: amounts falling due within one year	8	(1,956)	(1,959)
Net current assets		(196)	(310)
Total assets less current liabilities		73,894	74,381
Creditors: amounts falling due after more than one year	9	(135,805)	(137,531)
Net liabilities attributable to partners		(61,911)	(63,150)
Represented by:			
Partners' capital	10	25	25
Profit and loss account		2,379	1,140
Capital reserve		(64,315)	(64,315)
Total partners' capital and reserves		(61,911)	(63,150)

The Financial Statements have been prepared in accordance with the provisions applicable to limited partnerships subject to the small companies regime.

These Financial Statements were approved and authorised for issue by the General Partner on 20/4/18 and signed on its behalf by:



Director:

Director of Atlantic Regeneration Property 1 General Partner Limited acting as general partner of Atlantic Regeneration Property 1 Limited Partnership

Atlantic Regeneration Property 1 Limited Partnership

Statement of Movements in Partners' Capital

For the year from 1 January 2017 to 31 December 2017

	Partners' capital £'000	Capital reserve £'000	Profit and loss account £'000	Total £'000
Balance as at 1 January 2017	25	(64,315)	1,140	(63,150)
Profit on ordinary activities attributable to the partners	-	-	1,239	1,239
Balance as at 31 December 2017	25	(64,315)	2,379	(61,911)
Balance as at 1 January 2016	25	(64,315)	(29)	(64,319)
Profit on ordinary activities attributable to the partners	-	-	1,169	1,169
Balance as at 31 December 2016	25	(64,315)	1,140	(63,150)

The notes on pages 10 to 17 form an integral part of these Financial Statements.

Atlantic Regeneration Property 1 Limited Partnership

Statement of Cash Flows

For the year ended 31 December 2017

	<i>Note</i>	Year Ended 31 December 2017 £'000	Year Ended 31 December 2016 £'000
Profit on ordinary activities before interest		3,308	3,312
<i>Adjustments for:</i>			
Gross earnings under finance lease	7	(3,524)	(3,531)
<i>Change in working capital:</i>			
- Rentals receivable under finance lease	7	4,117	4,007
- (Decrease)/increase in accrued expenses		(30)	34
Net cash generated from operating activities		3,871	3,822
Cash flow from financing activities			
Interest paid		(1,998)	(1,964)
Repayment of loans		(1,732)	(1,655)
Funding costs		(38)	(143)
Net cash used in financing activities		(3,768)	(3,762)
Net increase in cash in the year		103	60
Cash and cash equivalents at the beginning of the year		1,396	1,336
Cash and cash equivalents at the end of the year		1,499	1,396

The notes on pages 10 to 17 form an integral part of these Financial Statements.

Atlantic Regeneration Property 1 Limited Partnership

Notes to the Financial Statements

For the year ended 31 December 2017

1 General information

Atlantic Regeneration Property 1 Limited Partnership (the "Partnership") was established on 2 February 2012 and registered as a limited partnership in England and Wales pursuant to the 1907 Limited Partnerships Act under number LP014868. The address of its principal place of business is Forum 3, Solent Business Park, Parkway South, Whiteley, Fareham, Hampshire, PO15 7FH.

The principal activity of the Partnership is that of managing, letting and holding property either directly or indirectly for investment purposes.

2 Accounting convention

The Financial Statements of the Partnership have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102 ("FRS 102"), The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland.

3 Summary of significant accounting policies

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

(a) Basis of preparation

In compliance with the Partnership Agreement, the Financial Statements have been prepared on a going concern basis, under the historic cost convention and in accordance with FRS 102.

(b) Going concern

The Financial Statements have been prepared on a going concern basis. Whilst the Partnership is in a significant net liability position, the General Partner is of the view that this arises due to the valuation methodology that the Partnership is required to employ under FRS 102 in order to report the carrying value of the Partnership's finance lease receivable (refer to Note 7). Furthermore, the General Partner is satisfied that there are sufficient funds in place to enable the Partnership to continue to pay its liabilities as they fall due for the forthcoming 12 months from the date that the Financial Statements were signed. This is because, as at 31 December 2017, the Partnership holds £1.499m of cash. Rental income receipts for the 16 months to 30 April 2019 are forecast to amount to £5.187m. The forecast cash outflows of the Partnership for the same period amount to £3.922m leaving a forecast cash surplus as at 30 April 2019 of £2.764m. The forecast cash outflows consist of £1.662m of principal debt repayments, £1.973m of interest payments and £0.287m of operating expenses.

(c) Leases

The Partnership is the lessee

Operating lease - leases in which substantially all risks and rewards of ownership are retained by another party, the lessor, are classified as operating leases. Payments, including prepayments, made under operating leases (net of any incentives received from the lessor) are charged to the Statement of Comprehensive Income on a straight-line basis over the period of the lease.

Atlantic Regeneration Property 1 Limited Partnership

Notes to the Financial Statements (continued)

For the year ended 31 December 2017

3 Summary of significant accounting policies (continued)

(c) Leases (continued)

The Partnership is the lessor

Finance lease - when assets are leased out under a finance lease, the present value of the minimum lease payments is recognised as a receivable. The difference between the gross receivable and the present value of the receivable is recognised as unearned finance income.

(d) Gross earnings under finance lease

The Partnership recognises a receivable at an amount equal to the net investment in the lease at inception of the lease. Rentals received are accounted for as repayments of principal and finance income as appropriate. Finance income is allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining net investment in the finance lease.

(e) Financial instruments

Financial assets

Basic financial assets include prepayments and cash balances held with banks. Prepayments are initially recognised at transaction price less attributable transaction costs. Subsequent to initial recognition they are recognised at amortised cost using the effective interest method less any impairment losses if applicable.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

Financial liabilities

Basic financial liabilities include accrued expenses and loan financing. Accrued expenses are initially recognised at transaction price less attributable transactions costs. Subsequent to initial recognition they are recognised at amortised cost using the effective interest method.

Loan financing is recognised initially at the present value of future cash flows discounted at a market rate of interest. Subsequent to initial recognition loan financing is recognised at amortised cost using the effective interest method.

Fees paid on the establishment of loan facilities are capitalised and amortised over the life of the loan to the extent that it is probable that some or all of the facility will be drawn down.

Accrued expenses are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accrued expenses are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

(f) Prepayments

Prepayments include operating expenses that have been paid in advance.

Atlantic Regeneration Property 1 Limited Partnership

Notes to the Financial Statements (continued)

For the year ended 31 December 2017

3 Summary of significant accounting policies (continued)

(g) Profit and loss account

The profit and loss account represents the accumulated profit or loss since the Partnership's inception.

(h) Capital reserve

Proceeds from capital transactions are first used to repay any outstanding loans payable and then as a capital distribution. Capital distributions are recognised directly in equity within the capital reserve.

(i) Taxation

Taxation on all partnership profits is solely the personal liability of the individual partner. Consequently neither taxation nor related deferred taxation arising in respect of Atlantic Regeneration Property 1 Limited Partnership are accounted for in the Financial Statements.

(j) Classification of partners' advances received by the Partnership

The partner's advances received by the Partnership are treated as capital (i.e. forming part of partner's capital) because there is no contractual obligation upon the Partnership to deliver cash or other financial assets or to exchange financial assets or financial liabilities to partners under conditions that are potentially unfavourable to the Partnership.

(k) Expenses

Expenses are recognised on an accruals basis.

(l) Interest payable and similar charges

Interest payable and similar charges are recognised on an accruals basis.

(m) Cash and cash equivalents

Cash and cash equivalents comprises cash balances held with banks.

(n) Functional and presentation currency

The Partnership's functional and presentation currency is Pound Sterling.

4 Judgements and key sources of estimation uncertainty

The preparation of the Financial Statements requires the General Partner to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements have had the most significant effect on amounts recognised in these Financial Statements.

Atlantic Regeneration Property 1 Limited Partnership

Notes to the Financial Statements (continued)

For the year ended 31 December 2017

4 Judgements and key sources of estimation uncertainty (continued)

(a) Leases

The Partnership has entered into residential property leases as a lessor and as a lessee it obtains use of the land upon which the properties are built. The classification of such leases as operating or finance lease requires the Partnership to determine, based on an evaluation of the terms and conditions of the arrangements, whether it retains or acquires the significant risks and rewards of ownership of these assets and accordingly whether the lease requires an asset and liability to be recognised in the Statement of Financial Position. The key assumptions used to determine the classification of such leases are further explained in Note 7.

(b) Classification of partners' capital as debt or equity

Partners are not entitled to the redemption of capital contributions other than as determined by the General Partner and therefore are classified as equity.

5 Profit on ordinary activities before interest

Year Ended 31 December 2017 £'000	Year Ended 31 December 2016 £'000
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Profit on ordinary activities before interest is stated after charging:

Auditors' remuneration:

- audit of these financial statements

15	18
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There are no employees and no remuneration was paid to the partners during the year. The average number of partners during the year was 2 (including the General Partner).

6 Interest payable and similar charges

Year Ended 31 December 2017 £'000	Year Ended 31 December 2016 £'000
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Interest expense on loan financing

2,003	1,973
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Loan funding charges

39	143
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Amortisation of borrowing costs

27	27
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2,069	2,143
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Atlantic Regeneration Property 1 Limited Partnership

Notes to the Financial Statements (continued)

For the year ended 31 December 2017

7 Finance lease receivable

	31 December 2017 £'000	31 December 2016 £'000
Opening balance	74,944	75,420
Gross earnings under finance lease	3,524	3,531
Rentals receivable under finance lease	(4,117)	(4,007)
Balance as at 31 December	74,351	74,944
Current finance lease receivable	261	253
Non-current finance lease receivable	74,090	74,691
Balance as at 31 December	74,351	74,944

The finance leases relate to affordable housing at two sites in the London Borough of Barking and Dagenham, William Street Quarter and Eastern End Thames View. Under FRS 102, paragraph 20.5 the properties are classified and recognised as a finance lease asset as the following two indicators of a finance lease are met:

FRS 102 Indicator of a finance lease	Application to the Limited Partnership
The lessee has the option to purchase the asset at a price that is expected to be sufficiently lower than the fair value at the date the option becomes exercisable for it to be reasonably certain, at the inception of the lease, that the option will be exercised.	In accordance with the Option Deeds, TPFL Regeneration (2) Limited (the "lessee") has the option to purchase each of the buildings at the end of the sub-under lease term for £10 which is considered to be sufficiently lower than the fair value at the time the option is exercisable.
The lease term is for the major part of the economic life of the asset even if title is not transferred.	The sub-under lease term is 62 years which exceeds the 50 years which is the assumed life for most buildings and is therefore deemed to represent the major part of the economic life of the property assets.

Under FRS 102, the value of a finance lease asset is derived from the discounted value of the minimum contractual lease payments over the period of the lease. The minimum contractual lease payments are deemed to be the base rent at the outset of the lease and do not factor in any increase for inflation or RPI over the life of the lease.

A reconciliation between the gross investment in the leases and the present value of minimum lease payments receivable is as follows:

	31 December 2017 £'000	31 December 2016 £'000
<i>Minimum finance lease receipts:</i>		
Not later than one year	3,772	3,772
Later than one year and not later than five years	15,088	15,088
Later than five years	192,386	196,158
Gross investment in the leases	211,246	215,018
Less: unearned finance income	(136,895)	(140,074)
Present value of minimum lease payments	74,351	74,944

Atlantic Regeneration Property 1 Limited Partnership

Notes to the Financial Statements (continued)

For the year ended 31 December 2017

7 Finance lease receivable (continued)

There is no unguaranteed residual values accruing to the benefit of the Partnership. There is no accumulated allowance for uncollectible minimum lease payments receivable. There are no contingent rents recognised as income in the year.

In accordance with the Option Deeds referred to above, there is a precondition set forth, namely that all of the yearly rents payable during the term of the lease have been paid by the leasee, which if not met then the Option cannot be exercised and therefore the property will be retained by the Partnership. Therefore, for management's internal information purposes, they have recalculated the fair value of the properties using the basis outlined below. The fair value of the properties as at 31 December 2017 is £269 million (31 December 2016: £258 million).

The fair value of the properties has been determined by calculating the discounted value of the estimated future rental payments including an indexation for projected increase in RPI. The key inputs into the discounted cash flow calculation are as follows:

Input	2017	2016	Source
Annual rental income (unindexed)	£3,929,834	£3,929,834	Sub-under lease agreements
Annual ground rent expense	£157,593	£157,593	Sub-under lease agreements
Expiry of lease	2074	2074	Sub-under lease agreements
Projected RPI increase per annum	3.30%	3.45%	Estimate based on UK Government Gilt rates, current Bank of England policy and historic trends
Discount rate	2.81%	2.93%	2068 UK government Gilt rate of 1.56% plus an additional credit spread of 1.25%

8 Creditors: amounts falling due within one year

	31 December 2017 £'000	31 December 2016 £'000
Loan financing	1,662	1,640
Accrued interest	255	250
Accrued expenses	66	96
Capitalised borrowing costs	(27)	(27)
	<u>1,956</u>	<u>1,959</u>

9 Creditors: amounts falling due after more than one year

	31 December 2017 £'000	31 December 2016 £'000
Loan financing	137,315	139,068
Capitalised borrowing costs	(1,510)	(1,537)
	<u>135,805</u>	<u>137,531</u>

Atlantic Regeneration Property 1 Limited Partnership

Notes to the Financial Statements (continued)

For the year ended 31 December 2017

9 Creditors: amounts falling due after more than one year (continued)

Analysis of loan financing:

	31 December 2017 £'000	31 December 2016 £'000
<i>Debt can be analysed as falling due:</i>		
Amounts falling due between one and five years	6,872	6,781
Amounts falling due after more than five years	130,443	132,287
	<u>137,315</u>	<u>139,068</u>

During 2014 the Partnership entered into a loan agreement with Propeller Finance Limited. The agreement provided a loan facility of £145,900,000, repayable over a period of 60 years and bearing interest of 2.66% plus a margin equivalent to the change in the Retail Price Index subject to a minimum change in RPI ratio of 1.00.

10 Partners' Capital

	31 December 2017 £'000	31 December 2016 £'000
General Partner	1	1
Limited Partner	24	24
	<u>25</u>	<u>25</u>

Capital contributions include £1,000 from the General Partner, Atlantic Regeneration Property 1 General Partner Limited (2016: £1,000) and £24,005 from the limited partner, Atlantic Regeneration 1 Unit Trust, incorporated in Jersey (2016: £24,005).

11 Related party transactions

On 20 January 2014, the Partnership entered into a loan agreement with Propeller Finance Limited (refer to Note 9). Propeller Finance Limited is considered a related party of the Partnership by virtue of common ownership. During the year, the Partnership incurred interest charges of £2,003,476 (2016: £1,973,145), of which £255,183 (2016: £249,898) is payable as at the Statement of Financial Position date.

The Partnership has an agreement with Aztec Financial Services (Jersey) Limited to provide administration services to the Partnership. The Trustee of Atlantic Regeneration 1 Unit Trust, a limited partner of the Partnership, is affiliated with Aztec Financial Services (Jersey) Limited.

During the year ended 31 December 2017 the Partnership has incurred fees of £34,599 (2016: £38,958) in respect of administrative services provided by Aztec Financial Services (Jersey) Limited, of which £8,692 (2016: £nil) remains outstanding as at the Statement of Financial Position date.

Mark Wanless and Paul Conroy are directors of the General Partner and are affiliated to Aztec Financial Services (Jersey) Limited. No fees have been paid or are payable by the Partnership to the directors of the General Partner.

Atlantic Regeneration Property 1 Limited Partnership

Notes to the Financial Statements (continued)

For the year ended 31 December 2017

12 Financial commitments

Capital commitments

At 31 December 2017, a debenture exists with subsidiary nominees, Atlantic Regeneration 1 Nominee 1 Limited and Atlantic Regeneration 1 Nominee 2 Limited as charges in favour of a secured party, over the assets of Atlantic Regeneration Property 1 Limited Partnership.

Non-cancellable operating leases

Future minimum rentals payable under non-cancellable operating leases are as follows:

	31 December 2017 £'000	31 December 2016 £'000
Within one year	158	158
In two to five years	632	632
In over five years	8,035	8,193
	<hr/>	<hr/>
	8,825	8,983
	<hr/>	<hr/>

13 Ultimate controlling party

The Partnership's immediate parent undertaking is Atlantic Regeneration 1 Unit Trust.

The immediate parent undertaking is ultimately owned by a number of private individuals, none of whom within their own right are considered to hold a controlling stake. Therefore, in the opinion of the General Partner, there is no ultimate controlling party of the Partnership.

14 Post balance sheet events

There have been no material post balance sheet events requiring disclosure in, or adjustment to, the Financial Statements.