

COMPANY REGISTRATION NUMBER: NI032178

CIC PROPERTIES LIMITED

FINANCIAL STATEMENTS

30 APRIL 2019



# **CIC Properties Limited**

## **Financial statements**

**Year ended 30 April 2019**

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# CIC Properties Limited

## Officers and professional advisers

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<b>The board of directors</b>	Mr R A Scott Mr G R Scott Mrs C D Scott
<b>Company secretary</b>	G R Scott
<b>Registered office</b>	6 Saintfield Road Lisburn Co. Antrim N. Ireland BT27 5BD
<b>Auditor</b>	BDO Northern Ireland Chartered accountants & statutory auditor Lindsay House 10 Callender Street Belfast BT1 5BN
<b>Bankers</b>	Danske Bank Donegall Square West Belfast BT1 6JS
<b>Solicitors</b>	Tughans Marlborough House 30 Victoria Street Belfast BT1 3GG  Blaser Mills Solicitors 119 High Street Old Amersham Buckinghamshire HP7 0EA

# CIC Properties Limited

## Strategic report

### Year ended 30 April 2019

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

#### Principal activity and review of business

The principal activity of the Group during the year was the development and sale of properties.

Turnover decreased by 18% to £14,205,277 (2018: £17,330,802) resulting in a profit on ordinary activities before taxation of £1,496,028 (2018: £668,575).

#### Key performance indicators

The Group uses the following Key Performance Indicators to monitor the performance of the business:

	2019	2018
	£	£
Turnover	14,205,277	17,330,802
Gross Profit	2,329,390	1,817,299
EBITDA	1,752,364	949,142

#### Principal risks and uncertainties

The principal risks and uncertainties faced by the business include economic downturn and changes in the marketplace. The directors regularly review such risk factors and believe the group is well placed to successfully deal with such challenges should they arise.

The Group's operations expose it to a variety of financial risks that include the effects of changes in debt market prices, credit risk, liquidity risk and interest rate risk. The Group has in place a risk management programme that seeks to limit the adverse effects on the financial performance of the Group by monitoring levels of debt finance and the related finance costs.

Given the size of the Group, the directors have not delegated the responsibility of monitoring financial risk management to a sub-committee of the board. The policies set by the board of directors are implemented by the Group's finance department.

#### Interest Rate Risk

The Group has both interest bearing assets and interest bearing liabilities, which bear interest at variable rates. The directors will revisit the appropriateness of this policy should the Group's operations change in size or nature.

#### Credit Risk

The Group has no significant concentrations of credit risk and amounts shown in the balance sheet best represent the maximum credit risk exposure:

#### Liquidity Risk

The Group actively maintains a mixture short-term debt finance that is designed to ensure the Group has sufficient available funds for operations and planned expansions.

## CIC Properties Limited

### Strategic report *(continued)*

Year ended 30 April 2019

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#### **Employment of disabled persons**

The Group maintains a policy of offering equal opportunity to disabled persons in recruitment, training and career development, having due regard to their aptitudes and abilities in relation to the jobs available.

#### **Employee involvement**

All employees are informed of plans and progress via regular briefing sessions where opportunity is provided for involvement of all in the Group's decision making process.

#### **Future developments**

There have been no events since the balance sheet date which materially affect the position of the Group.

This report was approved by the board of directors on 05/11/19 and signed on behalf of the board by:



Mr R A Scott  
Director

Registered office:  
6 Saintfield Road  
Lisburn  
Co. Antrim  
N. Ireland  
BT27 5BD

# CIC Properties Limited

## Directors' report

### Year ended 30 April 2019

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The directors present their report and the financial statements of the group for the year ended 30 April 2019.

#### Directors

The directors who served the company during the year were as follows:

Mr R A Scott  
Mr G R Scott  
Mrs C D Scott

#### Dividends

The directors do not recommend the payment of a dividend.

#### Disclosure of information in the strategic report

The Strategic Report is included on page 2-3.

#### Directors' responsibilities statement

The directors are responsible for preparing the strategic report, 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 group and the company and the profit or loss of the group for that period.

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

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- 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.

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the group and the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the group and the company's auditor is aware of that information.

# CIC Properties Limited

## Directors' report *(continued)*

Year ended 30 April 2019

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### Auditor

The auditors, BDO Northern Ireland, have expressed their willingness to continue in office and a resolution to re-appoint them will be proposed at the annual general meeting in accordance with section 485 of the Companies Act 2006.

This report was approved by the board of directors on 05/11/19 and signed on behalf of the board by:



Mr R A Scott  
Director

Registered office:  
6 Saintfield Road  
Lisburn  
Co. Antrim  
N. Ireland  
BT27 5BD

## **CIC Properties Limited**

### **Independent auditor's report to the members of CIC Properties Limited**

**Year ended 30 April 2019**

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#### **Opinion**

We have audited the financial statements of CIC Properties Limited (the 'parent company') and its subsidiaries (the 'group') for the year ended 30 April 2019 which comprise the consolidated statement of comprehensive income, consolidated statement of financial position, company statement of financial position, consolidated statement of changes in equity, company statement of changes in equity, consolidated statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the parent company's affairs as at 30 April 2019 and of the group's profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 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 group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including 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 have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the 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 group's or the parent 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.



## **CIC Properties Limited**

### **Independent auditor's report to the members of CIC Properties Limited *(continued)***

**Year ended 30 April 2019**

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#### **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 this regard.

#### **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 strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

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

In the light of the knowledge and understanding of the group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.

## CIC Properties Limited

### Independent auditor's report to the members of CIC Properties Limited *(continued)*

Year ended 30 April 2019

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#### **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.

In preparing the financial statements, the directors are responsible for assessing the group's and the parent 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 group or the parent 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 Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities).

This description forms part of our auditor's report.

#### **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.

*BDO Northern Ireland*

Laura S V Jackson, senior statutory auditor  
For and on behalf of BDO Northern Ireland, statutory auditor  
Lindsay House  
10 Callender Street  
Belfast  
BT1 5BN

5 November 2019

# CIC Properties Limited

## Consolidated statement of comprehensive income

Year ended 30 April 2019

	Note	2019 £	2018 £
<b>Turnover</b>	<b>5</b>	<b>14,205,277</b>	17,330,802
Cost of sales		<b>11,875,887</b>	14,822,299
Write down of stock		–	691,204
<b>Gross profit</b>		<b>2,329,390</b>	1,817,299
Administrative expenses		<b>599,568</b>	883,923
Other operating income	<b>6</b>	<b>2,213</b>	2,060
<b>Operating profit</b>	<b>7</b>	<b>1,732,035</b>	935,436
Other interest receivable and similar income	<b>11</b>	<b>49</b>	–
Interest payable and similar expenses	<b>12</b>	<b>236,056</b>	266,861
<b>Profit before taxation</b>		<b>1,496,028</b>	668,575
Tax on profit	<b>13</b>	<b>59,591</b>	336,007
<b>Profit for the financial year and total comprehensive income</b>		<b>1,436,437</b>	<b>332,568</b>

All the activities of the group are from continuing operations.

# CIC Properties Limited

## Consolidated statement of financial position

30 April 2019

	Note	2019 £	2018 £
<b>Fixed assets</b>			
Tangible assets	14	99,049	71,249
<b>Current assets</b>			
Stocks	16	6,267,173	4,436,531
Debtors	17	2,239,013	3,022,946
Cash at bank and in hand		958,176	462,489
		<u>9,464,362</u>	<u>7,921,966</u>
<b>Creditors: Amounts falling due within one year</b>	18	<u>4,981,926</u>	<u>4,848,167</u>
<b>Net current assets</b>		<u>4,482,436</u>	<u>3,073,799</u>
<b>Total assets less current liabilities</b>		<u>4,581,485</u>	<u>3,145,048</u>
<b>Net assets</b>		<u>4,581,485</u>	<u>3,145,048</u>
<b>Capital and reserves</b>			
Called up share capital	20	100	100
Profit and loss account	21	4,581,385	3,144,948
<b>Shareholders funds</b>		<u>4,581,485</u>	<u>3,145,048</u>

These financial statements were approved by the board of directors and authorised for issue on 05/11/19 and are signed on behalf of the board by:



Mr R A Scott  
Director

Company registration number: NI032178

# CIC Properties Limited

## Company statement of financial position

30 April 2019

	Note	2019 £	2018 £
<b>Fixed assets</b>			
Investments	15	100	100
<b>Current assets</b>			
Cash at bank and in hand		394	394
<b>Net current assets</b>		<u>394</u>	<u>394</u>
<b>Total assets less current liabilities</b>		<u>494</u>	<u>494</u>
<b>Capital and reserves</b>			
Called up share capital	20	100	100
Profit and loss account	21	394	394
<b>Shareholders funds</b>		<u>494</u>	<u>494</u>

The profit for the financial year of the parent company was £Nil (2018: £26 loss).

These financial statements were approved by the board of directors and authorised for issue on 05/11/19 and are signed on behalf of the board by:



Mr R A Scott  
Director

Company registration number: NI032178

**CIC Properties Limited****Consolidated statement of changes in equity****Year ended 30 April 2019**

	Called up share capital £	Profit and loss account £	Total £
<b>At 1 May 2017</b>	100	2,812,380	2,812,480
Profit for the year	—	332,568	332,568
<b>Total comprehensive income for the year</b>	—	332,568	332,568
<b>At 30 April 2018</b>	100	3,144,948	<b>3,145,048</b>
Profit for the year	—	1,436,437	<b>1,436,437</b>
<b>Total comprehensive income for the year</b>	—	1,436,437	<b>1,436,437</b>
<b>At 30 April 2019</b>	<u>100</u>	<u>4,581,385</u>	<u><b>4,581,485</b></u>

**CIC Properties Limited****Company statement of changes in equity****Year ended 30 April 2019**

	Called up share capital £	Profit and loss account £	Total £
<b>At 1 May 2017</b>	100	420	520
Loss for the year	—	(26)	(26)
<b>Total comprehensive income for the year</b>	—	(26)	(26)
<b>At 30 April 2018</b>	100	394	<b>494</b>
Profit for the year	—	—	—
<b>At 30 April 2019</b>	<u>100</u>	<u>394</u>	<u><b>494</b></u>

**CIC Properties Limited**  
**Consolidated statement of cash flows**  
**Year ended 30 April 2019**

	2019 £	2018 £
<b>Cash flows from operating activities</b>		
Profit for the financial year	1,436,437	332,568
<i>Adjustments for:</i>		
Depreciation of tangible assets	20,329	13,707
Other interest receivable and similar income	(49)	–
Interest payable and similar expenses	236,056	266,861
Gains on disposal of tangible assets	(10,456)	(1,976)
Loss on disposal of investment property	–	195,312
Tax on profit	59,591	336,007
Accrued income	(64,802)	(500,708)
<i>Changes in:</i>		
Stocks	(1,830,642)	1,984,416
Trade and other debtors	(397,261)	(193,578)
Trade and other creditors	(4,469)	45,634
Cash generated from operations	<u>(555,266)</u>	<u>2,478,243</u>
Interest paid	(236,056)	(266,861)
Interest received	49	–
Tax paid	(237,964)	(290,961)
Net cash (used in)/from operating activities	<u>(1,029,237)</u>	<u>1,920,421</u>
<b>Cash flows from investing activities</b>		
Purchase of tangible assets	(72,473)	(38,350)
Proceeds from sale of tangible assets	34,800	791,367
Net cash (used in)/from investing activities	<u>(37,673)</u>	<u>753,017</u>
<b>Cash flows from financing activities</b>		
Net (outflow)/inflow from group undertakings	1,923,499	(1,805,252)
Net (outflow)/inflow from related parties	(360,863)	(1,481,935)
Repayments of Directors Loan	(39)	(18,587)
Net cash from/(used in) financing activities	<u>1,562,597</u>	<u>(3,305,774)</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>495,687</b>	<b>(632,336)</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>462,489</b>	<b>1,094,825</b>
<b>Cash and cash equivalents at end of year</b>	<b><u>958,176</u></b>	<b><u>462,489</u></b>



# CIC Properties Limited

## Notes to the financial statements

Year ended 30 April 2019

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### 1. General information

The company is a private company limited by shares, registered in Northern Ireland. The address of the registered office is 6 Saintfield Road, Lisburn, Co. Antrim, BT27 5BD, N. Ireland.

### 2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

### 3. Principal activities, legal form and country of incorporation

The Group's principal activities during the year were the development and sale of properties and property management. The subsidiaries and associated undertakings principally affecting the profits or net assets of the Group in the year are listed in note 15 to the financial statements.

Each company within the Group is a limited company. The country of incorporation of the parent company and subsidiary companies is Northern Ireland.

### 4. Accounting policies

#### Basis of preparation

The financial statements have been prepared on the historical cost basis.

The financial statements are prepared in sterling, which is the functional currency of the entity.

#### Disclosure exemptions

The parent company satisfies the criteria of being a qualifying entity as defined in FRS 102. As such, advantage has been taken of the following reduced disclosures available under FRS 102:

- (a) Disclosures in respect of each class of share capital have not been presented.
- (b) No cash flow statement has been presented for the company.
- (c) Disclosures in respect of financial instruments have not been presented.
- (d) No disclosure has been given for the aggregate remuneration of key management personnel.

#### Consolidation

The consolidated financial statements incorporate the financial statements of the company and all Group undertakings. As a consolidated Group profit and loss account is published, a separate profit and loss account for the parent company is omitted from the Group financial statements by virtue of section 408 of the Companies Act 2006.

#### Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**CIC Properties Limited****Notes to the financial statements** *(continued)***Year ended 30 April 2019**

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**4. Accounting policies** *(continued)***Judgements and key sources of estimation uncertainty** *(continued)**Significant judgements*

The judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements are as follows:

The directors are of the opinion that no significant judgements were required in preparing the financial statements.

*Key sources of estimation uncertainty*

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

- **Tangible fixed assets**

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

- **Valuation of stock**

The valuation of the Group's stock at the date of the approval of the financial statements is subject to uncertainty in light of the current market conditions where property assets are relatively illiquid.

**Revenue recognition**

Revenue from the sale of properties is recognised when the significant risks and rewards of ownership of the properties have transferred to the buyer. Rental income is recognised in the period to which it relates.

Revenue from the rendering of services is measured by reference to the stage of completion of the service transaction at the end of the reporting period provided that the outcome can be reliably estimated. When the outcome cannot be reliably estimated, revenue is recognised only to the extent that expenses recognised are recoverable.

# CIC Properties Limited

## Notes to the financial statements *(continued)*

### Year ended 30 April 2019

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#### 4. Accounting policies *(continued)*

##### Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

##### Foreign currencies

Foreign currency transactions are initially recorded in the functional currency, by applying the spot exchange rate as at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rate ruling at the reporting date, with any gains or losses being taken to the profit and loss account.

##### Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

##### Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

##### Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings	-	20% reducing balance
Motor vehicles	-	25% straight line

##### Investments

Parent company investments in subsidiary companies are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

##### Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

# CIC Properties Limited

## Notes to the financial statements *(continued)*

Year ended 30 April 2019

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### 4. Accounting policies *(continued)*

#### Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stock to its present location and condition.

#### Cash and cash equivalents

Cash consists of cash on hand and demand deposits. There are no cash equivalents.

#### Other financial assets

Other financial assets including trade debtors for goods sold/services rendered to customers on short-term credit, are initially measured at the undiscounted amount of cash receivable from that customer, which is normally the invoice price, and are subsequently measured at amortised cost less impairment.

#### Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as a finance cost in profit or loss in the period in which it arises.

#### Other financial liabilities

Trade creditors are measured at invoice price, unless payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate. In this case the arrangement constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

### 5. Turnover

Turnover arises from:

	2019	2018
	£	£
Rent	39,168	195,312
Sale of Houses	14,166,109	17,135,490
	<u>14,205,277</u>	<u>17,330,802</u>

The whole of the turnover is attributable to the principal activity of the group wholly undertaken in the United Kingdom.

# CIC Properties Limited

## Notes to the financial statements *(continued)*

Year ended 30 April 2019

### 6. Other operating income

	2019	2018
	£	£
Other operating income	<u>2,213</u>	<u>2,060</u>

### 7. Operating profit

Operating profit or loss is stated after charging/crediting:

	2019	2018
	£	£
Depreciation of tangible assets	20,329	13,707
Gains on disposal of tangible assets	(10,456)	(1,976)
Loss on disposal of investment property	–	195,312
Foreign exchange differences	<u>921</u>	<u>1,561</u>

### 8. Auditor's remuneration

	2019	2018
	£	£
Fees payable for the audit of the financial statements	<u>11,500</u>	<u>12,500</u>
Fees payable to the company's auditor and its associates for other services:		
Taxation compliance services	2,850	2,850
Other non-audit services	<u>8,100</u>	<u>–</u>
	<u>10,950</u>	<u>2,850</u>

### 9. Staff costs

The average number of persons employed by the group during the year, including the directors, amounted to:

	2019	2018
	No.	No.
Administrative staff	<u>5</u>	<u>5</u>

The aggregate payroll costs incurred during the year, relating to the above, were:

	2019	2018
	£	£
Wages and salaries	284,813	235,311
Social security costs	22,124	24,269
Other pension costs	<u>45,600</u>	<u>93,447</u>
	<u>352,537</u>	<u>353,027</u>

The amount recognised in profit or loss as an expense in relation to defined contribution plans was £45,600 (2018: £93,447).

# CIC Properties Limited

## Notes to the financial statements (continued)

Year ended 30 April 2019

### 10. Directors' remuneration

The directors' aggregate remuneration in respect of qualifying services was:

	2019	2018
	£	£
Remuneration	71,556	71,592
Company contributions to defined contribution pension plans	22,500	51,000
	<u>94,056</u>	<u>122,592</u>

The number of directors who accrued benefits under company pension plans was as follows:

	2019	2018
	No.	No.
Defined contribution plans	<u>1</u>	<u>1</u>

### 11. Other interest receivable and similar income

	2019	2018
	£	£
Interest receivable	<u>49</u>	<u>–</u>

### 12. Interest payable and similar expenses

	2019	2018
	£	£
Other interest payable and similar charges	<u>236,056</u>	<u>266,861</u>

### 13. Tax on profit

#### Major components of tax income

	2019	2018
	£	£
<b>Current tax:</b>		
UK current tax income	59,591	336,007
<b>Tax on profit</b>	<u>59,591</u>	<u>336,007</u>

#### Reconciliation of tax expense

The tax assessed on the profit on ordinary activities for the year is lower than (2018: higher than) the standard rate of corporation tax in the UK of 19% (2018: 19%).

	2019	2018
	£	£
Profit on ordinary activities before taxation	1,496,028	668,575
Profit on ordinary activities by rate of tax	284,246	127,028
Adjustment to tax charge in respect of prior periods	(131,367)	–
Effect of expenses not deductible for tax purposes	2,024	25,292
Effect of capital allowances and depreciation	–	423
Effect of different UK tax rates on some earnings	–	13,776
Effect of profit subject to income tax	(665)	52,386
Deferred tax not recognised	(14)	117,102
Group Relief Claimed	(94,633)	–
<b>Tax on profit</b>	<u>59,591</u>	<u>336,007</u>

# CIC Properties Limited

## Notes to the financial statements *(continued)*

### Year ended 30 April 2019

#### 14. Tangible assets

Group	Fixtures and fittings £	Motor vehicles £	Total £
<b>Cost</b>			
At 1 May 2018	49,592	101,299	<b>150,891</b>
Additions	–	72,473	<b>72,473</b>
Disposals	–	(62,949)	<b>(62,949)</b>
<b>At 30 April 2019</b>	<u>49,592</u>	<u>110,823</u>	<u><b>160,415</b></u>
<b>Depreciation</b>			
At 1 May 2018	40,237	39,405	<b>79,642</b>
Charge for the year	1,870	18,459	<b>20,329</b>
Disposals	–	(38,605)	<b>(38,605)</b>
<b>At 30 April 2019</b>	<u>42,107</u>	<u>19,259</u>	<u><b>61,366</b></u>
<b>Carrying amount</b>			
<b>At 30 April 2019</b>	<u>7,485</u>	<u>91,564</u>	<u><b>99,049</b></u>
At 30 April 2018	<u>9,355</u>	<u>61,894</u>	<u>71,249</u>

The company has no tangible assets.

#### 15. Investments

The group has no investments.

Company	Shares in group undertakings £
<b>Cost</b>	
At 1 May 2018 and 30 April 2019	<u>100</u>
<b>Impairment</b>	
At 1 May 2018 and 30 April 2019	<u>–</u>
<b>Carrying amount</b>	
At 1 May 2018 and 30 April 2019	<u>100</u>
At 30 April 2018	<u>100</u>

#### Subsidiaries, associates and other investments

Details of the investments in which the parent company has an interest of 20% or more are as follows:

Subsidiary undertakings	Class of share	Percentage of shares held
Windsor Developments Limited	Ordinary	100
Windsor Securities Limited	Ordinary	100
Westbury (NI) Ltd	Ordinary	100

# CIC Properties Limited

## Notes to the financial statements (continued)

Year ended 30 April 2019

### 15. Investments (continued)

The registered office of Windsor Securities Limited is Marlborough House, 30 Victoria Street, Belfast, Co Antrim, Northern Ireland, BT1 3GS.

The registered office of all other subsidiaries is 6 Saintfield Road, Lisburn, Co Antrim, Northern Ireland, BT27 5BD.

The principal activities of all of the subsidiaries is that of property sales and rental.

### 16. Stocks

	Group		Company	
	2019	2018	2019	2018
	£	£	£	£
Raw materials and consumables	200,000	301,587	-	-
Work in progress	6,067,173	4,134,944	-	-
	<u>6,267,173</u>	<u>4,436,531</u>	<u>-</u>	<u>-</u>

In the prior year there was an impairment of stock of £691,204 charged to the statement of comprehensive income.

### 17. Debtors

	Group		Company	
	2019	2018	2019	2018
	£	£	£	£
Trade debtors	-	213,611	-	-
Amounts owed by related parties	1,180,863	820,000	-	-
Prepayments and accrued income	4,994	5,147	-	-
Corporation tax repayable	60,066	-	-	-
Amounts owed by group undertakings	942,002	1,981,059	-	-
Other debtors	51,088	3,129	-	-
	<u>2,239,013</u>	<u>3,022,946</u>	<u>-</u>	<u>-</u>

All debtors are repayable within one year.

### 18. Creditors: Amounts falling due within one year

	Group		Company	
	2019	2018	2019	2018
	£	£	£	£
Trade creditors	79,243	-	-	-
Amounts owed to group undertakings	503,000	121,558	-	-
Amounts owed to related parties	4,105,314	4,105,314	-	-
Accruals and deferred income	237,170	301,972	-	-
Corporation tax	-	178,373	-	-
Social security and other taxes	8,227	57,892	-	-
Director loan accounts	733	772	-	-
Other creditors	48,239	82,286	-	-
	<u>4,981,926</u>	<u>4,848,167</u>	<u>-</u>	<u>-</u>

Interest of 5.75% is charged on amounts owed to related parties, the amounts are unsecured and repayable on demand.



# CIC Properties Limited

## Notes to the financial statements *(continued)*

Year ended 30 April 2019

### 19. Employee benefits

#### Defined contribution plans

The amount recognised in profit or loss as an expense in relation to defined contribution plans was £45,600 (2018: £93,447).

### 20. Called up share capital

#### Issued, called up and fully paid

	2019		2018	
	No.	£	No.	£
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

### 21. Reserves

Profit and loss account - This reserve records retained earnings and accumulated losses.

### 22. Operating leases

The total future minimum lease payments under non-cancellable operating leases are as follows:

	Group		Company	
	2019	2018	2019	2018
	£	£	£	£
Not later than 1 year	<u>-</u>	<u>20,000</u>	<u>-</u>	<u>-</u>

### 23. Contingencies

On 1 February 2008, one of the company's subsidiaries changed its place of tax residence from the United Kingdom to the Netherlands. The UK resident director and company secretary resigned and Dutch resident directors and company secretary were appointed. The company's subsidiary also transferred its business operations to Amsterdam. The directors have taken legal advice and formed the opinion that no immediate UK tax liability should arise as a result of the migration of the company from the UK to the Netherlands, due to the operation of European Community law.

### 24. Directors' advances, credits and guarantees

At 31 April 2019, the balance outstanding from the company director was £733 (2018: £772).

## CIC Properties Limited

### Notes to the financial statements *(continued)*

#### Year ended 30 April 2019

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#### 25. Related party transactions

A loan of £600,000, was provided to Britneyhill Properties Limited in the prior year. £100,000 was repaid by Britneyhill Properties Limited during the year (2018: £Nil). At 31 April 2019, £500,000 (2018: £600,000) of this remains outstanding.

A loan of £50,000 was provided to Osbourne Development Limited in the prior year. The balance was repaid in full during the year (2018: £Nil).

A loan of £1,055,734 was provided to Rezara Properties Limited during the year (2018: £Nil). This remains outstanding at the year end.

The loan provided by Aday Investments Limited of £4,105,314 remains outstanding at the year end (2018: £4,105,314). Interest was charged on the loan of £216,488(2018: £217,057) which was repaid during the year.

At the year end Anglo Irish Property Company Limited owed an amount of £22,670 (2018: £673,553) to Windsor Developments Limited. This balance consists of an amount of £3,000 (2018: £Nil) owed by Windsor Developments Limited in the form a loan to A.I.P.C. Limited against amounts of £25,670 recharged by Windsor Developments Limited during the year. A.I.P.C repaid £673,553 during the year (2018: £Nil).

The related parties in the aforementioned transactions are related by virtue of ultimate common shareholders and directors.

Glenoak Limited is a related party due to their participation in joint ventures with Windsor Developments Ltd. At the year end a balance of £125,000 was due from Glenoak (2018: £200,000). Repayments of £75,000 occurred during the year (2018: £Nil)

No other transactions with related parties were undertaken such as are required to be disclosed under FRS 102 Section 33. Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Group. All key management are directors and their remuneration for the year has been disclosed in Note 10.

#### 26. Controlling party

The company's ultimate parent is Ardmore Limited.

The largest group in which the results of the company are consolidated is Ardmore Limited, a company registered in the Isle of Man. The ultimate controlling party is the Scott family by virtue of majority shareholding.

#### 27. Comparative figures

Some comparative figures have been changed for presentational purposes only. The changes made have no effect on either profit or loss.