

Company Registration No. 02414283 (England and Wales)

**ENERGY COAST WEST CUMBRIA
(PROPERTIES) LIMITED**

**UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 MARCH 2020**

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ENERGY COAST WEST CUMBRIA (PROPERTIES) LIMITED**STATEMENT OF FINANCIAL POSITION****AS AT 31 MARCH 2020**

	Notes	2020 £	£	2019 £	£
Fixed assets					
Tangible assets	3	623,979		486,733	
Investment properties	4	21,289,101		19,240,000	
		<u>21,913,080</u>		<u>19,726,733</u>	
Current assets					
Stocks		1,638		1,307	
Debtors	5	640,900		1,928,125	
Cash at bank and in hand		2,908,276		3,926,554	
		<u>3,550,814</u>		<u>5,855,986</u>	
Creditors: amounts falling due within one year	6	<u>(5,865,215)</u>		<u>(6,073,509)</u>	
Net current liabilities		<u>(2,314,401)</u>		<u>(217,523)</u>	
Total assets less current liabilities		<u>19,598,679</u>		<u>19,509,210</u>	
Creditors: amounts falling due after more than one year	7	<u>(11,728,060)</u>		<u>(11,734,057)</u>	
Net assets		<u><u>7,870,619</u></u>		<u><u>7,775,153</u></u>	
Capital and reserves					
Called up share capital	8	3,200,000		3,200,000	
Profit and loss reserves		4,670,619		4,575,153	
Total equity		<u><u>7,870,619</u></u>		<u><u>7,775,153</u></u>	

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 31 March 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

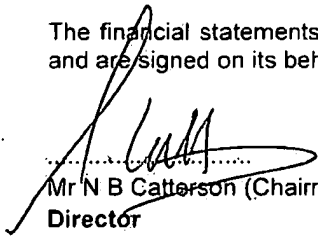
These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

ENERGY COAST WEST CUMBRIA (PROPERTIES) LIMITED

STATEMENT OF FINANCIAL POSITION (CONTINUED)

AS AT 31 MARCH 2020

The financial statements were approved by the board of directors and authorised for issue on 17 Jun 2020 and are signed on its behalf by:


Mr N B Catterson (Chairman)
Director

ENERGY COAST WEST CUMBRIA (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

Company information

Energy Coast West Cumbria (Properties) Limited is a private company limited by shares and is registered and incorporated in England and Wales. The registered office is Ingwell Hall, Ingwell Drive, Westlakes Science & Technology Park, Moor Row, Cumbria, CA24 3JZ.

Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified for investment properties measured at fair value.. The principal accounting policies adopted are set out below.

Going concern

At the time of approving the financial statements, the directors have considered the impact of Covid-19 on the business and have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

Turnover

Turnover represents amounts receivable, net of value added tax, in respect of the sale of properties held as stock and rental income and additional services provided in respect of investment properties.

Rental income is recognised on a straight line basis over the term of the rental agreement.

Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost and net of depreciation.

Depreciation is recognised so as to write off the cost of assets less their residual values over their useful lives on the following bases:

Land and buildings	4% straight line
Plant and machinery	20% straight line / 20-30% reducing balance
Motor vehicles	20% straight line

Land is not depreciated.

Assets under the course of construction are stated at costs incurred to date. No depreciation is provided.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

ENERGY COAST WEST CUMBRIA (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies (Continued)

Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell.

Stocks held for distribution at no or nominal consideration are measured at the lower of replacement cost and cost, adjusted where applicable for any loss of service potential.

Cash and cash equivalents

Cash and cash equivalents are basic financial instruments and include cash in hand, and deposits held at call with banks.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include trade and other debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method.

Classification of financial liabilities

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.

Basic financial liabilities

Basic financial liabilities, including trade and other creditors and amounts due to group undertakings, are initially recognised at transaction price.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Equity instruments

Equity instruments issued by the company are recorded at the fair value of proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

ENERGY COAST WEST CUMBRIA (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies (Continued)

Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

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

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting 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.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Leases

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leases asset are consumed.

Government grants

Government grants in respect of capital expenditure are shown as deferred income and are credited to the profit and loss account to match the life of the asset to which they relate or in respect of Investment Properties to match any deficit on revaluation.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was nil (2019: nil).

ENERGY COAST WEST CUMBRIA (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2020

3 Tangible fixed assets

	Land and buildings £	Plant and machinery £	Motor vehicles £	Total £
Cost				
At 1 April 2019	453,892	148,225	20,748	622,865
Additions	-	181,677	-	181,677
Disposals	-	(5,660)	-	(5,660)
At 31 March 2020	453,892	324,242	20,748	798,882
Depreciation and impairment				
At 1 April 2019	36,311	94,288	5,533	136,132
Depreciation charged in the year	18,168	22,113	4,150	44,431
Eliminated in respect of disposals	-	(5,660)	-	(5,660)
At 31 March 2020	54,479	110,741	9,683	174,903
Carrying amount				
At 31 March 2020	399,413	213,501	11,065	623,979
At 31 March 2019	417,581	53,937	15,215	486,733

In the prior year, in order to better reflect the intended use of some property held by the company, a transfer was made at cost to move property valued at £nil (2019: £309,510) from assets under construction to investment property.

4 Investment property

	2020 £
Fair value	
At 1 April 2019	19,240,000
Additions	2,049,101
At 31 March 2020	21,289,101

The fair value of the investment property has been arrived at on the basis of a valuation that took place on 1 May 2019 by D Todd MRICS and L Doyle MRICS of GVA Grimley Limited, chartered valuation and building surveyors who are external to the company.

The year end fair value has been arrived at on the basis of a valuation carried out by the directors internally, with reference to the open market value and to market evidence of transaction prices for similar properties.

ENERGY COAST WEST CUMBRIA (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2020

5 Debtors

	2020	2019
	£	£
Amounts falling due within one year:		
Trade debtors	467,974	341,221
Corporation tax recoverable	48,872	250,000
Other debtors	124,054	1,336,904
	<u>640,900</u>	<u>1,928,125</u>

6 Creditors: amounts falling due within one year

	2020	2019
	£	£
Trade creditors	462,598	299,182
Amounts owed to group undertakings	3,960,031	4,101,226
Taxation and social security	10,201	74,933
Other creditors	1,432,385	1,598,168
	<u>5,865,215</u>	<u>6,073,509</u>

Included within amounts due to group undertakings is £497,899 (2019: £497,863) of amounts due to a related party.

7 Creditors: amounts falling due after more than one year

	2020	2019
	£	£
Other creditors	<u>11,728,060</u>	<u>11,734,057</u>
Creditors which fall due after five years are as follows:		
	2020	2019
	£	£
Payable other than by instalments	<u>7,547,285</u>	<u>7,547,285</u>

8 Called up share capital

	2020	2019
	£	£
Ordinary share capital		
Issued and fully paid		
3,200,000 Ordinary shares of £1 each	<u>3,200,000</u>	<u>3,200,000</u>
	<u>3,200,000</u>	<u>3,200,000</u>

ENERGY COAST WEST CUMBRIA (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2020

9 Financial commitments, guarantees and contingent liabilities

A legal charge, dated 22 January 1998, is held over land, freehold property and certain items of plant and machinery held by the company.

10 Capital commitments

Amounts contracted for but not provided in the financial statements:

	2020 £	2019 £
Acquisition of tangible fixed assets	-	80,453

ENERGY COAST WEST CUMBRIA (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2020

11 Related party transactions

The company has charged rent and provided additional services to Energy Coast West Cumbria Limited (parent undertaking) of £24,957 (2019: £30,822). The company charged sales of £114,257 (2019: £36,225) to Energy Coast West Cumbria Limited and made purchases of £40,126 (2019: £26,331). Energy Coast West Cumbria Limited charged the company £636,757 (2019: £624,850) in management charges and £309,107 (2019: £337,886) in salaries recharged. The company received grants totalling £nil (2019: £1,396,466) from Energy Coast West Cumbria Limited. At the balance sheet date the amount due to Energy Coast West Cumbria Limited was £3,462,132 (2019: £3,603,363).

Within long term creditors is £458,821 (2019: £458,821) in relation to a grant received from Energy Coast West Cumbria Limited in respect of land held by the company. Also included within creditors is £131,952 (2019: £137,949) in relation to a grant received from Energy Coast West Cumbria Limited in respect of property, plant and equipment held by the company. The ageing of the creditor is such that £5,998 (2019: £5,998) is held within short term other creditors and £125,954 (2019: £131,951) within long term other creditors.

Energy Coast West Cumbria Limited has loaned the company various monies in previous years and interest of £226,416 (2019: £246,416) was charged on these loans. At the balance sheet date the amount due to Energy Coast West Cumbria Limited was £7,547,285 (2019: £7,547,285).

Energy Coast West Cumbria (Workspace) Limited (a company ultimately controlled by the same members and with shared directors). The company made sales to Energy Coast West Cumbria (Workspace) Limited of £16,109 (2019: £12,496). At the balance sheet date the amount due to Energy Coast West Cumbria (Workspace) Limited was £497,899 (2019: £497,863).

Derwent Forest Development Consortium Ltd (a company with shared directors) made purchases from the company of £nil (2019: £480).

The company made sales to Allerdale Borough Council, an organisation where board members have memberships, of £nil (2019: £3,400).

The company made sales to Nuclear Decommissioning Authority (NDA), an organisation where board members have memberships, of £31,400 (2019: £18,929) and the NDA owed the company £12,123 (2019: £9,103) at the balance sheet date.

The company made purchases of £8,181 (2019: £16,734) from Cumbria County Council, an organisation where board members have memberships. The company owed Cumbria County Council £nil (2019: £2,727) at the year end.

The company made sales of £33,290 (2019: £nil) to Copeland Borough Council, and made purchases of £26,806 (2019: £nil).

12 Parent company

The company is controlled by Energy Coast West Cumbria Limited, a company incorporated in the United Kingdom, which owns the entire share capital of the company.