

COMPANY REGISTRATION NUMBER: 01245594

County Properties Northern Limited
Financial Statements
31 December 2018

WEDNESDAY



A88XLLJL

A21

03/07/2019

#291

COMPANIES HOUSE

County Properties Northern Limited

Financial Statements

Year ended 31 December 2018

Contents	Page
Officers and professional advisers	1
Directors' report	2
Independent auditor's report to the members	4
Statement of comprehensive income	7
Statement of financial position	8
Statement of changes in equity	9
Notes to the financial statements	10

County Properties Northern Limited

Officers and Professional Advisers

The board of directors

J. Guthrie
P.J. Guthrie
R. Guthrie
M. Robson
J.M. Hill

Company secretary

B.P. Swiers

Registered office

137 Scalby Road
Scarborough
North Yorkshire
YO12 6TB

Auditor

Scott-Moncrieff
Chartered accountants & statutory auditor
25 Bothwell Street
Glasgow
G2 6NL

Bankers

Handelsbanken Plc
3 Thomas More Square
London
E1W 1WY

County Properties Northern Limited

Directors' Report

Year ended 31 December 2018

The directors present their report and the financial statements of the company for the year ended 31 December 2018.

Principal activities

The principal activities of the company during the period have been the running of a property letting business and acting as the administration centre for a number of its fellow subsidiaries.

Directors

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

J. Guthrie
P.J. Guthrie
R. Guthrie
R.G. Urquhart
M. Robson
D. Nairn

R.G. Urquhart resigned as a director on 28 February 2019.

D. Nairn resigned as a director on 28 February 2019.

J.M. Hill was appointed as a director on 1 March 2019.

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). 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 company and the 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 judgements 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.

County Properties Northern Limited

Directors' Report *(continued)*

Year ended 31 December 2018

Auditor

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 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 company's auditor is aware of that information.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 18 June 2019 and signed on behalf of the board by:

A handwritten signature in black ink, appearing to be 'B.P. Swiers', with a stylized, flowing script.

B.P. Swiers
Company Secretary

County Properties Northern Limited

Independent Auditor's Report to the Members of County Properties Northern Limited

Year ended 31 December 2018

Opinion

We have audited the financial statements of County Properties Northern Limited (the 'company') for the year ended 31 December 2018 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity 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 company's affairs as at 31 December 2018 and of its loss 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 company 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 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.

County Properties Northern Limited

Independent Auditor's Report to the Members of County Properties Northern Limited (continued)

Year ended 31 December 2018

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. 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.

Matters on which we are required to report by exception

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.

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 take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

County Properties Northern Limited

Independent Auditor's Report to the Members of County Properties Northern Limited (continued)

Year ended 31 December 2018

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 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.

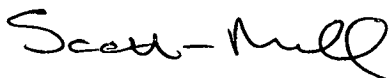
Auditor's responsibilities for the audit of the financial statements

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.

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.



Bernadette Higgins (Senior Statutory Auditor)

For and on behalf of
Scott-Moncrieff
Chartered accountants & statutory auditor
25 Bothwell Street
Glasgow
G2 6NL

18 June 2019

County Properties Northern Limited

Statement of Comprehensive Income

Year ended 31 December 2018

	Note	2018 £	2017 £
Turnover	4	3,629,705	3,612,787
Cost of sales		<u>475,420</u>	<u>377,749</u>
Gross profit		3,154,285	3,235,038
Administrative expenses		1,475,609	905,845
Other operating (expenses)/income	5	<u>(2,102,771)</u>	<u>—</u>
Operating (loss)/profit	6	(424,095)	2,329,193
Other interest receivable and similar income	9	2,303	81
Interest payable and similar expenses	10	<u>21,336</u>	<u>9,891</u>
(Loss)/profit before taxation		(443,128)	2,319,383
Tax on (loss)/profit	11	<u>138,538</u>	<u>321,041</u>
(Loss)/profit for the financial year and total comprehensive income		<u>(581,666)</u>	<u>1,998,342</u>

All the activities of the company are from continuing operations.

The notes on pages 10 to 19 form part of these financial statements.

County Properties Northern Limited

Statement of Financial Position

31 December 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	13	27,962	35,971
Investment Property	14	31,300,000	32,784,562
		<u>31,327,962</u>	<u>32,820,533</u>
Current assets			
Stocks	15	1,354,577	1,336,338
Debtors	16	321,002	254,994
Cash at bank and in hand		49,110	273,751
		<u>1,724,689</u>	<u>1,865,083</u>
Creditors: amounts falling due within one year	17	<u>21,016,127</u>	<u>19,888,639</u>
Net current liabilities		<u>19,291,438</u>	<u>18,023,556</u>
Total assets less current liabilities		<u>12,036,524</u>	<u>14,796,977</u>
Provisions	18	<u>560,809</u>	<u>739,596</u>
Net assets		<u>11,475,715</u>	<u>14,057,381</u>
Capital and reserves			
Called up share capital	21	12,000	12,000
Profit and loss account	22	11,463,715	14,045,381
Shareholders funds		<u>11,475,715</u>	<u>14,057,381</u>

These financial statements were approved by the board of directors and authorised for issue on 18 June 2019, and are signed on behalf of the board by:



R. Guthrie
Director

Company registration number: 01245594

The notes on pages 10 to 19 form part of these financial statements.

County Properties Northern Limited

Statement of Changes in Equity

Year ended 31 December 2018

		Called up share capital £	Profit and loss account £	Total £
At 1 January 2017		12,000	14,047,039	14,059,039
Profit for the year			1,998,342	1,998,342
Total comprehensive income for the year		–	1,998,342	1,998,342
Dividends paid and payable	12	–	(2,000,000)	(2,000,000)
Total investments by and distributions to owners		–	(2,000,000)	(2,000,000)
At 31 December 2017		12,000	14,045,381	14,057,381
Loss for the year			(581,666)	(581,666)
Total comprehensive income for the year		–	(581,666)	(581,666)
Dividends paid and payable	12	–	(2,000,000)	(2,000,000)
Total investments by and distributions to owners		–	(2,000,000)	(2,000,000)
At 31 December 2018		<u>12,000</u>	<u>11,463,715</u>	<u>11,475,715</u>

The notes on pages 10 to 19 form part of these financial statements.

County Properties Northern Limited

Notes to the Financial Statements

Year ended 31 December 2018

1. General information

The company is a United Kingdom company limited by shares. It is both incorporated and domiciled in the United Kingdom. The registered office is 137 Scalby Road, Scarborough, North Yorkshire, YO12 6TB.

The continuing activities of the company are those of a property letting business and the administration centre for a number of fellow subsidiaries.

2. Statement of compliance

These financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' ('FRS 102') and with the Companies Act 2006.

3. Accounting policies

3.1 Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

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

3.2 Acquisition and disposal of properties

Acquisitions of properties are accounted for on the date of unconditional contract and disposals of properties on the date of legal completion.

3.3 Going concern

The financial statements for the period ended 31 December 2018 have been prepared on a going concern basis on the strength of confirmation from the parent company that it will continue to provide financial support.

3.4 Termination benefits

Termination benefits are recognised as an expense in profit or loss immediately. Termination benefits are recognised as a liability and expense only when the company is demonstrably committed either to terminate the employment of an employee or group of employees before the normal retirement date or to provide termination benefits as a result of an offer made in order to encourage voluntary redundancy.

County Properties Northern Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2018

3.5 Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. Its financial statements are consolidated into the financial statements of Broadland Properties Limited which can be obtained from Companies House. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of 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.
- (e) No disclosure has been given for the aggregate remuneration of key management personnel.

3.6 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.

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 company includes investment property at fair value, this is calculated by reference to market evidence of transaction values of similar property.

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:

No critical accounting estimates or assumptions have been made by management in preparing these financial statements.

3.7 Revenue recognition

Turnover represents amounts receivable for rents, service charges and management fees, net of value added tax where applicable. Rent free periods have been accounted for in accordance with FRS 102.

3.8 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, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

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.

County Properties Northern Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2018

3. Accounting policies *(continued)*

Income tax *(continued)*

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

3.9 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.

Lease income is recognised in profit or loss on a straight line basis over the lease term. The aggregate cost of lease incentives are recognised as a reduction to income over the lease term on a straight-line basis. Costs, including depreciation, incurred in earning the lease income are recognised as an expense. Any initial direct costs incurred in negotiating and arranging the operating lease are added to the carrying amount of the lease and recognised as an expense over the lease term on the same basis as the lease income.

3.10 Tangible assets

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

3.11 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:

Plant and machinery	- 33% straight line
Fixtures and fittings	- 20% reducing balance
Motor vehicles	- 25% reducing balance

3.12 Investment property

Investment property, which is property held to earn rentals and/ or for capital appreciation, is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is stated at its fair value at each reporting date. Gains or losses arising from changes in the fair value of investment property are included in profit or loss for the period in which they arise.

3.13 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.

County Properties Northern Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2018

3. Accounting policies *(continued)*

3.14 Stocks

Stock and work in progress is valued at the lower of cost and net realisable value which is critically reviewed by the directors.

3.15 Defined contribution plans

Payments to defined contribution retirement benefit plans are charged as an expense as they fall due.

3.16 Debtors

Short term debtors are measured at transaction price, less any impairment.

3.17 Cash and cash equivalents

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. Bank overdrafts, when applicable, are shown within current liabilities.

3.18 Creditors

Short term creditors are measured at the transaction price.

4. Turnover

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

5. Other operating (expenses)/income

	2018	2017
	£	£
Investment property fair value adjustment	<u>(2,102,771)</u>	<u>—</u>

6. Operating profit

Operating profit or loss is stated after charging:

	2018	2017
	£	£
Depreciation of tangible assets	9,175	12,521
Loss on disposal of tangible assets	—	242
Operating lease rentals	29,000	29,000
Fees payable for the audit of the financial statements	<u>7,920</u>	<u>8,120</u>

County Properties Northern Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2018

7. Staff costs

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

	2018 No.	2017 No.
Administrative staff	1	1
Number of directors	6	6
	<u>7</u>	<u>7</u>

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

	2018 £	2017 £
Wages and salaries	1,060,326	494,508
Social security costs	83,755	66,779
Other pension costs	50,078	24,117
	<u>1,194,159</u>	<u>585,404</u>

8. Directors' remuneration

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

	2018 £	2017 £
Remuneration	606,607	483,813
Company contributions to defined contribution pension plans	49,078	23,380
Compensation for loss of office	426,300	—
	<u>1,081,985</u>	<u>507,193</u>

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

	2018 No.	2017 No.
Defined contribution plans	<u>2</u>	<u>2</u>

Remuneration of the highest paid director in respect of qualifying services:

	2018 £	2017 £
Aggregate remuneration	651,392	309,353
Company contributions to defined contribution pension plans	10,000	10,000
	<u>661,392</u>	<u>319,353</u>

9. Other interest receivable and similar income

	2018 £	2017 £
Interest on cash and cash equivalents	2,276	—
Other interest	27	81
	<u>2,303</u>	<u>81</u>

County Properties Northern Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2018

10. Interest payable and similar expenses

	2018	2017
	£	£
Interest on banks loans and overdrafts	19,046	9,891
Other interest payable and similar charges	2,290	–
	<u>21,336</u>	<u>9,891</u>

11. Tax on (loss)/profit

Major components of tax expense

	2018	2017
	£	£
Current tax:		
UK current tax expense	317,325	448,386
Deferred tax:		
Origination and reversal of timing differences	(178,787)	(127,345)
Tax on (loss)/profit	<u>138,538</u>	<u>321,041</u>

Reconciliation of tax expense

The tax assessed on the (loss)/profit on ordinary activities for the year is higher than (2017: lower than) the standard rate of corporation tax in the UK of 19% (2017: 19.25%).

	2018	2017
	£	£
(Loss)/profit on ordinary activities before taxation	(443,128)	2,319,383
(Loss)/profit on ordinary activities by rate of tax	(84,194)	446,481
Permanent timing differences	180,643	(110,579)
Difference in tax rates	42,089	(14,861)
Tax on (loss)/profit	<u>138,538</u>	<u>321,041</u>

12. Dividends

Dividends paid during the year (excluding those for which a liability existed at the end of the prior year):

	2018	2017
	£	£
Dividends on equity shares	<u>2,000,000</u>	<u>2,000,000</u>

County Properties Northern Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2018

13. Tangible assets

	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Total £
Cost				
At 1 January 2018	14,359	7,287	71,569	93,215
Additions	1,166	—	—	1,166
At 31 December 2018	<u>15,525</u>	<u>7,287</u>	<u>71,569</u>	<u>94,381</u>
Depreciation				
At 1 January 2018	9,166	2,154	45,924	57,244
Charge for the year	2,536	227	6,412	9,175
At 31 December 2018	<u>11,702</u>	<u>2,381</u>	<u>52,336</u>	<u>66,419</u>
Carrying amount				
At 31 December 2018	<u>3,823</u>	<u>4,906</u>	<u>19,233</u>	<u>27,962</u>
At 31 December 2017	<u>5,193</u>	<u>5,133</u>	<u>25,645</u>	<u>35,971</u>

14. Investments

	Investment property £
Cost or valuation	
At 1 January 2018	32,784,562
Additions	618,208
Revaluations	(2,102,770)
At 31 December 2018	<u>31,300,000</u>
Impairment	
At 1 January 2018 and 31 December 2018	<u>—</u>
Carrying amount	
At 31 December 2018	<u>31,300,000</u>
At 31 December 2017	<u>32,784,562</u>

The fair value of the company's investment property at 31 December 2018 has been arrived at on the basis of a valuation by Mr R. Guthrie (MRICS) and Mr J.M. Hill (MRICS), directors of the company, by reference to market evidence.

15. Stocks

	2018 £	2017 £
Finished goods and goods for resale	<u>1,354,577</u>	<u>1,336,338</u>

County Properties Northern Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2018

16. Debtors

	2018	2017
	£	£
Trade debtors	111,451	53,742
Prepayments and accrued income	147,580	182,108
Other debtors	61,971	19,144
	<u>321,002</u>	<u>254,994</u>

The debtors above include the following amounts falling due after more than one year:

	2018	2017
	£	£
Prepayments and accrued income	<u>86,786</u>	<u>100,168</u>

17. Creditors: amounts falling due within one year

	2018	2017
	£	£
Trade creditors	120,951	77,247
Amounts owed to group undertakings	19,590,910	18,959,461
Accruals and deferred income	904,267	336,062
Corporation tax	317,325	448,386
Social security and other taxes	—	5,331
Other creditors	82,674	62,152
	<u>21,016,127</u>	<u>19,888,639</u>

18. Provisions

	Deferred tax (note 19)
	£
At 1 January 2018	739,596
Unused amounts reversed	(178,787)
At 31 December 2018	<u>560,809</u>

19. Deferred tax

The deferred tax included in the statement of financial position is as follows:

	2018	2017
	£	£
Included in provisions (note 18)	<u>560,809</u>	<u>739,596</u>

The deferred tax account consists of the tax effect of timing differences in respect of:

	2018	2017
	£	£
Accelerated capital allowances	(4,124)	(3,837)
Fair value adjustment of investment property	564,933	743,433
	<u>560,809</u>	<u>739,596</u>

County Properties Northern Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2018

20. Employee benefits

Defined contribution plans

The amount recognised in profit or loss as an expense in relation to defined contribution plans was £50,078 (2017: £24,117).

21. Called up share capital

Issued, called up and fully paid

	2018		2017	
	No.	£	No.	£
Ordinary shares of £1 each	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>

Shares carry equal voting rights and each share also ranks equally with regard to dividend payments or any other distribution including a distribution arising from the winding up of the company.

22. Reserves

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

23. Operating leases

As lessee

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

	2018	2017
	£	£
Not later than 1 year	23,279	29,000
Later than 1 year and not later than 5 years	—	116,000
Later than 5 years	—	52,279
	<u>23,279</u>	<u>197,279</u>

As lessor

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

	2018	2017
	£	£
Not later than 1 year	2,712,267	2,791,052
Later than 1 year and not later than 5 years	8,370,431	9,497,753
Later than 5 years	9,581,843	11,724,668
	<u>20,664,541</u>	<u>24,013,473</u>

24. Contingencies

This company has given cross guarantees in respect of group borrowings from its bankers. The company has also entered into a group offset arrangement with its bankers. Security given includes a debenture over the whole assets of the company, together with specific legal charges over certain investment properties.

County Properties Northern Limited

Notes to the Financial Statements *(continued)*

Year ended 31 December 2018

25. Related party transactions

Advantage is taken of the exemption for wholly owned subsidiaries given in FRS 102 from the requirement to separately disclose transactions with group companies.

26. Controlling party

The immediate parent company is County Properties Group Limited who own 100% of the issued share capital of the company.

The directors regard Broadland Properties Limited as the ultimate controlling party. Broadland Properties Limited is the ultimate parent of the Group and the only parent for which group accounts are prepared, which can be obtained from Companies House. Broadland Properties Limited is registered in England.