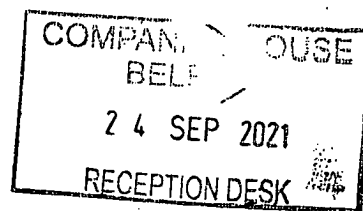


Lagan Homes (Ardnavey) Ltd

Financial statements

For the year ended 31 December 2020



Lagan Homes (Ardnavey) Ltd

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Lagan Homes (Ardnavey) Ltd

Company information

Directors	C Mulligan S McCann D Canavan (resigned 30 April 2021)
Registered number	NI622337
Registered office	Lagan House 19 Clarendon Road Belfast BT1 3BG
Independent auditors	PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors Merchant Square 20-22 Wellington Place Belfast BT1 6GE
Bankers	Danske Bank Donegall Square West Belfast BT1 6JS
Solicitors	MKB Law 14 Great Victoria Street Belfast BT2 7BA

**Statement of financial position
As at 31 December 2020**

	Note	2020 £	2020 £	2019 £	2019 £
Current assets					
Stocks	5	852,633		1,210,261	
Debtors	6	62,549		71,795	
Cash at bank and in hand		660,579		275,402	
		<u>1,575,761</u>		<u>1,557,458</u>	
Creditors: amounts falling due within one year	7	(441,276)		(488,584)	
Net current assets			<u>1,134,485</u>		<u>1,068,874</u>
Net assets			<u>1,134,485</u>		<u>1,068,874</u>
Capital and reserves					
Called up share capital	8		1		1
Retained earnings			<u>1,134,484</u>		<u>1,068,873</u>
Total shareholders' funds			<u>1,134,485</u>		<u>1,068,874</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The company has opted not to file the Statement of income and retained earnings in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements on pages on 2 to 7 were approved and authorised for issue by the board and were signed on its behalf on 27 August 2021



S McCann
Director

The notes on pages 3 to 7 form part of these financial statements.

**Notes to the financial statements
For the year ended 31 December 2020**

1. General information

The company's principal activity is the construction of high quality housing developments.

The company is a private company limited by shares and is incorporated and domiciled in Northern Ireland, within the United Kingdom. The address of its registered office is Lagan House, 19 Clarendon Road, Belfast, BT1 3BG.

2. Statement of compliance

The financial statements of Lagan Homes (Ardnavey) Ltd have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, Section 1A, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") and the Companies Act 2006.

3. Accounting policies

3.1 Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis under the historical cost convention and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company's accounting policies. No critical judgements or critical accounting estimates have been applied to these financial statements.

The following principal accounting policies have been applied consistently unless otherwise stated:

3.2 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Sale of goods

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the company has transferred the significant risks and rewards of ownership to the buyer;
- the company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

3.3 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis. Work in progress and finished goods include labour and attributable overheads.

At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

**Notes to the financial statements
For the year ended 31 December 2020**

3. Accounting policies (continued)

3.4 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

3.5 Cash at bank and in hand

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

3.6 Financial instruments

The company has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

i. Financial assets

Basic financial assets, including trade and other debtors, cash and bank balances, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled; or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party; or (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

ii. Financial liabilities

Basic financial liabilities, including trade and other creditors, amounts due to fellow group companies, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

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

**Notes to the financial statements
For the year ended 31 December 2020**

3. Accounting policies (continued)

3.6 Financial instruments (continued)

ii. Financial liabilities (continued)

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

iii. Offsetting

Financial assets and liabilities are offset and 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.

3.7 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

3.8 Finance costs

Finance costs are charged to the Statement of income and retained earnings over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

3.9 Borrowing costs

All borrowing costs are recognised in the Statement of income and retained earnings in the year in which they are incurred.

3.10 Current taxation

Tax is recognised in the Statement of income and retained earnings, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates income.

3.11 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from proceeds.

**Notes to the financial statements
For the year ended 31 December 2020**

4. Employee numbers

The company has no employees other than the directors (2019: Nil).

5. Stocks

	2020	2019
	£	£
Work in progress	852,633	1,210,261

There is no significant difference between the replacement cost of work in progress and their carrying amount.

6. Debtors

	2020	2019
	£	£
Trade debtors	19,453	12,993
Taxation and social security	18,400	-
Other debtors	24,696	58,802
	62,549	71,795

7. Creditors: amounts falling due within one year

	2020	2019
	£	£
Trade creditors	245,913	359,353
Amounts owed to group undertakings	181,822	85,469
Corporation tax	13,541	23,874
Other creditors	-	19,888
	441,276	488,584

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

Lagan Homes (Ardnavey) Ltd

Notes to the financial statements For the year ended 31 December 2020

8. Called up share capital

	2020 £	2019 £
Allotted and fully paid		
1 (2019: 1) Ordinary share of £1	1	1

9. Contingent liabilities

The company has entered into a cross guarantee on bank and other loan facilities taken out by group and related party undertakings. In the opinion of the directors there is no indication that the company will suffer any loss.

10. Related party transactions

The company has taken advantage of the exemptions contained in FRS 102 not to disclose balances related with companies which are controlled within the Lagan Homes Group Ltd, of which the company is a subsidiary.

11. Ultimate controlling party and parent undertakings

The immediate parent company is Eastonville Limited. The ultimate parent company for the group is Lagan Homes Group Ltd.

The parent undertaking of the smallest and largest group of undertakings, of which this company is a member, and for which consolidated financial statements are prepared is Lagan Homes Group Ltd, a company incorporated in the United Kingdom. Copies of the consolidated financial statements are available to the public from Companies House, The Linenhall, 32 Linenhall Street, Belfast, BT2 2BG.

The company considers Kevin Lagan to be ultimate controlling party.

12. Auditors' information

PricewaterhouseCoopers LLP are the statutory auditors for Lagan Homes (Ardnavey) Ltd. An unqualified audit opinion was signed by the Senior Statutory Auditor, Emma Murray, and issued on behalf of PricewaterhouseCoopers LLP on 23/09/2021 for the financial year ended 31 December 2020.