

# rise partnership developments

## Annual Report & Financial Statements

For the year ended  
31 March 2019



## Contents

Section	Page
Directors and Advisors	3
Report of the Directors	4
Statement of Directors Responsibilities	6
Independent auditor's report to the members of Rise Partnership Developments Limited	7
Statement of Comprehensive Income	9
Statement of Financial Position	10
Notes to the Financial Statements	11

## Directors and Advisors

<b>Directors</b>	Michael McCarthy (Chair) (Appointed July 2017, resigned December 2018) Jacob Berriman (Appointed July 2017, Resigned September 2018) Graham Biggs (Appointed July 2017, Resigned November 2018) Paul O'Driscoll (Appointed July 2017, Resigned March 2019) Sonia Higgins (Appointed July 2017, Resigned December 2018) David Lincoln (Appointed July 2017) James Williamson (Appointed July 2017, Resigned December 2018) Duncan Forbes (Appointed September 2018, Resigned April 2019) John Cross, Chair (Appointed December 2018) Hillary Gardner (Appointed December 2018) Philippa Jones (Appointed December 2018, Resigned April 2019) Paul Smith (Appointed December 2018) Richard Woolley (Appointed April 2019)
<b>Secretary</b>	Jennifer Hayball (Appointed July 2017, Resigned September 2018) Richard Woolley (Appointed July 2018, Resigned March 2019) Nicola Griffiths (Appointed March 2019)
<b>Registered office</b>	Rise Partnership Developments Limited, C/O Herefordshire Housing Limited Legion Way Hereford Herefordshire United Kingdom HR1 1LN
<b>Company number</b>	9910254 Registered as a Company Limited by Shares
<b>Auditor</b>	KPMG LLP One Snow Hill Snow Hill Queensway Birmingham B4 6GH
<b>Solicitor</b>	Anthony Collins 134 Edmund Street Birmingham B3 2ES

## Report of the Directors

The directors present their report together with the audited financial statements for the year ended 31 March 2019.

### Principal activities

Rise Partnership Developments was incorporated on 10 December 2015 and commenced trading 1 April 2016.

Rise Partnership Developments Limited is a private company limited by shares, incorporated under the Companies Act 2006. The company is a wholly owned trading subsidiary of Connexus Housing Limited. Ownership of the Company was transferred from Herefordshire Housing Limited to the Group Parent Connexus Housing Limited on 15<sup>th</sup> March 2018

The principal activity of the Company is to provide design and build services to Herefordshire Housing Limited under a Development Agreement.

### Political and other donations

No political or other donations were made during the year.

### Dividends

No payment of dividends is proposed for the financial period.

### Parent Company

The Company's parent undertaking, which is also the Company's ultimate parent undertaking, is Connexus Housing Limited, a company incorporated in Great Britain

### Directors and Directors' Indemnities

The Connexus Housing Group operates with co-terminous boards, where board members act for and on behalf of the Group. Membership of the Rise Partnership Developments Limited Board is drawn from members of the Group Board.

The directors of the Company who were in office during the year and up to the date of signing the financial statements are set out on page three. As permitted by the Articles of Association, the directors have the benefit of an indemnity which is a qualifying third party indemnity provision as defined by Section 234 of the Companies Act 2006. The indemnity was in force throughout the financial year and is currently in force. The Group also purchased and maintained throughout the year directors' and officers' liability insurance in respect of itself and its directors.

### Employees

The Company has no employees. All employee services are provided by Herefordshire Housing Limited & South Shropshire Housing Association and recharged to the Company at cost plus 5%.

## Report of the Directors (continued)

### Going concern

After making enquiries the Board has a reasonable expectation that the Company has adequate resources to continue its operational activities for the foreseeable future, being a period of twelve months after the date on which the report and financial statements were signed.

### Annual General Meeting

The annual general meeting will be held on 19 September 2019 at the registered office, Legion Way, Hereford.

### Independent Auditor

KPMG LLP were appointed in November 2017.

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

The report of the director's was approved by the Board on 19 September 2019 and signed on its behalf by:



**John Cross**  
Director  
19 September 2019

## Statement of directors' responsibilities

The directors are responsible for preparing 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 they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102, the Financial Reporting Standard applicable in the UK 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 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 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 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

## Statement as to disclosure of information to auditors

The directors who held office at the date of approval of these financial statements confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditors are unaware. 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 auditors are aware of that information.

# Independent auditor's report to the members of Rise Partnership Developments Limited

## Opinion

We have audited the financial statements of Rise Partnership Developments Limited ("the company") for the year ended 31 March 2019 which comprise the Statement of Comprehensive Income, Statement of Financial Position, 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 31 March 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 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.

## 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.

## Brexit other matter paragraph

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 and 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.

## Directors' report

The directors are responsible for the directors' report. Our opinion on the financial statements does not cover that report and we do not express an audit opinion thereon.

Our responsibility is to read 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:

## Independent auditor's report to the members of Rise Partnership Developments Limited (continued)

- we have not identified material misstatements in the directors' report;
- in our opinion the information given in that report for the financial year is consistent with the financial statements; and
- in our opinion that report 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 6, 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).

### 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.



Sarah Brown (Senior Statutory Auditor)  
for and on behalf of KPMG LLP, Statutory Auditor  
Chartered Accountants  
One Snowhill, Snow Hill Queensway  
Birmingham B4 6GH

2 October 2019



## Statement of Comprehensive Income

For the period ended 31 March 2019

	Notes	2019 £'000	2018 £'000
Turnover		8,526	6,986
Operating expenditure		(8,127)	(6,660)
<b>Operating profit on ordinary activities before taxation</b>	3	<b>399</b>	<b>326</b>
<b>Total profit for the year before taxation</b>		<b>399</b>	<b>326</b>
Tax on profit on ordinary activities	4	-	-
<b>Profit for the year</b>		<b>399</b>	<b>326</b>

There is no material difference between the result/profit on ordinary activities before taxation and the result/profit for the financial year stated above and their historical costs equivalent.

The company has no recognised gains and losses other than those included in the results above, and therefore no separate statement of recognised gains and losses has been presented.

The results for the period are in respect of continuing operations.

Rise Partnership Developments Limited  
Report and financial statements for the year ended 31 March 2019

Statement of Financial Position

As at the 31 March 2019

	Notes	2019 £'000	2018 £'000
<b>Current assets</b>			
Stock		-	-
Trade and other debtors	7	1,746	1,221
Cash and cash equivalents	8	214	128
		<b>1,960</b>	<b>1,349</b>
Creditors: amounts falling due within one year	9	(1,960)	(1,349)
<b>Net current assets / (liabilities)</b>		-	-
Creditors: amounts falling due after more than one year		-	-
<b>Total net assets / (liabilities)</b>		-	-
<b>Capital and reserves</b>			
Called up share capital	10	-	-
Reserves		-	-
<b>Total shareholders' funds / (deficit)</b>	11	-	-

The financial statements on pages 9 to 15 were approved by the Board of Directors and were signed on its behalf by:



John Cross  
Director  
19 September 2019



Nicola Griffiths  
Secretary

Notes to the Financial Statements (continued)

## Notes to the Financial Statements

### 1. Legal status

Rise Partnership Developments Limited is a private company limited by shares, incorporated under the Companies Act 2006. The Company was incorporated on 10<sup>th</sup> December 2015 and became active in April 2016. The Company is a wholly owned subsidiary of Connexus Housing Limited. Ownership was transferred to the Group Parent from Herefordshire Housing in May 2018.

### 2. Accounting policies

The following accounting policies have been adopted as being appropriate to the Company's circumstances with regard to giving a true and fair view and have been applied consistently in dealing with items which are considered to be material in relation to the Company's financial statements.

#### a. Cash flow

The Company is exempt from producing a cash flow statement in accordance with FRS102.

#### b. Basis of Accounting

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom and in accordance with the Companies Act 2006. The financial statements have been prepared in accordance with the historical cost convention, on an accruals and going concern basis.

#### c. Going concern

The financial statements have been prepared on a going concern basis which assumes an ability to continue operating for the foreseeable future, being a period of twelve months after the date on which the report and financial statements were signed.

Rise Partnership Developments is a vehicle of Connexus Housing Limited whose purpose is to allow the Group to carry out design and build services to the Group and gift aid the profits to the ultimate parent of the Group to further its charitable activities. The going concern is therefore based on the strength of the Group and its continued plan to expand its property portfolio.

Notes to the Financial Statements (continued)

2. Accounting policies (continued)

d. **Turnover**

Turnover represents fees receivable for the provision of a design and build service for the parent and its group members. Turnover is recognised on completion or part-completion of works or services carried out, or as it falls due under contractual arrangements.

e. **Management costs**

Project Management costs are invoiced from Herefordshire Housing Limited on the basis of an estimation of colleague time allocated, except for specific items of expenditure, which are allocated directly.

f. **Reserves**

Rise Partnership Developments Limited has a general reserve that is unrestricted and can be applied freely, at the discretion of the Company (within its powers). The Company has not earmarked any of this reserve, as a designated reserve, at this point in time.

g. **Bad and doubtful debts**

As substantially all debts are owed by the Group no provision has been made.

h. **Taxation**

The Company is liable to corporation tax on profits. Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results, as stated in the financial statements. The recognition of deferred tax assets is limited to the extent that the Company anticipates making sufficient taxable profits in the future to absorb the reversal of the underlying timing differences.

i. **Value Added Tax**

Rise Partnership Developments Limited is registered outside of the Group for VAT purposes and VAT is liable on charges between the Company and the parent.

Rise Partnership Developments Limited  
Report and financial statements for the year ended 31 March 2019

Notes to the Financial Statements (continued)

3. Operating profit

	2019	2018
	£'000	£'000
Operating profit is arrived after charging:		
Auditor's remuneration for external audit services (excluding VAT)	5	4

4. Tax on result/profit on ordinary activities

	2019	2018
	£'000	£'000
Profit on ordinary activities before tax	399	326
Profit on ordinary activities at the standard rate of corporation tax in the UK of 19%	-	-
<b>Total tax expense included in profit or loss</b>	<b>-</b>	<b>-</b>

Corporation tax liability is nil due to full gift aid to the Group parent

5. Employees

The Company employed no staff and incurred no employee costs during the year.

6. Directors' emoluments

The directors are also directors of the parent Connexus Housing Limited. Their emoluments are paid by the parent company which makes no recharge to Rise Partnership Developments Limited. Their roles to Rise Partnership Developments Limited are of a non-executive nature and their emoluments are deemed to be wholly attributable to their services to the parent company.

7. Debtors

	2019	2018
	£'000	£'000
<b>Due within one year:</b>		
Sundry debtors	-	-
Amounts owed by subsidiary undertaking	1,690	1,150
Other taxation and social security	56	71
	<b>1,746</b>	<b>1,221</b>

Rise Partnership Developments Limited  
Report and financial statements for the year ended 31 March 2019

Notes to the Financial Statements (continued)

8. Cash at bank and in hand

	2019	2018
	£'000	£'000
Cash and cash equivalents	214	128
	<b>214</b>	<b>128</b>

9. Creditors: amounts falling due within one year

	2019	2018
	£'000	£'000
Trade creditors	857	475
Amounts owed to group companies	555	383
Receipts in advance	-	-
Accruals and deferred income	548	491
	<b>1,960</b>	<b>1,349</b>

10. Called up share capital

	2019	2018
	Number	Number
Number of £1 shares at beginning of the period	1	1
Returned shares	-	-
Shares issued during the financial period	-	-
<b>Number of shares at 31 March</b>	<b>1</b>	<b>1</b>

11. Reconciliation of movements in shareholders' funds

	2019	2018
	£'000	£'000
Balance at beginning of the period	-	-
Profit / (loss) for the financial year / period	399	326
Distribution to shareholders in the form of Gift Aid	(399)	(326)
Tax credit on gift aid	-	-
<b>Closing shareholders' funds / (deficit)</b>	<b>-</b>	<b>-</b>

Notes to the Financial Statements (continued)

**12. Related party transactions**

The directors of the Company are either employees or Board Members of the parent, Connexus Housing Limited. As the Company is a wholly owned subsidiary, it has taken advantage of the exemption under FRS8 not to disclose in full intra-group transactions.

**13. Post balance sheet events**

Ownership was transferred to the Group Parent from Herefordshire Housing in May 2018.

**14. Ultimate parent undertaking and controlling party**

The Company is a wholly owned subsidiary of Connexus Housing Limited, and has taken advantage of the following exemptions:

- Exemption from producing a cash flow statement in accordance with FRS102
- Exemption from disclosing transactions or balances with entities which form part of the Group.

The Company's parent undertaking, which is also the Company's ultimate parent undertaking, is Connexus Housing Limited, a company incorporated in Great Britain.

The consolidated financial statements of Connexus Housing Limited are available from the Company Secretary, The Auction Yard, Craven Arms, Shropshire, SY7 9BW.