
JOHN CLARK (PROPERTIES) LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017



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28 SEP 2018

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JOHN CLARK (PROPERTIES) LIMITED

COMPANY INFORMATION

Directors	J H S Clark C J Clark J K Murray K B Ireland (resigned 31 January 2018) D V A Clark (deceased 21 May 2017)
Company secretary	A McIntosh
Registered number	SC106596
Registered office	Alliance Centre Greenwell Road East Tullos Industrial Estate Aberdeen AB12 3AX
Independent auditor	Grant Thornton UK LLP Chartered Accountants & Statutory Auditor 110 Queen Street Level 8 Glasgow G1 3BX

JOHN CLARK (PROPERTIES) LIMITED

CONTENTS

	Page
Directors' Report	1 - 3
Independent Auditor's Report	4 - 6
Statement of Comprehensive Income	7
Statement of Financial Position	8
Notes to the Financial Statements	9 - 17

JOHN CLARK (PROPERTIES) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2017

The directors present their report and the financial statements for the year ended 31 December 2017.

Principal activity

The principal activity of the company is the rental of owned properties.

Overview of performance

The company owns an unchanged portfolio of freehold & long leasehold properties which were previously owned by its parent company or fellow wholly owned subsidiaries thereof. Commercial terms leases are held with the occupiers, all of whom are fellow wholly owned motor trade subsidiaries of our common parent company.

The profit for the year, before taxation, amounted to £1,491,985 (2016: £570,523). This included property valuation uplift income of £1,200,000 (2016: £Nil) following the Board of Directors annual review, including consideration of professional advisor views & relevant changes in the marketplace.

No dividends were paid in the year (2016: £Nil).

Post year-end events

2018 has seen redevelopment investment in the company's Land Rover Elgin freehold.

The company continues to progress investment plans for the 2018/2019 acquisition and development of two further freehold properties in Dundee. These will see prestige motor trade dealership build projects, with then entry into commercial terms leases with two fellow wholly owned subsidiaries. Supporting parent company funding has been co-ordinated.

Future prospects

The company continues to operate as in 2017 and to generate improved trading results in 2018.

The Directors recognise the continued UK wide background of ongoing political uncertainty, which is leading to reduced consumer confidence, albeit that this is in part balanced by the benefits of oil industry recovery and increased house building activity in the North & East of Scotland. The inherent motor trade risks of manufacturer franchise led changes to their dealer network's operating margins are also recognised and closely monitored. However, the Directors have experience of managing these risks and continue to be confident of trading profitably.

Principal risks and uncertainties

Liquidity risk

The group of which the company is a part maintains a mixture of long-term and short-term debt finance that is designed to ensure that the company has sufficient available funds for its operations.

Interest rate cash flow risk

The group of which the company is a part has both interest bearing assets and liabilities. The interest bearing assets only include cash balances. The group no longer holds bank loan interest swap hedging instruments, with all such debt being at variable LIBOR linked interest rates. The directors believe this to be appropriate for the foreseeable needs of the business.

JOHN CLARK (PROPERTIES) LIMITED

DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2017

Directors

The directors who served during the year were:

J H S Clark
C J Clark
J K Murray
K B Ireland (resigned 31 January 2018)
D V A Clark (deceased 21 May 2017)

Directors' Responsibilities Statement

The directors are responsible for preparing the 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, 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 and 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 judgments 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;
- 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Disclosure of information to auditor

The directors confirm that:

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

JOHN CLARK (PROPERTIES) LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2017**

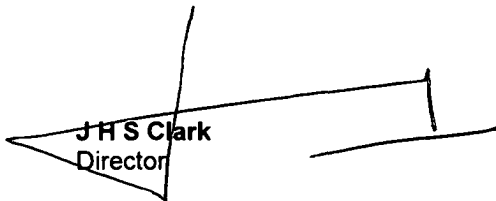
Auditor

The auditor, Grant Thornton UK LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.



J H S Clark
Director

Date: 25 September 2018



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JOHN CLARK (PROPERTIES) LIMITED

Opinion

We have audited the financial statements of John Clark (Properties) Limited for the year ended 31 December 2017, which comprise the Statement of Comprehensive Income, the Statement of Financial Position 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 Financial Reporting Standard 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 company's affairs as at 31 December 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- 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 company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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.

Who we are reporting to

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.

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 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.



**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JOHN CLARK (PROPERTIES) LIMITED
(CONTINUED)**

Other information

The directors are responsible for the other information. The other information comprises the information included in the Directors' 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 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.

Matter on which we are required to report under the Companies Act 2006

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 material misstatements in the Directors' Report.

Matters on which we are required to report by exception

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, 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a strategic report.



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF JOHN CLARK (PROPERTIES) LIMITED (CONTINUED)

Responsibilities of directors for the financial statements

As explained more fully in the Directors' Responsibilities Statement on page 2, 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 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 Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditor's Report.



James Chadwick
Senior Statutory Auditor
for and on behalf of Grant Thornton UK LLP
Statutory Auditor, Chartered Accountants
Glasgow

28 September 2018

JOHN CLARK (PROPERTIES) LIMITED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2017

	Note	2017 £	2016 £
Turnover		1,510,478	1,776,515
Gross profit		1,510,478	1,776,515
Administrative expenses		(580,897)	(548,313)
Revaluation of investment properties		1,200,000	-
Operating profit		2,129,581	1,228,202
Interest payable and expenses	7	(637,596)	(657,679)
Profit before tax		1,491,985	570,523
Tax on profit	8	(948,977)	(114,105)
Profit for the financial year		543,008	456,418

There was no other comprehensive income for 2017 (2016: £Nil).

The notes and accounting policies on pages 9 to 17 form part of these financial statements.

JOHN CLARK (PROPERTIES) LIMITED
REGISTERED NUMBER: SC106596

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2017

	Note	2017 £	2016 £
Fixed assets			
Investment property	9	22,568,369	21,352,308
		<u>22,568,369</u>	<u>21,352,308</u>
Current assets			
Debtors: amounts falling due within one year	10	100	100
Creditors: amounts falling due within one year	11	(20,675,792)	(20,895,890)
Net current liabilities		<u>(20,675,692)</u>	<u>(20,895,790)</u>
Total assets less current liabilities		<u>1,892,677</u>	<u>456,518</u>
Provisions for liabilities			
Deferred tax	14	(893,151)	-
		<u>(893,151)</u>	<u>-</u>
Net assets		<u><u>999,526</u></u>	<u><u>456,518</u></u>
Capital and reserves			
Called up share capital	15	100	100
Profit and loss account	16	999,426	456,418
		<u><u>999,526</u></u>	<u><u>456,518</u></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 were approved and authorised for issue by the board and were signed on its behalf by:


J.H.S. Clark
 Director

Date: 25 September 2018

The notes and accounting policies on pages 9 to 17 form part of these financial statements.

JOHN CLARK (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

1. General information

John Clark (Properties) Limited is a private company limited by shares and registered in Scotland. Its registered head office is located at Alliance Centre Greenwell Road, East Tullos Industrial Estate, Aberdeen, AB12 3AX. The principal activity of the company is the rental of owned properties.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies 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 (see note 3).

In order to satisfy themselves that the financial statements should be prepared on a going concern basis, the directors have prepared projections for at least 12 months from the date of approving the financial statements which show the company should stay within its current facilities.

The financial statements have been prepared using Sterling as the functional currency.

The following principal accounting policies have been applied:

2.2 Financial reporting standard 102 - reduced disclosure framework

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the 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 3 Financial Statement Presentation paragraph 3.17d

This information is contained in the consolidated financial statements of John Clark (Holdings) Limited as at 31 December 2017 and these financial statements may be obtained from Companies House.

2.3 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.

Revenue, which is wholly attributable to the company's principal activities and is derived entirely in the United Kingdom, represents rental and management income received on the leasing of property.

JOHN CLARK (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

2. Accounting policies (continued)

2.4 Investment property

Investment property is carried at fair value determined annually by management and external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive Income.

2.5 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.

2.6 Creditors

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

2.7 Finance costs

Finance costs are charged to the Statement of Comprehensive Income 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.

2.8 Pensions

Defined contribution pension plan

The company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payment obligations.

The contributions are recognised as an expense in the Statement of Comprehensive Income when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of Financial Position. The assets of the plan are held separately from the company in independently administered funds.

JOHN CLARK (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

2. Accounting policies (continued)

2.9 Provisions for liabilities

Provisions are made where an event has taken place that gives the company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of Comprehensive Income in the year that the company becomes aware of the obligation, and are measured at the best estimate at the Statement of Financial Position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of Financial Position.

2.10 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, 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.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of Financial Position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

JOHN CLARK (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

2. Accounting policies (continued)

2.11 Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position when there is an 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. Judgments in applying accounting policies and key sources of estimation uncertainty

Certain judgements are applied in the preparation of the statutory accounts, with the company following a group standard policy on property valuation. As per note 2.4 regarding investment property, property valuation is reviewed annually with consideration to current market conditions and adjusted through the Statement of Comprehensive Income as applicable.

4. Auditor's remuneration

No auditors' remuneration has been expensed in the Company's financial statements. This cost has been borne by the other Group companies.

JOHN CLARK (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

5. Employees

The average monthly number of employees, including directors, during the year was 1 (2016: 1).

6. Directors' remuneration

	2017 £	2016 £
Directors' emoluments	112,730	82,650
Company contributions to defined contribution pension schemes	3,750	2,250
	<u>116,480</u>	<u>84,900</u>

7. Interest payable and similar charges

	2017 £	2016 £
Intra group interest payable	<u>637,596</u>	<u>657,679</u>

8. Taxation

	2017 £	2016 £
Corporation tax		
Current tax on profits for the year	55,826	114,105
Total current tax	<u>55,826</u>	<u>114,105</u>
Deferred tax		
Origination and reversal of timing differences	893,151	-
Total deferred tax	<u>893,151</u>	<u>-</u>
Taxation on profit on ordinary activities	<u>948,977</u>	<u>114,105</u>

JOHN CLARK (PROPERTIES) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

8. Taxation (continued)

Factors affecting tax charge for the year

The tax assessed for the year is higher than the standard rate of corporation tax in the UK of 19.25% (2016: 20%). The differences are explained below:

	2017 £	2016 £
Profit on ordinary activities before tax	<u>1,491,985</u>	<u>570,523</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19.25% (2016: 20%)	287,156	114,105
Effects of:		
Fixed asset timing differences	<u>661,821</u>	-
Total tax charge for the year	<u><u>948,977</u></u>	<u><u>114,105</u></u>

The Company has recognised deferred tax at a rate of 17%. Corporation tax rates of 19% (from 1 April 2017) and 17% from (1 April 2020) have been substantively enacted and the recognised deferred tax balances have been remeasured accordingly.

9. Investment property

	Freehold investment property £
Valuation	
At 1 January 2017	21,352,308
Additions at cost	16,061
Surplus on revaluation	1,200,000
At 31 December 2017	<u><u>22,568,369</u></u>

The 2017 valuations were made by directors, on an open market value for existing use basis. Based on third party valuations from Graham & Sibbald in 2017.

	2017 £	2016 £
Historic cost	<u><u>21,368,369</u></u>	<u><u>21,352,308</u></u>

JOHN CLARK (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

10. Debtors

	2017 £	2016 £
Called up share capital not paid	100	100

11. Creditors: Amounts falling due within one year

	2017 £	2016 £
Amounts owed to group undertakings	20,619,966	20,781,785
Corporation tax	55,826	114,105
	20,675,792	20,895,890

12. Contingent liabilities

The company has issued guarantees with certain other group companies in connection with bank facilities and stocking loan facilities received by the group. The total balances covered by the guarantees at 31 December 2017 were £7,696,743 (2016: £2,839,861) and £42,492,600 (2016: £35,677,873) respectively.

13. Financial instruments

	2017 £	2016 £
Financial assets		
Financial assets that are debt instruments at amortised cost	100	100
Financial liabilities		
Financial liabilities measured at amortised cost	(20,619,966)	(20,781,785)

Financial assets that are debt instruments at amortised cost comprise wholly of amounts owed by group undertakings.

Financial liabilities measured at amortised cost comprise amounts owed to group undertakings and other taxation creditors.

JOHN CLARK (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

14. Deferred taxation

	2017 £
Charged to profit or loss	(893,151)
At end of year	(893,151)

The deferred taxation balance is made up as follows:

	2017 £	2016 £
Accelerated capital allowances	(893,151)	-

15. Share capital

	2017 £	2016 £
Allotted and called up		
100 Ordinary shares shares of £1 each	100	100

16. Reserves

Profit and loss account

Includes all current and prior period retained profits and losses.

17. Commitments under operating leases

At 31 December 2017 the company had future minimum lease payments under non-cancellable operating leases as follows:

	2017 £	2016 £
Not later than 1 year	449,125	449,125
Later than 1 year and not later than 5 years	1,796,500	1,796,500
Later than 5 years	17,427,529	17,876,654
	19,673,154	20,122,279

JOHN CLARK (PROPERTIES) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

18. Related party transactions

Under section 33.1A of FRS102, the Company has taken advantage of the exemption for disclosure of related party transactions between members of a group where subsidiaries are wholly owned.

The board of directors have considered disclosure of compensation in relation to key management personnel and have concluded this consists of directors only.

19. Controlling party

The immediate parent company is John Clark (Holdings) Limited a company incorporated in Great Britain, registered in Scotland and whose principal place of business is the same as the registered address of the Company. The directors consider the ultimate controlling party is John H S Clark by virtue of his majority shareholding in the immediate parent company.

The largest group in which the result of the company is consolidated is that headed by John Clark (Holdings) Limited. The consolidated accounts of John Clark (Holdings) Limited are available to the public and may be obtained from the Registrar of Companies, Companies House, 4th Floor, Edinburgh Quay 2, 139 Fountainbridge, Edinburgh, EH3 9FF.