Norcros Estates Limited
Annual report and financial statements
for the year ended 31 March 2023

Registered Number 00407403

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Norcros Estates Limited Annual report and financial statements for the year ended 31 March 2023

Contents

Directors and advisors	1
Directors' report for the year ended 31 March 2023	2
Independent auditor's report to the members of Norcros Estates Limited	4
Income statement for the year ended 31 March 2023	9
Statement of financial position as at 31 March 2023	10
Statement of changes in equity for the year ended 31 March 2023	11
Accounting policies	12
Notes to the financial statements for the year ended 31 March 2023	

Directors and advisors

Directors

N. P. Kelsall (Resigned 31/03/23) T. J. Willcocks (Appointed 01/04/23) J. D. Eyre R. H. Collins

Secretary

A. Hamer

Independent Auditor

BDO LLP
3 Hardman Street Spinningfields Manchester M3 3AT

Registered Office Ladyfield House Station Road Wilmslow Cheshire SK9 1BU

Registered Number

00407403

Directors' report for the year ended 31 March 2023

The Directors present their report and the audited financial statements for the year ended 31 March 2023.

The Company ceased to be active in 2022 following the early termination of its sole remaining property lease at Groundwell Swindon and has no plans to start trading in the future.

Results and dividends

The loss for the financial year amounted to £49,000 (2022: profit of £917,000).

The Directors are unable to recommend payment of a dividend for the year ended 31 March 2023 (2022: £nil).

Directors

The Directors of the Company who were in office during the year and up to the date of signing the financial statements are given below:

N. P. Kelsall (Resigned 31/03/23)

T. J. Willcocks (Appointed 01/04/23)

J. D. Eyre

R. H. Collins

Directors' Indemnity Provisions

The Company benefits from a Directors' and Officers' liability insurance policy provided by a third party and arranged by Norcros plc on behalf of the Company for its Directors and Officers. The policy was in force throughout the financial year and remains so up to the date of approval of the financial statements. Norcros plc also provides an indemnity for the Directors (to the extent permitted by law) in respect of liabilities which could occur as a result of their office. This is a qualifying third party indemnity provision, but does not provide cover should a Director be proved to have acted fraudulently or dishonestly.

Statutory records

The Company is registered in England and Wales with a company registration number of 00407403.

Principal Risks and Uncertainties

Risk management is carried out in line with the processes performed by the Company's parent company Norcros plc. Further details are provided in the strategic report of the annual report and financial statements of Norcros plc on pages 40-44. These can be obtained online at www.norcros.com.

Going concern

The Company meets its day-to-day working capital requirements through support from the ultimate parent company, Norcros plc. The Directors have received written confirmation that Norcros plc intends to support the company for at least one year after these financial statements are signed. Norcros plc performed a detailed going concern assessment for its 31 March 2023 Annual Accounts that assessed the future financial performance and liquidity based on a number of downside scenarios. After taking account of this analysis and the improved financial performance and position of Norcros plc against these downside scenarios at the time of signing these subsidiary accounts, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for a minimum of one year, 12 months from the date of signing, and therefore it is appropriate for the Company to adopt the going concern basis in preparing its financial statements.

Please refer to page 130 of the Norcros plc group accounts for further commentary on the considerations directors have given on Going Concern.

Directors' report for the year ended 31 March 2023 (continued)

Strategy and future developments

The Company no longer holds any property and is dormant.

The company has met the requirements in the Companies Act 2006 to obtain the exemption provided, based on its size, from the presentation of a Strategic Report.

Statement of directors' responsibilities

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", 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 of the profit or loss of the company for that period. In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- 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 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 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.

Directors' confirmations

In the case of each director in office at the date the Directors' Report is approved:

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

This statement is given and should be interpreted in accordance with the provisions of Section 418 of the Companies Act 2006.

The Director's report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Independent auditor

The auditor, BDO LLP, has indicated its willingness to continue in office and a resolution concerning its reappointment was passed at the Annual General Meeting of Norcros plc on 26 July 2023.

By order of the Board

R. H. Collins Director

Independent Auditor's Report to the Members of Norcros Estates Limited

Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2023 and of its loss 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.

We have audited the financial statements of Norcros Estates Limited ("the Company") for the year ended 31 March 2023 which comprise Income statement for the year ended 31 March 2023, Statement of financial position as at 31 March 2023, Statement of changes in equity for the year ended 31 March 2023 and notes to the financial statements, 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 101 Reduced Disclosure Framework (United Kingdom Generally Accepted Accounting Practice).

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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

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.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Directors with respect to going concern are described in the relevant sections of this report.

Other information

The Directors are responsible for the other information. The other information comprises the information included in the Annual report and financial statements, 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.

Independent Auditor's Report to the Members of Norcros Estates Limited (continued)

Other Information (continued)

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Other Companies Act 2006 reporting

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.

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 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.

Responsibilities of Directors

As explained more fully in the Statement of Directors Responsibilities, 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.

Independent Auditor's Report to the Members of Norcros Estates Limited (continued)

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.

Extent to which the audit was capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Non-compliance with laws and regulations

Based on:

- our understanding of the Company and the industry in which it operates;
- · discussion with management and those charged with governance; and
- obtaining an understanding of the Company's policies and procedures regarding compliance with laws and regulations;

we considered the significant laws and regulations to be the United Kingdom Generally Accepted Accounting Practice, UK tax legislation, etc.

The Company is also subject to laws and regulations where the consequence of non-compliance could have a material effect on the amount or disclosures in the financial statements, for example through the imposition of fines or litigations. We identified such laws and regulations to be the health and safety legislation etc.

Our procedures in respect of the above included:

- review of minutes of meetings of those charged with governance for any instances of non-compliance with laws and regulations;
- review of correspondence with tax authorities for any instances of non-compliance with laws and regulations;
- review of financial statement disclosures and agreeing to supporting documentation;
- involvement of tax specialists in the audit; and
- review of legal expenditure accounts to understand the nature of expenditure incurred.

Fraud

We assessed the susceptibility of the financial statements to material misstatement, including fraud. Our risk assessment procedures included:

- enquiry with management and those charged with governance regarding any known or suspected instances of fraud;
- obtaining an understanding of the Company's policies and procedures relating to:
 - o Detecting and responding to the risks of fraud; and
 - o Internal controls established to mitigate risks related to fraud.

Independent Auditor's Report to the Members of Norcros Estates Limited (continued)

Auditor's responsibilities for the audit of the financial statements (continued)

Extent to which the audit was capable of irregularities, including fraud (continued)

Fraud (continued)

- review of minutes of meetings of those charged with governance for any known or suspected instances of fraud;
- discussion amongst the engagement team as to how and where fraud might occur in the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may
 indicate risks of material misstatement due to fraud; and
- considering remuneration incentive schemes and performance targets and the related financial statement areas impacted by these.

Based on our risk assessment, we considered the areas most susceptible to fraud to be inappropriate journal entries and management bias in accounting estimates.

Our procedures in respect of the above included:

- Testing a sample of journal entries throughout the year, which met a defined risk criteria, by agreeing to supporting documentation.
- Agreement of the financial statement disclosures to underlying supporting documentation.
- Challenging assumptions and judgements made by management in their significant accounting estimates.
- Discussions with management, including consideration of known or suspected instances of noncompliance with laws and regulation and fraud.
- Obtaining an understanding of the control environment in monitoring compliance with laws and regulations.
- Obtaining an understanding of internal control relevant to the audit in order to design audit procedures
 that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the
 effectiveness of the Company's internal control.
- Evaluated the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members who were all deemed to have appropriate competence and capabilities and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at:

https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Independent Auditor's Report to the Members of Norcros Estates Limited (continued)

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.

DocuSigned by:

Gasy Harding

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Gary Harding (Senior Statutory Auditor)

For and on behalf of BDO LLP, Statutory Auditor

Manchester, UK

11 December 2023

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Income statement for the year ended 31 March 2023

	Note	2023 £'000	2022 £'000
Revenue		_	
Operating loss before exceptional items	1	(49)	(5)
Exceptional operating items	2		1,042
Operating (loss)/profit		(49)	1,037
Finance costs	3	-	(120)
(Loss)/profit before taxation		(49)	917
Tax on result	5	<u>.</u>	
(Loss)/profit for the financial year		(49)	917

The Company has no items of income or expense other than the (loss)/profit for the financial year shown above and therefore no separate statement of comprehensive income has been presented.

Statement of financial position as at 31 March 2023

	Note		
		2023 £'000	2022 £'000
Fixed assets			
Investments	6		-
Total fixed assets		<u> </u>	•
Current assets			
Debtors	7 .	-	17
Current liabilities			
Creditors: amounts falling due within one year	8	(31,756)	(31,724)
Net liabilities		(31,756)	(31,707)
Capital and reserves			
Called up share capital	10	57,000	57,000
Revaluation reserve		32	32
Accumulated losses		(88,788)	(88,739)
Total shareholders' deficit		(31,756)	(31,707)

The financial statements on pages 9 to 18 were approved by the Board of Directors on 11 December 2023 and were signed on its behalf by:

R. H. Collins

Director

Norcros Estates Limited Co number: 00407403

Statement of changes in equity for the year ended 31 March 2023

	Called up share capital	Revaluation reserve	Accumulated losses	Total shareholders' deficit
	£'000	£'000	£'000	£'000
At 31 March 2021	57,000	32	(89,656)	(32,624)
Profit for the financial year	·	_	917	917
At 31 March 2022	57,000	32	(88,739)	(31,707)
Loss for the financial year	-	<u>.</u>	(49)	(49)
At 31 March 2023	57,000	32	(88,788)	(31,756)

Accounting policies

General information

Norcros Estates Limited (the Company) is incorporated and domiciled in England, UK as a private company limited by shares. The principal activity of the Company related to the management of its sole remaining property lease at Groundwell Swindon prior to termination of the lease in 2022. The company is now dormant. The address of its registered office is Ladyfield House, Station Road, Wilmslow, Cheshire, SK9 1BU, UK.

Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of preparation

The Company is a qualifying entity and as such the financial statements of the Company have been prepared in accordance with Financial Reporting Standard 101, 'Reduced Disclosure Framework' (FRS 101) and the Companies Act 2006 as applicable to companies using FRS 101. The financial statements have been prepared under the historical cost convention, as modified for derivative financial assets and financial liabilities measured at fair value through profit or loss, and in accordance with the Companies Act 2006.

The following exemptions from the requirements of UK adopted International Accounting Standards have been applied in the preparation of these financial statements, in accordance with FRS 101:

- > Paragraph 38 of IAS 1, 'Presentation of financial statements' comparative information requirements in respect of:
 - paragraph 79(a)(iv) of IAS 1.
- > The following paragraphs of IAS 1, 'Presentation of financial statements':
 - 10(d), (statement of cash flows);
 - 16 (statement of compliance with all IFRS);
 - 38A (requirement for minimum of two primary statements, including cash flow statements);
 - 38B-D (additional comparative information);
 - 111 (cash flow statement information); and
 - 134-136 (capital management disclosures).
- > IAS 7, 'Statement of cash flows'.
- Paragraphs 30 and 31 of IAS 8 'Accounting policies, changes in accounting estimates and errors' (requirement for the disclosure of information when an entity has not applied a new IFRS that has been issued but is not yet effective).
- > The requirements in IAS 24, 'Related party disclosures' to disclose related party transactions entered into between two or more members of a group.

Going concern

The Company meets its day-to-day working capital requirements through intercompany debt ultimately provided and supported by the ultimate parent company, Norcros plc, that continues to formally support the Company. The Directors have received written confirmation that Norcros plc intends to support the Company for at least one year after these financial statements are signed. Norcros plc performed a detailed going concern assessment for its 31 March 2023 Annual Accounts that assessed the impacts of future financial performance and liquidity based on a number of downside scenarios. After taking account of this analysis and the improved financial performance and position of Norcros plc against these downside scenarios at the time of signing these subsidiary accounts, the Directors have a reasonable expectation that the Group has adequate resources to meet the Company's net liabilities and continue in operational existence for a minimum of one year, 12 months from the date of signing, and therefore it is appropriate for the Company to adopt the going concern basis in preparing its financial statements.

Please refer to page 130 of the Norcros plc group accounts for further commentary on the considerations directors have given on Going Concern.

Accounting policies (continued)

New standards, amendments and IFRIC interpretations

No new accounting standards, or amendments to accounting standards, or IFRIC interpretations that are effective for the year ended 31 March 2023, have had a material impact on the Company.

Consolidated financial statements

The Company is exempt under Section 400 of the Companies Act 2006 from the requirements to prepare consolidated financial statements as it is a wholly owned subsidiary of Norcros plc, which itself prepares consolidated financial statements.

Investments

Investments in subsidiary undertakings are stated at the lower of cost and net realisable value. Impairment reviews are performed by the directors when there has been an indication of potential impairment.

Operating leases

Operating lease income and payments are credited/charged against the profit for the year in which they are incurred.

Leasehold provisions

Where the Company has vacated a property but is committed to a leasing arrangement, an onerous lease provision is recorded. This is calculated as the cost which is expected to be incurred over the remaining life of the lease, net of any expected future sub-lease income. Leasehold provisions are discounted.

Taxation

Current tax, which comprises UK corporation tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

Deferred tax is the tax expected to be payable or recoverable on the difference between the carrying amounts of assets and liabilities in the Statement of financial position and the corresponding tax bases used in the computation of taxable profits and is accounted for using the Balance Sheet liability method.

Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised and is charged in the Income Statement, except where it relates to items charged or credited to equity via the Statement of Comprehensive Income, when the deferred tax is also dealt with in equity and is shown in the Statement of Comprehensive Income.

Accounting policies (continued)

Exceptional items

Exceptional items are disclosed separately in accordance with the requirements of IAS 1, 'Presentation of financial statements'. They include profits and losses on disposal of non-current assets outside the normal course of business, restructuring costs and large or significant one-off items which in management's judgement need to be disclosed to enable the user to obtain a proper understanding of the Company's financial performance.

Critical estimates

The Directors consider that given there are no plans to acquire further property and the Company has now largely become dormant, no critical accounting estimates or judgements are required to be made.

Notes to the financial statements for the year ended 31 March 2023

1 Operating loss before exceptional items

	2023 £°000	2022 £'000
Operating loss before exceptional items is stated after charging:		
Services provided by the Company's auditor:		
- Audit fees	5	5
2 Exceptional operating items		
	2023 £'000	2022 £'000
Release of UK property provision ⁽¹⁾		1,042
		1,042

¹In the prior year the company reached an agreement with the landlord of the one remaining legacy onerous lease at Groundwell, Swindon to exit the lease early. The balance of the provision remaining after the settlement of final lease payments and other obligations is released as an exceptional operating item.

3 Finance costs

			2023 £'000	2022 £'000
Unwinding	of discount in pro	visions	•	120
			-	120

4 Staff costs

Other than the Directors, the Company has no employees (2022: nil). None of the Directors received any remuneration from the Company (2022: £nil).

Notes to the financial statements for the year ended 31 March 2023 (continued)

5 Taxation

No charge to United Kingdom taxation has been provided in relation to the loss for the year (2022: £nil in relation to the profit for the year). Any United Kingdom tax liability which may arise and is not eliminated by the offset of group relief for which no payment will be made, will be discharged by Norcros Group (Holdings) Limited. The tax assessed for the year is higher (2022: lower) than the standard rate of corporation tax in the UK of 19% (2021: 19%). The differences are explained below:

	2023 £'000	2022 £'000
(Loss)/Profit before taxation	(49)	917
Standard tax rate in the UK of 19% (2022: 19%)	(9)	174
Group relief surrendered/(claimed) for nil consideration	9	(174)
Total tax charge for the year	•	-

On 23 May 2021, the UK corporation tax rate change to 25% from 2023 was substantively enacted. This will affect future tax charges accordingly.

6 Investments

As at 31 March 2023, the Company held 100% of the equity of the following companies:

	Country of incorporation	Principal Activity	Registered address
Principal direct subsidiary undertakings:			
Norcros Developments Limited	. UK	Dormant	Ladyfield House, Station Road, Wilmslow, SK9 1BU, UK
Stonechester (Stoke) Limited	UK	Dormant	Ladyfield House, Station Road, Wilmslow, SK9 1BU, UK

Notes to the financial statements for the year ended 31 March 2023 (continued)

7 Debtors

	2023 £'000	2022 £'000
Other debtors	•	17

8 Creditors: amounts falling due within one year

		2023 £'000	2022 £'000
Amounts owed to group undertakings		31,751	31,719
Accruals and deferred income	•	5	5
•		31,756	31,724

Amounts due to group undertakings were interest free, unsecured and repayable on demand.

9 Deferred taxation

No provision for deferred United Kingdom taxation has been made, nor is any contingent liability disclosed, as any such liability will be discharged by Norcros Group (Holdings) Limited (2022: £nil) as long as the Company remains a member of the Norcros Group. The potential deferred tax asset is calculated at 25% (2022: 25%). The full potential deferred tax asset is:

		2023 £'000	2022 £'000
Losses	٠.	2,175	2,175

No deferred tax asset has been recognised on the grounds that it is not considered probable that there will be suitable taxable profits against which to recover carried forward tax losses.

Notes to the financial statements for the year ended 31 March 2023 (continued)

10 Called up share capital

	2023 £'000	2022 £'000
Allotted, called up and fully paid		
227,998,624 (2022: 227,998,624) ordinary shares of 25p each	57,000	57,000

11 Ultimate holding company and controlling party

The Company's immediate parent undertaking is Norcros Group (Holdings) Limited.

The Company's ultimate holding company and controlling party is Norcros plc.

^{**} Consolidated financial statements for Norcros plc, which is the largest and smallest group into which the results of the Company are consolidated, can be obtained from the Company Secretary at Norcros plc, Ladyfield House, Station Road, Wilmslow, Cheshire, SK9 1BU.