

Company Registration No. 00819827 (England and Wales)

MACK & LAWLER BUILDERS LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017
PAGES FOR FILING WITH REGISTRAR

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CHARTERED ACCOUNTANTS



MACK & LAWLER BUILDERS LIMITED

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MACK & LAWLER BUILDERS LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2017

		2017	2016
	Notes	£	£
Fixed assets			
Tangible assets	3	55,611	67,519
Investment properties	4	3,015,000	3,010,000
Investments	5	5	5
		<u>3,070,616</u>	<u>3,077,524</u>
Current assets			
Stocks		4,943,603	5,679,231
Debtors	6	5,791,799	5,909,228
Cash at bank and in hand		2,172,192	1,143,030
		<u>12,907,594</u>	<u>12,731,489</u>
Creditors: amounts falling due within one year	7	<u>(528,957)</u>	<u>(477,805)</u>
Net current assets		<u>12,378,637</u>	<u>12,253,684</u>
Total assets less current liabilities		<u>15,449,253</u>	<u>15,331,208</u>
Creditors: amounts falling due after more than one year	8	(337,500)	(387,500)
Provisions for liabilities		91,731	91,731
Net assets		<u>15,203,484</u>	<u>15,035,439</u>
Capital and reserves			
Called up share capital	9	10,000	10,000
Profit and loss reserves		15,193,484	15,025,439
Total equity		<u>15,203,484</u>	<u>15,035,439</u>

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

For the financial year ended 31 December 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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

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

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

MACK & LAWLER BUILDERS LIMITED

STATEMENT OF FINANCIAL POSITION (CONTINUED)

AS AT 31 DECEMBER 2017

The financial statements were approved by the board of directors and authorised for issue on 26.9.18 and are signed on its behalf by:



Mr I C McManaman
Director

Company Registration No. 00819827

MACK & LAWLER BUILDERS LIMITED

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

1 Accounting policies

Company information

Mack & Lawler Builders Limited is a private company limited by shares incorporated in England and Wales. The registered office is 57 Micklegate, York, YO1 6LJ.

1.1 Accounting convention

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

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

The financial statements have been prepared under the historical cost convention, modified to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT. Turnover relating to the sale of land and property is recognised when the contract for sale becomes unconditional. Non-refundable plot reservation fees are recognised when paid.

Rental income is recognised in accordance with the period to which it relates.

In respect of long-term contracts and contracts for on-going services, turnover represents the value of work done in the year, including estimates of amounts not invoiced. Turnover in respect of long-term contracts and contracts for on-going services is recognised by reference to the stage of completion.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

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

Leasehold land and buildings	Equal installments over the period of the lease
Plant and equipment	25% reducing balance
Fixtures and fittings	25% reducing balance
Motor vehicles	25% reducing balance

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

1.4 Investment properties

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

1.5 Fixed asset investments

Interests in subsidiaries are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

MACK & LAWLER BUILDERS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2017

1 Accounting policies

(Continued)

1.6 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

1.7 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less.

1.8 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

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

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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

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

1.9 Equity instruments

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

1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

MACK & LAWLER BUILDERS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2017

1 Accounting policies

(Continued)

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and 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. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.11 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.12 Retirement benefits

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

1.13 Leases

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

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 14 (2016 - 13).

3 Tangible fixed assets

	Leasehold land and buildings	Plant and equipment	Fixtures and fittings	Motor vehicles	Total
	£	£	£	£	£
Cost					
At 1 January 2017	3,911	51,013	30,670	120,980	206,574
Additions	-	-	5,581	-	5,581
At 31 December 2017	3,911	51,013	36,251	120,980	212,155
Depreciation and impairment					
At 1 January 2017	3,910	49,896	24,469	60,780	139,055
Depreciation charged in the year	-	281	2,157	15,051	17,489
At 31 December 2017	3,910	50,177	26,626	75,831	156,544
Carrying amount					
At 31 December 2017	1	836	9,625	45,149	55,611
At 31 December 2016	1	1,117	6,201	60,200	67,519

MACK & LAWLER BUILDERS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2017

4 Investment property

	2017 £
Fair value	
At 1 January 2017	3,010,000
Revaluations	5,000
	<hr/>
At 31 December 2017	3,015,000
	<hr/> <hr/>

Investment properties were revalued by the directors of the company. The current fair value is considered to be £3,015,000 (2016 - £3,010,000). The valuation takes into account a number of valuation factors including the length of existing leases.

5 Fixed asset investments

	2017 £	2016 £
Investments	5	5
	<hr/>	<hr/>

The company owns 100% of the issued share capital of the the following dormant company:-

Fulford (81-85 Main Street) Management Company Limited
Country of Incorporation - England
Holding - Ordinary shares
Porportion of voting rights and shares held - 100%
Nature of business - Property management

6 Debtors

	2017 £	2016 £
Amounts falling due within one year:		
Trade debtors	34,433	38,234
Other debtors	5,757,366	5,620,994
	<hr/>	<hr/>
	5,791,799	5,659,228
	<hr/>	<hr/>
Amounts falling due after more than one year:		
Other debtors	-	250,000
	<hr/>	<hr/>
Total debtors	5,791,799	5,909,228
	<hr/> <hr/>	<hr/> <hr/>

MACK & LAWLER BUILDERS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2017

7 Creditors: amounts falling due within one year

	2017	2016
	£	£
Bank loans	50,000	50,000
Trade creditors	29,927	15,279
Corporation tax	36,461	5,698
Other taxation and social security	21,327	20,857
Other creditors	391,242	385,971
	<u>528,957</u>	<u>477,805</u>

The bank loans are secured by a debenture and a first priority legal charge over each property held by the company.

8 Creditors: amounts falling due after more than one year

	2017	2016
	£	£
Bank loans	<u>337,500</u>	<u>387,500</u>

The bank loans are secured by a debenture and a first priority legal charge over each property held by the company.

9 Called up share capital

	2017	2016
	£	£
Ordinary share capital Issued and fully paid 10,000 Ordinary of £1 each	<u>10,000</u>	<u>10,000</u>
	<u>10,000</u>	<u>10,000</u>

10 Operating lease commitments

Lessee

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2017	2016
	£	£
	<u>111,417</u>	<u>126,667</u>

11 Related party transactions

The company is controlled by the directors.

The directors of the company are also directors of Dalian Properties Limited. At the year end the company was owed £5,674,032 (2016 - £5,741,893) by Dalian Properties Limited in respect of loans made by the company. This is included in other debtors.

The company is owed £22,339 (2016 - £184,338) from Dalian Properties Limited. This is included in trade debtors.

At the year-end date £Nil (2016 - £11,893) was owed to the company by Miss E McManaman, a director's daughter.

MACK & LAWLER BUILDERS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2017

12 Directors' transactions

At 31st December 2017, the company owed £8,704 to I.C. McManaman (2016 - £3,220 debtor). This comprises an opening debtor balance of £3,220, the director was advanced £144,635 and repaid £154,717. The balance of £8,704 is included in other creditors.

At 31 December 2017, the company owed £2,038 to D.P McManaman (2016 - £70,971 debtor). This comprises an opening debtor balance of £70,971, the director was advanced £166,132 and repaid £239,140. The balance of £2,038 is included in other creditors.