

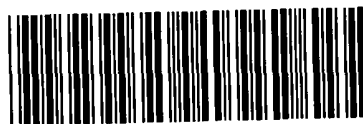
CREST/GALLIFORD TRY (EPSOM) LLP

Registered in England: number OC326727

Annual Report and Financial Statements

31st October 2018

WEDNESDAY



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31/07/2019
COMPANIES HOUSE

CREST/GALLIFORD TRY (EPSOM) LLP MEMBERS' REPORT

The Members have pleasure in submitting their report together with the audited financial statements for the year ended 31st October 2018.

Principal Activities and Business Review

The principal activity of Crest/Galliford Try (Epsom) LLP (the 'LLP' or the 'partnership') is the development of land in Epsom. The development was completed during 2016 and all remaining units sold.

Future Developments

The partnership is currently being used for final accounting on the above scheme. Currently, no further development opportunities are being considered by the partnership. The future of the partnership will be reviewed on the tenth anniversary of the last completion.

Key performance indicators

Key financial statistics are given below:

	2018	2017
	£000	£000
Gross profit	-	2

Results and Financial Position

The partnership had no revenue or result available for distribution in the current or prior financial year. The partnership had £nil net assets at 31st October 2018 and 31st October 2017.

Risk management

The main risk to the Partnership is that of product failure resulting in a claim against the Partnership within the NHBC ten year warranty period. The Directors do not forecast any material costs to arise from this risk.

Members

The Members during the year and up to the date of signing the financial statements were as follows:

Crest Nicholson (Epsom) Limited ('Crest')

Linden Limited ('Linden')

Policy with regard to subscription of Capital, drawings and repayment of Capital

No Member is entitled to receive interest on the amount of capital contributions to the LLP.

No Member shall be obliged to contribute any further loan/capital contributions unless the other Member has made further loan/capital contributions in the same amounts and on the same terms. Where Members have made equal contributions to the LLP, no part of any monies advanced by the Members shall (unless otherwise agreed in writing by the Members) be repaid to the Member unless an equivalent amount is repaid to the other Member unless otherwise set out in the Business Plan.

No profits shall be distributed to a Member by the LLP while the LLP remains liable for any costs relating to that Member's proportion of the Development; payments remain outstanding from that Member under the provisions of the Business Plan; and any sums due to the LLP under the Partnership Agreement and/or the Loan Letters from that Member remain outstanding.

Net profits of the LLP which have been allocated to one Member and which are available for distribution to the Member may be drawn by that Member on 10 Business days' notice to the other Member.

No Member shall be entitled to withdraw funds in excess of the share of profits applicable to its Share for any accounting period. In the event that any such excess withdrawal is made, that Member shall repay the excess drawings to the LLP immediately together with interest on the excess at the Default Interest Rate.

Detailed arrangements for repayment of capital exist to cover resignation by a Member, where this results in the appointment of a replacement member, or in the winding up of the LLP.

CREST/GALLIFORD TRY (EPSOM) LLP
MEMBERS' REPORT (continued)

Statement of Members' Responsibilities

The Members are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and regulation.

Company law requires the Members to prepare financial statements for each financial year. Under that law the Members have prepared the financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union. Under company law the Members must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the partnership and of the profit or loss of the partnership for that period. In preparing the financial statements, the Members are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable IFRSs as adopted by the European Union have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the partnership will continue in business.

The Members are responsible for keeping adequate accounting records that are sufficient to show and explain the partnership's transactions and disclose with reasonable accuracy at any time the financial position of the partnership and enable them to ensure that the financial statements comply with the Companies Act 2006.

The Members are also responsible for safeguarding the assets of the partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Going concern

The Partnership has sufficient assets to settle liabilities as they fall due. The financial statements have been prepared on a going concern basis, which assumes that the partnership will continue in operational existence and be able to meet its liabilities as they fall due for at least 12 months from the date of signing of these financial statements.

Disclosure of information to auditors

The Members who held office at the date of approval of this Members' Report confirm that, so far as they are each aware, there is no relevant audit information of which the partnership's auditors are unaware; and each Member has taken all the steps that he ought to have taken as a Member to make himself aware of any relevant audit information and to establish that the partnership's auditors are aware of that information.

Independent Auditors

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office and a resolution concerning their re-appointment will be proposed at the Annual General Meeting.

Approved by the Members and signed on their behalf.

J Harrison

J Harrison, *Executive*
 Designated Member - *Crest Nicholson (Epsom) Limited*

Crest House
 Pyrcroft Road
 Chertsey
 Surrey KT16 9GN

30 July 2019

CREST/GALLIFORD TRY (EPSOM) LLP**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CREST/GALLIFORD TRY (EPSOM) LLP****Report on the audit of the financial statements****Opinion**

In our opinion, Crest/Galliford Try (Epsom) LLP's financial statements:

- give a true and fair view of the state of the limited liability partnership's affairs as at 31st October 2018 and of its result and cash flows for the year then ended;
- have been properly prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the Statement of financial position as at 31st October 2018; the Income statement, the Statement of cash flows, the Statement of changes in Members' interest for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the limited liability partnership in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

ISAs (UK) require us to report to you when:

- the members' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the limited liability 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 the above matters.

However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the limited liability partnership's ability to continue as a going concern. For example, the terms on which the United Kingdom may withdraw from the European Union are not clear, and it is difficult to evaluate all of the potential implications on the limited liability partnership's trade, customers, suppliers and the wider economy.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The members are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or any form of assurance 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 an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of 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 based on these responsibilities.

Responsibilities for the financial statements and the audit*Responsibilities of the members for the financial statements*

As explained more fully in the Statement of Members' responsibilities set out on page 2, the members are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The members are also 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.

CREST/GALLIFORD TRY (EPSOM) LLP**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CREST/GALLIFORD TRY (EPSOM) LLP
(continued)**

In preparing the financial statements, the members are responsible for assessing the limited liability 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 members either intend to liquidate the limited liability partnership or to cease operations, or have no realistic alternative but to do so.

Auditors' 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 auditors' 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 FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinion, has been prepared for and only for the members of the partnership as a body in accordance with the Companies Act 2006 as applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting**Companies Act 2006 exception reporting**

Under the Companies Act 2006 as applicable to limited liability partnerships we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the limited liability partnership, 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.

We have no exceptions to report arising from this responsibility.



Charlotte Marnham (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
July 2019

CREST/GALLIFORD TRY (EPSOM) LLP
INCOME STATEMENT
For the year ended 31st October 2018

	Note	2018 £000	2017 £000
Revenue		-	-
Cost of sales		-	2
Gross profit		-	2
Administrative expenses		-	(2)
Operating result		-	-
Finance expense		-	-
Result for the year before Members' remuneration and profit share	3	-	-
Members' remuneration charged as an expense	4	-	-
Result for the year available for discretionary division among Members		-	-

The result for the financial year arose solely from continuing activities.

There was no other comprehensive income in the year ended 31st October 2018 (2017: £nil).

The notes on pages 7 to 10 form part of these financial statements.

CREST/GALLIFORD TRY (EPSOM) LLP
STATEMENT OF FINANCIAL POSITION
As at 31st October 2018

	Note	2018 £000	2017 (as restated) £000
Current assets			
Inventories	5	38	58
Trade and other receivables	6	269	289
Cash at bank and in hand		1	11
		308	358
Current liabilities			
Trade and other payables	7	(308)	(358)
Net current assets		-	-
Total assets less current liabilities		-	-
NET ASSETS ATTRIBUTABLE TO MEMBERS		-	-
REPRESENTED BY:			
Loans and other debts due to Members within one year			
Loans and other debts due to Members		-	-
TOTAL MEMBERS' INTEREST		-	-

The financial statements on pages 5 to 10 were approved by the Members on 30 July 2019 and signed on its behalf by:

J Harrison

J Harrison, *Executive*
 Designated Member - *Crest Nicholson (Epsom) Limited*

CREST/GALLIFORD TRY (EPSOM) LLP
STATEMENT OF CASH FLOWS
For the year ended 31st October 2018

	2018 £000	2017 £000
Operating result before changes in working capital and provisions	-	-
Decrease in inventories	20	-
Decrease/(increase) in trade and other receivables	20	(107)
(Decrease)/increase in trade and other payables	(50)	98
Cash used by operations	(10)	(9)
Net cash outflow from operating activities	(10)	(9)
Net change in cash and cash equivalents	(10)	(9)
Cash and cash equivalents at the beginning of the year	11	20
Cash and cash equivalents at end of the year	1	11

CREST/GALLIFORD TRY (EPSOM) LLP
STATEMENT OF CHANGES IN MEMBERS INTEREST
For the year ended 31st October 2018

	Members capital and other amounts classified as debt £000	Total Members' interest £000
Members' interests at 1 st November 2016	-	-
Result for the financial year available for discretionary division among Members	-	-
Members' interests at 31 st October 2017	-	-
Result for the financial year available for discretionary division among Members	-	-
Members' interests at 31 st October 2018	-	-

CREST/GALLIFORD TRY (EPSOM) LLP
NOTES TO THE FINANCIAL STATEMENTS

1 Accounting policies

Basis of preparation

Crest/Galliford Try (Epsom) LLP is a partnership incorporated in England. The address of the registered office is Crest House, Pycroft Road, Chertsey, Surrey KT16 9GN. The financial statements have been prepared and approved by the Members in accordance with International Financial Reporting Standards ("IFRSs") and interpretations issued by the IFRS Interpretations Committee ("IFRS IC") as adopted by the European Union (together "EU IFRS"), and with those parts of the Companies Act 2006 applicable to partnerships reporting under EU IFRS, and have been prepared on the historical cost basis as well as in accordance with the Statement of Recommended Practice "Accounting by Limited Liability Partnerships" (LLP SORP).

The preparation of financial statements in conformity with IFRSs requires management to make assumptions and judgements that affect the application of policies and reported amounts within the financial statements. Assumptions and judgements are based on experience and other factors that management consider reasonable under the circumstances. Actual results may differ from these estimates.

The financial statements are presented in pounds sterling and amounts stated are denominated in thousands (£000). The functional currency of the partnership is considered to be pounds sterling because that is the currency of the primary economic environment in which it operates. The accounting policies have been applied consistently in dealing with items which are considered material. Assets and liabilities are stated at amortised cost, which equals their fair value.

The Partnership has sufficient assets to settle liabilities as they fall due. The financial statements have been prepared on a going concern basis, which assumes that the partnership will continue in operational existence and be able to meet its liabilities as they fall due for at least 12 months from the date of signing of these financial statements.

Standards and interpretations effective for the first time

The partnership has adopted the following new standards and amendments to standards, including any consequential amendments to other standards, with a date of initial application of 1st November 2017, none of which has had a significant effect on the partnership's financial statements:

- Amendment to IAS 7 Statement of Cash Flows. Effective for the period beginning 1st November 2017.
- Amendment to IAS 12 Income Taxes. Effective for the period beginning 1st November 2017.
- Annual improvements 2015. Effective for the period beginning 1st November 2017.

Standards and interpretations in issue but not yet effective, or yet to be endorsed by the European Union

The below standards and amendments have not been applied in these financial statements:

- IFRS 9 Financial instruments and the amendment on general hedge accounting. Effective for the period beginning 1st November 2018.
- IFRS 15 Revenue from Contracts with Customers and the amendment. Effective for the period beginning 1st November 2018.
- IFRS 16 Leases. Effective for the period beginning 1st November 2019.
- Amendment to IAS 28 Long-term interests in associates and joint ventures. Effective for the period beginning 1st November 2018.
- Amendment to IAS 40 Investment Property. Effective for the period beginning 1st November 2018.
- Amendment to IFRS 2 Share-based payments. Effective for the period beginning 1st November 2018.
- Amendment to IFRS 4 Insurance Contracts regarding the implementation of IFRS 9 Financial Instruments. Effective for the period beginning 1st November 2018.
- IFRIC 23 Uncertainty over income tax treatments. Effective for the period beginning 1st November 2019.
- Annual improvements 2016. Effective for the period beginning 1st November 2018.
- Annual improvements 2017. Effective for the period beginning 1st November 2019.

The above standards and the amendments will be adopted in the financial statements in the year they become effective and their adoption is not expected to have a significant effect on the partnership's financial statements.

The principal accounting policies adopted are set out below, these have been applied consistently in the current and prior year.

CREST/GALLIFORD TRY (EPSOM) LLP
NOTES TO THE FINANCIAL STATEMENTS (continued)

1 Accounting policies (continued)

Inventories

Inventories are stated at the lower of cost and net realisable value. Inventories represent the freehold value remaining on the development held for resale.

Trade and other receivables

Trade and other receivables are stated at their fair value at the date of recognition and subsequently at amortised cost less impairment.

Trade and other payables

Trade payables are generally not interest bearing and are stated at their fair value, then at amortised cost using the effective interest method.

Accounting estimates and judgements

The preparation of the financial statements requires Members to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses and related disclosures. In applying the Partnership's accounting policies, the Members have made no individual judgements or estimates that have a significant impact on the financial statements.

Estimates and associated assumptions affecting the financial statements are based on historical experience and various other factors that are believed to be reasonable under the circumstances. The estimates and underlying assumptions are reviewed on an ongoing basis. Changes in accounting estimates may be necessary if there are changes in the circumstances on which the estimate was based or as a result of new information. Revisions to accounting estimates are recognised in the year in which the estimate is revised if the revision affects only that year, or in the year of revision and future years if the revision affects both current and future years.

Members' Capital

The capital requirements of the partnership are determined from time to time by the partnership. No interest is paid on capital. On leaving the partnership a Member's capital is repaid, subject to a valuation formula agreed between the Members.

Taxation

Taxation on all partnership profits is solely the liability of individual Members. Consequently neither taxation nor related deferred taxation arising in Crest/Galliford Try (Epsom) LLP are accounted for in these financial statements. Amounts retained for tax are treated in the same way as other profits of the partnership and so are included in 'Members' interests' or in 'Loans and other debts due to Members' depending on whether or not division of profits has occurred.

2 Restatement

The Company previously included the freehold value of remaining land within accruals, which is now reported within inventories. The change has increased inventories by £58,000 and accruals by £58,000 as the 31 October 2017.

3 Result for the year before Members' remuneration and profit share

Auditors' remuneration for audit services of £5,000 (2017: £3,090) was borne by Crest Nicholson plc. The partnership had no employees during the year (2017: nil).

4 Members' remuneration

No Members remuneration was paid in the year (2017: nil).

5 Inventories

	2018	2017 (as restated)
	£000	£000
Land	38	58
	<u>38</u>	<u>58</u>

Inventories to the value of £20,000 (2017: £nil) were recognised as expenses in the year, this was in relation to the write down of the freehold value of remaining land to net realisable value, this is presented in cost of sale.

CREST/GALLIFORD TRY (EPSOM) LLP
NOTES TO THE FINANCIAL STATEMENTS (continued)

6 Trade and other receivables

	2018	2017
	£000	£000
Trade receivables	11	78
Amounts owed by Members	257	210
VAT recoverable	1	1
	<u>269</u>	<u>289</u>

Amounts owed by Members are unsecured, repayable on demand and carry no interest.
Trade receivables are stated after provision for doubtful debts of £nil (2017: £nil).

7 Trade and other payables

	2018	2017
	£000	(as restated) £000
Trade payables	30	38
Accruals	278	320
	<u>308</u>	<u>358</u>

8 Financial risk management

The partnership's financial instruments comprise cash, trade and other receivables and trade and other payables. The main objective of the partnership's policy towards financial instruments is to manage the partnership's working capital requirements.

Capital management

The Partnership's policies seek to ensure that there is sufficient working capital to meet the Company's commitments as they fall due.

Financial risk

The main risks associated with the partnership's financial instruments are credit risk and liquidity risk. The Members are responsible for managing these risks and the policies adopted are as set out below.

Credit risk

Credit risk is the risk of financial loss to the partnership if a customer or other counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the partnership's cash deposits.

The partnership has cash deposits of £1,000 (2017: £11,000) which are held by Bank of Scotland, being one of the UK's leading financial institutions. The security and suitability of the bank is monitored by the partnership on a regular basis.

Liquidity risk

Liquidity risk is the risk that the partnership will not be able to meet its financial obligations as they fall due.

Fair values

Financial assets

The partnership's financial assets comprise cash, trade receivables and amounts owed by Members. The carrying amount of financial assets equate to their fair value and comprises:

	2018	2017
	£000	£000
Sterling current account	1	11
Trade receivables	11	78
Amounts owed by Members	257	210
VAT recoverable	1	1
Total financial assets	<u>270</u>	<u>300</u>

CREST/GALLIFORD TRY (EPSOM) LLP
NOTES TO THE FINANCIAL STATEMENTS (continued)

Financial liabilities

The partnership's financial liabilities comprise other trade payables and accruals. The carrying amount of financial liabilities equate to their fair value and comprises:

	2018	2017
	£000	(as restated) £000
Other trade payables	30	38
Accruals	278	300
Total financial liabilities	308	338

9 Related party transactions

At 31st October 2018 £128,000 is due from Crest Nicholson Operations Limited (2017: £138,000) and £129,000 is due from Linden Limited (2017: £72,000). During the year Crest Nicholson Operations Limited provided funding of £10,000 to the partnership, and Linden Limited provided funding of £16,000 to the partnership and was paid £73,000 by the partnership.

10 Controlling Party and Ultimate Controlling Party

Crest/Galliford Try (Epsom) LLP is jointly controlled by Crest Nicholson (Epsom) Limited and Linden Limited. No one Member has overall control.