



CITYWEST HOMES

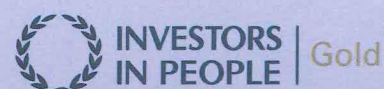
BDO LLP  
55 Baker Street  
London  
W1U 7EU  
Dear Sirs

**Financial Statements of CityWest Homes Limited for the year ended 31 March 2018**

1. We confirm that the following representations given to you in connection with your audit of the company's financial statements (the "financial statements") for the year ended 31 March 2018 are made to the best of our knowledge and belief, and after having made appropriate enquiries of other trustees and directors of the company and other group companies as appropriate.
2. We have fulfilled our responsibilities as directors for the preparation and presentation of the financial statements as set out in the terms of the audit engagement letter, and in particular that the financial statements give a true and fair view of the financial position of the company as 31 March 2018 and of the results of its operations and cash flows for the year then ended in accordance with United Kingdom Generally Accepted Accounting Practice and for making accurate representations to you.
3. We have provided you with unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence. In addition, all the accounting records have been made available to you for the purpose of your audit and all the transactions undertaken by the company have been properly reflected and recorded in the accounting records. All other records and related information, including minutes of all management and shareholders' meetings have been made available to you.
4. In relation to those laws and regulations which provide the legal framework within which our business is conducted and which are central to our ability to conduct our business, we have disclosed to you all instances of possible non-compliance of which we are aware and all actual or contingent consequences arising from such instances of non-compliance.
5. There have been no events since the balance sheet date which either require changes to be made to the figures included in the financial statements or to be disclosed by way of a note. Should any material events of this type occur, we will advise you accordingly.
6. We are responsible for adopting sound accounting policies, designing, implementing and maintaining internal control, to, among other things, help assure the preparation of the financial statements in conformity with generally accepted accounting principles and preventing and detecting fraud and error.
7. We have considered the risk that the financial statements may be materially misstated due to fraud and have identified no significant risks.
8. To the best of our knowledge we are not aware of any fraud or suspected fraud involving management or employees. Additionally, we are not aware of any fraud or suspected fraud involving any other party that could materially affect the financial statements.
9. To the best of our knowledge we are not aware of any allegations of fraud or suspected fraud affecting the financial statements that have been communicated by employees, former employees, analysts, regulators or any other party. Other than disclosed in note 7 to the financial statements, there were no loans, transactions or arrangements between the

Quality homes in great communities

CityWest Homes Limited.  
Registered in England 04383394. Registered office: 21 Grosvenor Place, London, SW1X 7EA.





company and its directors and their connected persons at any time in the year which were required to be disclosed.

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10. We have disclosed to you the identity of all related parties and all the related party relationships and transactions of which we are aware. We have appropriately accounted for and disclosed such relationships and transactions in accordance with the requirements of United Kingdom Generally Accepted Accounting Practice.
11. The disclosures in the financial statements concerning the controlling and ultimate controlling party of the business are accurate.
12. We have no plans or intentions that may materially affect the carrying value or classification of assets or liabilities reflected in the consolidated and parent financial statements.
13. We confirm that the valuation of the pension liability is calculated with reference to market levels and the most relevant demographic and financial assumptions at 31 March 2018 and that disclosures relating to the pension scheme are complete and appropriate under the applicable financial reporting framework and that no subsequent event requires adjustment to the accounting estimates and disclosures included in the financial statements.
14. We consider that the group is able to continue to operate as a going concern and that it is appropriate to prepare the financial statements on a going concern basis.
15. We have disclosed all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements and these have been disclosed in accordance with the requirements of accounting standards.
16. We confirm that the above representations are made on the basis of enquiries of management and staff with relevant knowledge and experience (and, where appropriate, of inspection of supporting documentation) sufficient to satisfy ourselves that we can properly make each of the above representations to you.
17. We confirm that the financial statements are free of material misstatements, including omissions.
18. We acknowledge our legal responsibilities regarding disclosure of information to you as auditors and confirm that so far as we are aware, there is no relevant audit information needed by you in connection with preparing your audit report of which you are unaware. Each director has taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that you are aware of that information.

Yours faithfully

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(Signed on behalf of the Board of Directors)

Date: 19/7/18