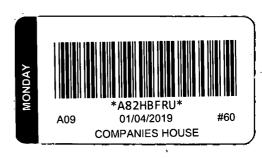
REPORT OF THE DIRECTORS AND

AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2018



CONTENTS OF THE FINANCIAL STATEMENTS For The Year Ended 30 September 2018

	Pag
Company Information	1
Report of the Directors	2
Directors' Responsibilities Statement	4
Independent Auditor's Report	5
Statement of Income and Retained Earnings	8
Statement of Financial Position	9
Notes to the Financial Statements	. 10

COMPANY INFORMATION For The Year Ended 30 September 2018

DIRECTORS:

C G Oglesby K J Crotty R P Burgess J C Bowles

REGISTERED OFFICE:

Union Albert Square Manchester M2 6LW

REGISTERED NUMBER:

10169900 (England and Wales)

AUDITOR:

Deloitte LLP Statutory Auditor Manchester United Kingdom

BANKERS:

The Royal Bank of Scotland plc

SOLICITORS:

Addleshaw Goddard LLP, Manchester

REPORT OF THE DIRECTORS

For The Year Ended 30 September 2018

The Directors present their annual report with the audited financial statements of the company for the period ended 30 September 2018.

The Report of the Directors has been prepared in accordance with the special provisions applicable to companies subject to Small Companies Regime of the Companies Act 2006 and the directors have taken the exemption in section 414B of the Companies Act not to disclose a strategic report.

GOING CONCERN

After making enquiries, the directors believe that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in note 1 of the financial statements.

PRINCIPAL ACTIVITY

The principal activity of the company in the period under review was that of a utilities metering company.

FUTURE DEVELOPMENTS

The directors expect the general level of activity in the forthcoming year to increase as the company grows its utility metering activity. The directors continue to assess the impact of Brexit on the company.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 October 2017 to the date of this report.

C G Oglesby

K J Crotty

R P Burgess

Other changes in directors holding office are as follows:

J C Bowles was appointed as a director after 30 September 2018 but prior to the date of this report.

A C Butterworth, C A Roberts, J R Marland, K J Vokes and P A Crowther ceased to be directors after 30 September 2018 but prior to the date of this report.

DIRECTORS' INDEMNITIES

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.

AUDITOR

Each of the directors at the date of approval of this report confirms that:

- (i) so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware; and
- (ii) the 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.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006. Deloitte LLP Statutory Auditor has indicated its willingness to be reappointed for another term and appropriate arrangements have been put in place for them to be deemed reappointed as auditor in the absence of an Annual General Meeting.

REPORT OF THE DIRECTORS For The Year Ended 30 September 2018

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

APPROVED AND SIGNED ON BEHALF OF THE BOARD:

K J Crotty - Director

28 March 2019

DIRECTORS' RESPONSIBILITIES STATEMENT For The Year Ended 30 September 2018

The directors are responsible for preparing the Annual 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), 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 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; 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 the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BUILDING SUSTAINABILITY SERVICES LIMITED

Opinion

In our opinion the financial statements of Building Sustainability Services Limited (the 'company'):

- give a true and fair view of the state of the company's affairs as at 30 September 2018 and of its loss 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 which comprise:

- the statement of income and retained earnings;
- the statement of financial position; and
- the related notes 1 to 10.

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 Financial Reporting Council's (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 directors' responsibilities statement, 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 BUILDING SUSTAINABILITY SERVICES LIMITED

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

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 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; 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 respect of these matters.

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.

Jonathan Dodworth (Senior Statutory Auditor)

for and on behalf of Deloitte LLP

ratar Doduort

Statutory Auditor Manchester

United Kingdom

28 March 2019

STATEMENT OF INCOME AND RETAINED EARNINGS For The Year Ended 30 September 2018

	Notes	Year Ended 30.9.18 £'000	Period 9.5.16 to 30.9.17 £'000
TURNOVER		34	
Cost of sales	•	(43)	(96)
GROSS LOSS	·	(9)	(11)
OPERATING LOSS and LOSS BEFORE TAXATION		(9)	(11)
Tax on loss	4		· <u></u>
LOSS FOR THE FINANCIAL YEA	R	(9)	(11)
Retained earnings at beginning of year		(11)	· · · · · · · · · · · · · · · · · · ·
			
RETAINED EARNINGS AT END O YEAR	OF ·	(20)	\ <u>(11)</u>

BUILDING SUSTAINABILITY SERVICES LIMITED (REGISTERED NUMBER: 10169900)

STATEMENT OF FINANCIAL POSITION 30 September 2018

	Notes	·	•	2018 £'000	. •		2017 £'000
CURRENT ASSETS Stocks	5			19			21
Debtors: amounts falling due within one y	ear 6			27	•	·	43
CREDITORS: AMOUNTS FALLING	DITE		•	46			64
WITHIN ONE YEAR	7		,	<u>(66</u>)			<u>(75</u>)
NET CURRENT LIABILITIES			•	(20)		•	(11)
TOTAL ASSETS LESS CURRENT LIABILITIES				(20)		*	(11)
CAPITAL AND RESERVES Called up share capital Retained earnings	8		•	(20)			<u>(11</u>)
SHAREHOLDERS' DEFICIT		٠		(20)			<u>(11</u>)

The financial statements of company number 10169900 were approved by the Board of Directors on 28 March 2019 and were signed on its behalf by:

K J Crotty - Director

NOTES TO THE FINANCIAL STATEMENTS For The Year Ended 30 September 2018

1. ACCOUNTING POLICIES

Basis of preparation

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The principal accounting policies adopted are described below. They have all been applied consistently throughout the current year and preceding period.

Building Sustainability Services Limited is a private company limited by shares incorporated in the United Kingdom under the Companies Act 2006 and is registered in England and Wales. The address of the registered office is given on page 1. The nature of the Company's operations and its principal activities are set out in the Report of the Directors on pages 2 to 3.

The functional currency of the Company is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates.

Going concern

After making enquiries, the directors believe that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing financial statements.

The company participates in the group's centralised treasury function and so shares banking arrangements with its parent and fellow subsidiaries.

The directors have considered the future trading of the company, including forecasts and projections, taking into account reasonable possible changes in trading performance. The directors are confident that the company has adequate working capital and resources to continue in operational existence for the foreseeable future and accordingly they continue to adopt the going concern basis in preparing the financial statements.

The directors have received confirmation that Bruntwood Limited ("Bruntwood"), the company's intermediate holding company, will continue to provide the necessary level of support to enable it to continue to operate for the foreseeable future. The net liabilities position has been considered in the going concern assessment and it is mitigated by the letter of support from Bruntwood. In considering the ability of Bruntwood to provide any necessary support in the context of the understanding of Bruntwood's forecasts, the continuing availability of its facilities and its strategic and contingent plans.

Financial Reporting Standard 102 - reduced disclosure exemptions

The company, as a qualifying entity, has taken advantage of the following disclosure exemptions in preparing these financial statements, as the relevant disclosures are made in Bruntwood Limited accounts, as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 11 Financial Instruments paragraphs 11.39 to 11.48A; and
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

Turnover

Turnover represents metering income, net of VAT. Turnover is accounted for on an accruals basis and amounts invoiced in advance relating to the next accounting period are included in deferred income within the statement of financial position.

NOTES TO THE FINANCIAL STATEMENTS - continued For The Year Ended 30 September 2018

1. ACCOUNTING POLICIES - continued

Stocks

Stocks are stated at the lower of acquisition cost and estimated selling price less costs to sell, which is equivalent to the net realisable value. Cost is calculated by specific identification as the stocks held are not interchangeable. Each identified item of stock is assigned a specific cost allocated in accordance with the type of stock held and its associated usage.

NOTES TO THE FINANCIAL STATEMENTS - continued For The Year Ended 30 September 2018

1. ACCOUNTING POLICIES - continued

Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

i. Financial assets and liabilities

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Debt instruments which meet the following conditions are subsequently measured at amortised cost using the effective interest method:

- a) The contractual return to the holder is
 - (i) a fixed amount;
 - (ii) a positive fixed rate or a positive variable rate; or
 - (iii) a combination of a positive or a negative fixed rate and a positive variable rate.
- b) The contract may provide for repayments of the principal or the return to the holder (but not both) to be linked to a single relevant observable index of general price inflation of the currency in which the debt instrument is denominated, provided such links are not leveraged.
- c) The contract may provide for a determinable variation of the return to the holder during the life of the instrument, provided that
 - (i) the new rate satisfies condition (a) and the variation is not contingent on future events other than (1) a change of a contractual variable rate; (2) to protect the holder against credit deterioration of the issuer; (3) changes in levies applied by a central bank or arising from changes in relevant taxation or law; or
 - (ii) the new rate is a market rate of interest and satisfies condition (a).
- d) There is no contractual provision that could, by its terms, result in the holder losing the principal amount or any interest attributable to the current period or prior periods.
- e) Contractual provisions that permit the issuer to prepay a debt instrument or permit the holder to put it back to the issuer before maturity are not contingent on future events, other than to protect the holder against the credit deterioration of the issuer or a change in control of the issuer, or to protect the holder or issuer against changes in levies applied by a central bank or arising from changes in relevant taxation or law

Debt instruments that have no stated interest rate (and do not constitute financing transaction) and are classified as payable or receivable within one year are initially measured at an undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

Commitments to make and receive loans which meet the conditions mentioned above are measured at cost (which may be nil) less impairment.

NOTES TO THE FINANCIAL STATEMENTS - continued For The Year Ended 30 September 2018

1. ACCOUNTING POLICIES - continued

ii. Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

Taxation

Current UK corporation tax is provided at amounts expected to be paid using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

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 that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of the timing difference. Deferred tax relating to non-depreciable property, plant and equipment measured using the revaluation model and investment property is measured using the tax rates and allowances that apply to sale of the asset.

Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

Current tax assets and liabilities are offset only when there is a legally enforceable right to set off the amounts and the Company intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Deferred tax assets and liabilities are offset only if: a) the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and b) the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Critical accounting judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that may affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. The Directors do not consider there to be any critical accounting judgements or key sources of estimation uncertainty.

2. STAFF COSTS

There were no staff costs for the period ended 30 September 2018.

NOTES TO THE FINANCIAL STATEMENTS - continued For The Year Ended 30 September 2018

3. OPERATING LOSS

The company has no employees other than the directors (2017: same).

The directors received no remuneration from the company during the period, having been remunerated by another Group company. The amounts have not been recharged as apportionment between companies is not deemed practical (2017: same).

The audit fee of £2,600 in the current period was borne by a Bruntwood group company and not recharged (2017: £1,300).

There were no non-audit fees in the current year (2017: £nil).

The 2017 period was an extended period of 510 days.

4. TAXATION

Analysis of the tax charge

No liability to UK corporation tax arose for the year ended 30 September 2018 nor for the period ended 30 September 2017.

Reconciliation of total tax charge included in profit and loss

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

Loss before tax	Year Ended 30.9.18 £'000 (9)	Period 9.5.16 to 30.9.17 £'000 (11)
Loss multiplied by the standard rate of corporation tax in the UK of 19% (2017 - 19.500%)	(2)	(2)
Effects of: Group relief surrendered for nil payment	2	2
Total tax charge	· •	

The government announced a reduction to the rate of corporation tax to 17% with effect from 1 April 2020 which was given effect by the Finance Bill 2016, substantively enacted on 6 September 2016. Accordingly, all deferred tax assets and liabilities continue to be calculated on the basis that they reverse in further at the 17% rate.

5. STOCKS

	,	` .		. 2018	2017
•			•	£'000	£'000
Stocks		_			<u>21</u>

At 30 September 2018 the company holds 163 utility meters to be fitted when required on meter exchanges.

Stocks recognised as an expense and included in cost of sales during the period were £1,509.

NOTES TO THE FINANCIAL STATEMENTS - continued For The Year Ended 30 September 2018

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018 £'000	2017 £'000
Trade debtors	27	. 3
Amounts owed by group undertakings	· -	. 2
Other debtors and prepayments	_	38
	27	43

Amounts owed by group undertakings are unsecured, interest free and repayable on demand.

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

					2018 £'000	2017 £'000
Trade creditors					1	1
Amounts owed to group undertakings	•	•			58	72
Other creditors including taxation and social security					4	2
Accruals and deferred income					3	,
		-	•	•	<u>66</u>	75

Amounts owed to group undertakings are unsecured, interest free and repayable on demand.

8. CALLED UP SHARE CAPITAL

Allottea, issi	ied and fully paid:				
Number:	Class:		Nominal	2018	2017
			value:	£	£
100	Ordinary		1	100	100

The company has one class of ordinary shares which carry no right to fixed income.

9. ULTIMATE PARENT COMPANY

Bruntwood Limited is the intermediate parent company of the smallest group of which the company is a member and for which group financial statements are drawn up. Bruntwood Group Limited is the ultimate parent company of the largest group of which the company is a member and for which group financial statements are drawn up. Copies of the financial statements are available from the Registered Office, Union, Albert Square, Manchester, M2 6LW. The ultimate controlling party is considered by the directors to be Mr C G Oglesby, close members of his family and Oglesby family trusts.

10. RELATED PARTY DISCLOSURES

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

There were no other related party transactions during the year (2017: none)