

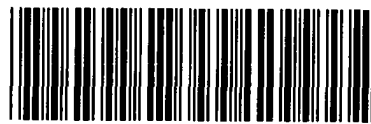
Registered number: 04121676

**St James Homes (Grosvenor Dock) Limited**

**Annual Report and Financial Statements**

**For the Year Ended 30 April 2019**

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**St James Homes (Grosvenor Dock) Limited**

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**St James Homes (Grosvenor Dock) Limited**

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**Strategic Report  
For the Year Ended 30 April 2019**

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**Introduction**

The Directors present their Strategic Report for the year ended 30 April 2019.

**Principal activities, review of the business and future review**

The Company's principal activity is, and will continue to be, the managing of a previously completed residential property development.

The Company is a wholly owned subsidiary of an ultimate parent undertaking, The Berkeley Group Holdings plc, based in the United Kingdom for which Group financial statements are prepared. The Company's principal operating and financial risks, including the macro economic climate and its impact on consumer confidence, land availability and the planning environment, availability of sufficient mortgage funds for our customers, the ability to attract and retain the best people, along with key performance indicators are integrated with those of the Group. These are set out in the Business Review on pages 1 to 70 of the 2019 Annual Report of The Berkeley Group Holdings plc.

**Results**

The results for the Company show a profit on ordinary activities before tax of £6,622 (2018: £824,084) and turnover of £243,972 (2018: £346,921). The Company's profit for the financial year is £5,364 (2018: £667,508).

As at 30 April 2019 the Company had a net asset position of £3,150,680 for the financial year (2018: £3,145,316).

**Going concern**

The Company has sufficient financial resources together with long standing relationships with clients and suppliers. As a consequence, the Directors believe that the Company is well placed to manage its business risks successfully. After making enquiries, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future and at least the next twelve months from the date of this report. Accordingly, they continue to adopt the going concern basis in preparing the annual report and financial statements.

This report was approved by the board on 12 December 2019 and signed on its behalf.

  
R J Stearn  
Director

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## **St James Homes (Grosvenor Dock) Limited**

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### **Directors' Report For the Year Ended 30 April 2019**

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The Directors present their report and the financial statements for the year ended 30 April 2019.

#### **Results and dividends**

The profit for the year, after taxation, amounted to £5,364 (2018: £667,508).

The Directors did not pay an interim dividend and do not recommend a final dividend (2018: £nil).

#### **Directors**

The Directors who served during the year under review and up to the date of signing this report were:

A W Pidgley  
R C G Perrins  
R J Stearn  
P Kemkers  
S Ellis  
P I Hopkins  
C N Walter

#### **Qualifying third party indemnity provisions**

The Company has made qualifying third party indemnity provisions, for the benefit of its Directors, which were made during the year and remain in force at the date of this report.

#### **Employment policy**

An Equal Opportunities Policy was introduced in 2001. Following periodic reviews (the most recent in September 2010) the policy is now an Equality and Diversity Policy with the aim of ensuring that all employees, potential employees and other individuals receive equal treatment (including access to employment, training and opportunity for promotion) regardless of their age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief (including lack of belief), sex or sexual orientation.

All disclosures concerning diversity of the Group's Directors, senior management and employees (as required under the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013) are contained within the Strategic Report, on page 51 of the 2019 Annual Report of the Berkeley Group Holdings plc.

The Group has implemented Human Rights, Modern Slavery and Child Labour policies in support of human rights which are implicit in all of its pre existing corporate policies and procedures. The Group believes these policies to be effective in promoting and protecting human rights by establishing clear ethical standards for ourselves and our expectations for those external parties who work with the Group or on our behalf.

#### **Disclosure of information to auditors**

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

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

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**St James Homes (Grosvenor Dock) Limited**

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**Directors' Report (continued)**  
**For the Year Ended 30 April 2019**

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**Auditors**

Under section 487(2) of the Companies Act 2006, KPMG LLP will be deemed to have been reappointed as auditors, and KPMG will therefore continue in office.

This report was approved by the board on 12 December 2019 and signed on its behalf.



R J Stearn  
**Director**

Berkeley House  
19 Portsmouth Road  
Cobham  
Surrey  
KT11 1JG

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**St James Homes (Grosvenor Dock) Limited**

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**Directors' Responsibilities Statement  
For the Year Ended 30 April 2019**

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

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 101 'Reduced Disclosure Framework'.

Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

In preparing these financial statements, the Directors are required to:

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

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

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## **Independent Auditors' Report to the Members of St James Homes (Grosvenor Dock) Limited**

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### **Opinion**

We have audited the financial statements of St James Homes (Grosvenor Dock) Limited ("the Company") for the year ended 30 April 2019 which comprise the Profit and Loss Account, Balance Sheet, Statement of Changes in Equity, and related notes, including the accounting policies in note 2.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 30 April 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including 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 are described below. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

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

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

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

### **Going concern**

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

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

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

### **Strategic Report and Directors' Report**

The Directors are responsible for the Strategic Report and the Directors' Report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

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## **Independent Auditors' Report to the Members of St James Homes (Grosvenor Dock) Limited**

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Our responsibility is to read the Strategic Report and the Directors' Report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the Strategic Report and the Directors' Report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

### **Matters on which we are required to report by exception**

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

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

We have nothing to report in these respects.

### **Directors' responsibilities**

As explained more fully in their statement set out on page 4, the Directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities**

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

A fuller description of our responsibilities is provided on the FRC's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities).



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## Independent Auditors' Report to the Members of St James Homes (Grosvenor Dock) Limited

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

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

*Michael Harper*

Michael Harper (Senior statutory auditor)  
for and on behalf of KPMG LLP, Statutory Auditor  
*Chartered Accountants*  
15 Canada Square  
London  
E14 5GL  
17 December 2019

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**St James Homes (Grosvenor Dock) Limited**

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**Profit and Loss Account  
For the Year Ended 30 April 2019**

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	Note	2019 £	2018 £
Turnover		243,972	346,921
Cost of sales		(309,170)	437,201
<b>Gross (loss)/profit</b>		<b>(65,198)</b>	<b>784,122</b>
Administrative expenses		(12,540)	(30,425)
<b>Operating (loss)/profit</b>	4	<b>(77,738)</b>	<b>753,697</b>
Interest receivable and similar income	6	84,360	334,689
Interest payable and similar expenses	7	-	(264,302)
<b>Profit before tax</b>		<b>6,622</b>	<b>824,084</b>
Tax on profit	8	(1,258)	(156,576)
<b>Profit for the financial year</b>		<b>5,364</b>	<b>667,508</b>

There were no recognised gains and losses for 2019 or 2018 other than those included in the profit and loss account.

The notes on pages 11 to 19 form part of these financial statements.

**St James Homes (Grosvenor Dock) Limited**  
**Registered number: 04121676**

**Balance Sheet**  
**As at 30 April 2019**

	Note	2019 £	2018 £
<b>Current assets</b>			
Stocks	9	447,862	447,862
Debtors: amounts falling due within one year	10	4,566,198	22,588,332
		<u>5,014,060</u>	<u>23,036,194</u>
Creditors: amounts falling due within one year	11	(1,856,380)	(19,869,878)
<b>Net current assets</b>		<u>3,157,680</u>	<u>3,166,316</u>
<b>Total assets less current liabilities</b>		<u>3,157,680</u>	<u>3,166,316</u>
<b>Provisions for liabilities</b>			
Provisions for liabilities	13	(7,000)	(21,000)
		<u>(7,000)</u>	<u>(21,000)</u>
<b>Net assets</b>		<u>3,150,680</u>	<u>3,145,316</u>
<b>Capital and reserves</b>			
Called up share capital	14	1	1
Profit and loss account		3,150,679	3,145,315
<b>Total equity</b>		<u>3,150,680</u>	<u>3,145,316</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 12 December 2019.

  
R J Stearn  
Director

The notes on pages 11 to 19 form part of these financial statements.

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**St James Homes (Grosvenor Dock) Limited**

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**Statement of Changes in Equity  
For the Year Ended 30 April 2019**

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	<b>Called up share capital £</b>	<b>Profit and loss account £</b>	<b>Total equity £</b>
<b>At 1 May 2017</b>	<b>1</b>	<b>2,477,807</b>	<b>2,477,808</b>
Profit for the year	-	667,508	667,508
<b>At 1 May 2018</b>	<b>1</b>	<b>3,145,315</b>	<b>3,145,316</b>
Profit for the year	-	5,364	5,364
<b>At 30 April 2019</b>	<b>1</b>	<b>3,150,679</b>	<b>3,150,680</b>

The notes on pages 11 to 19 form part of these financial statements.

**Notes to the Financial Statements  
For the Year Ended 30 April 2019**

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**1. General information**

St James Homes (Grosvenor Dock) Limited (the "Company") is a private company incorporated, domiciled and registered in the UK. The registered address is Berkeley House, 19 Portsmouth Road, Cobham, KT11 1JG. The Company is engaged in the managing of a previously completed residential property development.

**2. Accounting policies**

**2.1 Significant accounting policies**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated. The financial statements are presented in 'Pound Sterling' (£) which is the Company's functional currency.

**2.2 Basis of preparation of financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' ("FRS 101"). These financial statements have been prepared on the going concern basis and under the historical cost convention.

In preparing these financial statements the Company applies the recognition, measurement and disclosure requirements of the European Union endorsed International Financial Reporting Standards ("IFRSs") but makes amendments where necessary in order to comply with the Companies Act 2006, and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

The preparation of financial statements in conformity with FRS 101 requires management to exercise its judgement in the process of applying the Company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 3 below.

The following principal accounting policies have been applied:

**2.3 Financial reporting standard 101 - reduced disclosure exemptions**

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

- the requirements of paragraphs 45(b) and 46-52 of IFRS 2 Share based payment
- the requirements of IFRS 7 Financial Instruments: Disclosures
- the requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement
- the requirements of IAS 7 Statement of Cash Flows
- the requirements of paragraph 17 and 18A of IAS 24 Related Party Disclosures
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member

**Notes to the Financial Statements  
For the Year Ended 30 April 2019**

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**2. Accounting policies (continued)**

**2.4 Going concern**

The Company has sufficient financial resources together with long standing relationships with clients and suppliers. As a consequence, the Directors believe that the Company is well placed to manage its business risks successfully. After making enquiries, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future and at least the next twelve months from the date of this report. Accordingly, they continue to adopt the going concern basis in preparing the annual report and financial statements.

**2.5 Turnover**

Turnover represents the amounts receivable from the sale of properties, and ground rent assets during the year and other income directly associated with property development. Properties are treated as sold and profits are recognised at the point control of the unit is passed to the customer, which has been determined as the point of legal completion. Ground rent assets are treated as sold when contracts are exchanged, all material conditions precedent to the sale have been satisfied and control of the ground rent assets have passed to the customer.

**2.6 Expenditure**

Expenditure recorded in inventory is expensed through cost of sales at the time of the related property sale. The amount of cost related to each property includes its share of the overall site costs including, where relevant, its share of forecast costs to complete. Net operating expenditure is recognised in respect of goods and services received when supplied in accordance with contractual terms. Provision is made when an obligation exists for a future liability in respect of a past event and where the amount of the obligation can be reliably estimated. See Accounting estimates and judgements below for further disclosures on cost recognition.

**Notes to the Financial Statements  
For the Year Ended 30 April 2019**

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**2. Accounting policies (continued)**

**2.7 Taxation**

The taxation expense represents the sum of the current tax payable and deferred tax. Current tax, including UK corporation tax, is provided at the amounts expected to be paid (or received) using the tax rules and laws that have been enacted, or substantively enacted, by the reporting date.

Deferred taxation is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and corresponding tax bases used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised on all taxable temporary differences. Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill, or from the initial recognition (except in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit, or from differences relating to investments in subsidiaries to the extent that it is probable that they will not reverse in the foreseeable future.

Deferred taxation is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised based on tax laws and rates that have been enacted or substantively enacted at the Balance Sheet date. The carrying value of deferred tax assets is reviewed at each Balance Sheet date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available against which taxable temporary differences can be utilised. Deferred taxation is charged or credited to the Profit and Loss Account, except when it relates to items charged or credited directly to reserves, in which case the deferred taxation is also dealt with in reserves.

Deferred taxation assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred taxation assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

**2.8 Stock**

Property in the course of development and completed units are valued at the lower of cost and net realisable value. Direct cost comprises the cost of land, raw materials and development costs but excludes indirect overheads. Provision is made, where appropriate, to reduce the value of inventories and work in progress to their net realisable value. Land purchased for development, including land in the course of development, is initially recorded at cost. Where such land is purchased on deferred settlement terms, and the cost differs from the amount that will subsequently be paid in settling the liability, this difference is charged as a finance cost in the Profit and Loss Account over the period to settlement.

**2. Accounting policies (continued)**

**2.9 Debtors**

Debtors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of trade receivables is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. The carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognised in the profit and loss account within net operating expenses. When debtors are uncollectible, it is written off against the allowance account for debtors. Subsequent recoveries of amounts previously written off are credited against net operating expense in the Profit and Loss Account.

**2.10 Creditors**

Creditors on normal terms are not interest bearing and are stated at their nominal value which is considered to be their fair value. Creditors on extended terms are recorded at their fair value at the date of acquisition of the asset to which they relate. The discount to nominal value is amortised over the period of the credit term and charged to finance costs.

**2.11 Provisions**

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, and it is probable that an outflow of resources will be required to settle that obligation, and the amount has been reliably estimated. See Accounting estimates and judgements below for further disclosures on recognition of provisions.

**2.12 Share Capital**

Ordinary shares are classified as equity.



**Notes to the Financial Statements  
For the Year Ended 30 April 2019**

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

Management applies the Company's accounting policies as described above when making critical accounting judgements, of which no individual judgement is deemed to have a significant impact upon the financial statements, apart from those involving estimations, which are detailed below.

**(a) Carrying value of land and work in progress and estimation of costs to complete**

The Company holds inventories stated at the lower of cost and net realisable value. Such inventories include land, work in progress and completed units. As residential development is largely speculative by nature, not all inventories are covered by forward sales contracts. Furthermore due to the nature of the Company's activity and, in particular the scale of its developments and the length of the development cycle, the Company has to allocate site wide development costs between units being built and/or completed in the current year and those for future years. It also has to forecast the costs to complete on such developments.

In making such assessments and allocations, there is a degree of inherent estimation uncertainty; in particular due to the need to take account of future direct input costs, sales prices and the need to allocate site wide costs on an appropriate basis to reflect the overall level of development risk, including planning risk. The Company has established internal controls designed to effectively assess and centrally review inventory carrying values and ensure the appropriateness of the estimates made. These assessments and allocations evolve over the life of the development in line with the risk profile, and accordingly the margin recognised reflects these evolving estimates. Similarly, these estimates impact the carrying value of inventory at each reporting date as this is a function of costs incurred in the year and the allocation of inventory to costs of sales on each property sold.

In addition, the Company has consistently applied its approach to margin recognition in relation to the Company's particularly complex, long term regeneration developments where certain whole site costs are accelerated to the early stages of the development to reflect the greater uncertainty and the evolution of risk over the life of such developments. These developments, where the development life cycle is typically greater than ten years, are considered to be particularly susceptible to potential downward shifts in profitability due to the cyclical nature of the property market and its impact on both revenue and costs. As such, the inherent estimation uncertainty is increased.

A fundamental principal of the Company's accounting policy is to reduce the possibility of recognising margin in the early stages of a development that could subsequently reverse. As such, for these long term sites with greatest estimation uncertainty, a greater proportion of whole site costs are recognised during the earlier stages of the development up to a point of inflection when such developments are deemed to be sufficiently de risked. Subsequent to this inflection point, and should the uncertainties have not materialised, margin would increase as the visibility over projected revenue and costs across the development improves.

**(b) Provisions**

The Company makes assumptions to determine the timing and its best estimate of the quantum of its construction and other liabilities for which provisions are held. The Company continually reviews the identified risks that they are aware of for the Group's portfolio of developments to ensure the amount of the provision remains appropriate.

**4. Operating (loss)/profit**

The auditor's remuneration in relation to the Company of £3,000 (2018: £2,500) is borne by the Parent undertaking. No other fees are payable to KPMG LLP.

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**St James Homes (Grosvenor Dock) Limited**

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**Notes to the Financial Statements  
For the Year Ended 30 April 2019**

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**5. Employees**

There were no employees or staff costs incurred by the Company during the year (2018: nil).

No Director received any emoluments during the year for services to the Company. The Company considers that there is no practicable method to accurately allocate a portion of the emoluments the Directors receive from their respective Group company employer to the qualifying services they provide to the Company. The Company is also of the opinion any allocation would be immaterial.

**6. Interest receivable**

	2019 £	2018 £
Interest receivable from group companies	<u>84,360</u>	<u>334,689</u>

**7. Interest payable and similar expenses**

	2019 £	2018 £
Loans from group undertakings	<u>-</u>	<u>264,302</u>

**8. Taxation**

	2019 £	2018 £
<b>Corporation tax</b>		
Current tax on profits for the year	(1,402)	153,916
<b>Total current tax</b>	<u>(1,402)</u>	<u>153,916</u>
<b>Deferred tax</b>		
Deferred tax movements	2,660	2,660
<b>Total deferred tax</b>	<u>2,660</u>	<u>2,660</u>
<b>Taxation on profit on ordinary activities</b>	<u>1,258</u>	<u>156,576</u>

**Notes to the Financial Statements**  
**For the Year Ended 30 April 2019**

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**8. Taxation (continued)**

**Factors affecting tax charge for the year**

The tax assessed for the year is the same as (2018: the same as) the standard rate of corporation tax in the UK of 19% (2018: 19%) as set out below:

	2019 £	2018 £
Profit on ordinary activities before tax	<u>6,622</u>	<u>824,084</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2018: 19%)	<u>1,258</u>	<u>156,576</u>
<b>Total tax charge for the year</b>	<u><b>1,258</b></u>	<u><b>156,576</b></u>

**Factors that may affect future tax charges**

Changes to UK corporation tax rates were substantially enacted as part of Finance Act (2015) (No2) on 18 November 2015 and the Finance Act 2016 on 15 September 2016. These changes include reductions to the main rate of corporation tax to 19% from 1 April 2017 and to 17% from 1 April 2020. Deferred taxes at the Balance Sheet date have been measured using these enacted tax rates and are based on when these assets are expected to be realised.

**9. Stocks**

	2019 £	2018 £
Work in progress	<u>447,862</u>	<u>447,862</u>

**10. Debtors**

	2019 £	2018 £
Trade debtors	5,447	5,447
Amounts owed by group undertakings	4,559,421	22,576,800
Other debtors	-	2,095
Deferred taxation	1,330	3,990
	<u><b>4,566,198</b></u>	<u><b>22,588,332</b></u>

Loan amounts from Group undertakings are unsecured, bear interest at market rates linked to LIBOR and have no fixed repayment date.

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**St James Homes (Grosvenor Dock) Limited**

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**Notes to the Financial Statements  
For the Year Ended 30 April 2019**

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**11. Creditors: Amounts falling due within one year**

	2019 £	2018 £
Trade creditors	911,087	776,148
Amounts owed to group undertakings	-	18,303,319
Accruals and deferred income	945,293	790,411
	<u>1,856,380</u>	<u>19,869,878</u>

Loan amounts owed to Group undertakings bear interest at market rates linked to LIBOR and have no fixed repayment date.

**12. Deferred taxation**

	2019 £
At beginning of year	3,990
Charged to profit or loss	(2,660)
<b>At end of year</b>	<u><b>1,330</b></u>

The deferred tax asset is made up as follows:

	2019 £	2018 £
Short term timing differences	<u>1,330</u>	<u>3,990</u>

The Directors consider that it is more likely than not that there will be sufficient taxable profits in the future such as to realise the deferred tax asset, and therefore the asset has been recognised in these financial statements.

Deferred tax is calculated in full on temporary differences at the tax rates that are expected to apply for the period when the asset is realised and the liability is settled using a tax rate of 19/17% as appropriate (2018: 19/17%). There is no unprovided deferred tax (2018: nil) at the Balance Sheet date.

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**St James Homes (Grosvenor Dock) Limited**

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**Notes to the Financial Statements  
For the Year Ended 30 April 2019**

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**13. Provisions**

	<b>Construction liabilities £</b>
At 1 May 2018	<b>21,000</b>
Released in the year	<b>(14,000)</b>
<b>At 30 April 2019</b>	<b>7,000</b>

**a) Construction liabilities**

Of the total provisions at 30 April 2019, £7,000 is current (2018: £14,000) with £Nil being long term (2018: £7,000).

Provisions for other liabilities and charges primarily relate to provisions for a best estimate of certain post completion development obligations in respect of the construction of complex mixed use developments which are expected to be incurred in the ordinary course of business, based on historic experience of the Company's sites and current site specific risks, but which are uncertain in terms of timing and quantum. The Company continually reviews its utilisation of this provision and, in recognition that the risk of post completion development obligations reduces over time, releases any unutilised provision to the Profit and Loss Account on a systematic basis across the five years following post completion.

**14. Share capital**

	<b>2019 £</b>	<b>2018 £</b>
1,000 (2018: 1,000) Ordinary shares of £1.00 each	<b>1,000</b>	<b>1,000</b>
<b>Allotted, called up and fully paid</b>		
1 (2018: 1) Ordinary share of £1.00	<b>1</b>	<b>1</b>

**15. Controlling party**

The immediate parent undertaking is St James Group Limited. The ultimate parent undertaking and controlling party is The Berkeley Group Holdings plc, a company registered in England and Wales. The Berkeley Group Holdings plc is the only group for which these results have been consolidated. Copies of these group accounts are publicly available from the Company Secretary at Berkeley House, 19 Portsmouth Road, Cobham, KT11 1JG.