

Cashel Developments Limited

Filleted financial statements

Year ended 30 September 2022

Registered number: NI035082

Cashel Developments Limited

Filleted financial statements

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Cashel Developments Limited

Balance sheet

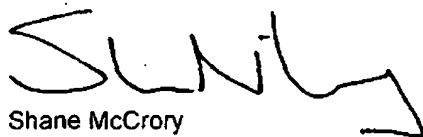
as at 30 September 2022

	Note	2022 £	2021 £
Fixed assets			
Investments	2	-	-
Current assets			
Cash at bank and in hand	3	90,178	90,025
Creditors: amounts falling due within one year	4	(1,386,872)	(1,383,090)
Net current liabilities		(1,296,694)	(1,293,065)
Net liabilities		(1,296,694)	(1,293,065)
Capital and reserves			
Called up share capital	5	2	2
Profit and loss account		(1,296,696)	(1,293,067)
Shareholders' deficit		(1,296,694)	(1,293,065)

The accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The profit and loss account, directors' report and auditor's report have not been delivered to the Registrar of Companies in accordance with the special provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors on 29 June 2023 and were signed on its behalf by:



Shane McCrory
Director

Company registered number: NI035082

Cashel Developments Limited

Notes

forming part of the filleted financial statements

1 Accounting policies

Cashel Developments Limited ("the company") is a company limited by shares and incorporated and domiciled in the United Kingdom. The address of its registered office is 8a Garvagh Road, Donaghmore, Dungannon, Tyrone, BT70 3LS.

These financial statements were prepared in accordance with Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* ("FRS 102"). The presentation currency of these financial statements is Sterling.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Cash flow exemption

The company availed of the exemption contained in Section 7.1B of FRS102 and has elected not to prepare a cash flow statement.

Basis of preparation

The company is availing of the exemption in the Companies Act 2006, permitting a parent company to exclude subsidiaries from consolidation where the information necessary cannot be obtained without expense out of proportion to the value to the members. Consequently, group accounts have not been prepared.

Measurement convention

The financial statements are prepared on the historical cost basis.

Going concern

The company made a loss of £3,629 (2021: £3,782) during the year and had net liabilities of £1,296,694 at 30 September 2022 (2021: £1,293,065). Notwithstanding net liabilities, the financial statements have been prepared on a going concern basis which assumes that the company has adequate resources to continue in their activities for a period not less than 12 months from the approval of these financial statements due to the continued support from the company's lenders.

In September 2019, the company's subsidiary refinanced its borrowings with its principal lender. The bank borrowings which are on demand, are scheduled for repayment over the 5-year period to 31 December 2024. At the date of signing these financial statements, the company's subsidiary had £53.5 million (2021: £108 million) of third-party bank debt liabilities and is in a significant net liability position at year end.

These events constitute a material uncertainty that may cast doubt on the company's ability to continue as a going concern and therefore the company may be unable to realise its assets and discharge its liabilities in the normal course of business. The financial statements are prepared on the going concern basis and do not include any adjustments that would be necessary if this basis were inappropriate.

Cashel Developments Limited

Notes (continued)

1 Accounting policies (continued)

Classification of financial instruments issued by the company

In accordance with FRS 102.22, financial instruments issued by the company are treated as equity only to the extent that they meet the following two conditions:

- (a) they include no contractual obligations upon the company to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the company; and
- (b) where the instrument will or may be settled in the entity's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the entity's own equity instruments or is a derivative that will be settled by the entity exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability. Where the instrument so classified takes the legal form of the entity's own shares, the amounts presented in these financial statements for called up share capital and share premium account exclude amounts in relation to those shares.

Basic financial instruments

Interest-bearing borrowings classified as basic financial instruments

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

Investments in preference and ordinary shares

Investments in preference and ordinary shares are measured initially at transaction price less attributable transaction costs. Subsequent to initial recognition investments that can be measured reliably are measured at fair value with changes recognised in profit or loss. Other investments are measured at cost less impairment in profit or loss.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the company's cash management are included as a component of cash and cash equivalents for the purpose only of the cash flow statement.

Impairment excluding deferred tax assets

Financial assets (including trade and other debtors)

A financial asset not carried at fair value through profit or loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

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Notes (continued)

1 Accounting policies (continued)

Impairment excluding deferred tax assets (continued)

Financial assets (including trade and other debtors) (continued)

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. For financial instruments measured at cost less impairment an impairment is calculated as the difference between its carrying amount and the best estimate of the amount that the entity would receive for the asset if it were to be sold at the reporting date. Interest on the impaired asset continues to be recognised through the unwinding of the discount. Impairment losses are recognised in the profit or loss account. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

Expenses

Interest receivable and interest payable

Interest receivable and similar income include interest receivable on funds invested. Interest payable and similar charges include interest payable.

Interest income and interest payable are recognised in profit or loss as they accrue, using the effective interest rate method. Dividend income is recognised in the profit and loss account on the date the entity's right to receive payments is established.

Taxation

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for: differences between accumulated depreciation and tax allowances for the cost of a fixed asset if and when all conditions for retaining the tax allowances have been met; and differences relating to investments in subsidiaries, to the extent that it is not probable that they will reverse in the foreseeable future and the reporting entity is able to control the reversal of the timing difference. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is provided in respect of the additional tax that will be paid or avoided on differences between the amount at which an asset (other than goodwill) or liability is recognised in a business combination and the corresponding amount that can be deducted or assessed for tax. Goodwill is adjusted by the amount of such deferred tax.

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Notes (continued)

1 Accounting policies (continued)

Taxation (continued)

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

2 Investments

	Shares in group undertakings £
Cost	
At beginning and end of year	1,335,000
Impairment	
At beginning and end of year	(1,335,000)
Net book value	
At beginning and end of year	-

Name	Registered office	Country of incorporation	Details of Investment	Proportion held	Principal activity
<i>Subsidiary undertaking</i>					
Belfast Office Properties Limited	8A Garvagh Road Donaghmore Dungannon Co. Tyrone	Northern Ireland	100 ordinary shares of £1 each	100%	Property investment

The investee's year end is 30 September at which date:

	Capital and reserves amounted to		Loss for the year amounted to	
	2022	2021	2022	2021
	£	£	£	£
Belfast Office Properties Limited	(71,112,846)	(70,147,423)	965,428	2,391,188

None of the shares in the above subsidiary undertaking are listed on a recognised stock exchange. In the opinion of the directors the shares in the company's subsidiary undertaking are worth at least the amounts at which they are stated in the balance sheet.

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Notes (continued)

3	Cash and cash equivalents	2022	2021
		£	£
	Cash at bank and in hand	90,178	90,025
		<hr/>	<hr/>

4	Called up share capital	2022	2021
		£	£
	Authorised		
	10,000 ordinary shares of £1 each	10,000	10,000
		<hr/>	<hr/>
	Allotted, called up and fully paid		
	2 ordinary shares of £1 each	2	2
		<hr/>	<hr/>

5 Related party transactions

Belfast Office Properties Limited

At the year end, the balance owed to Belfast Office Properties Limited by the company was £1,380,972 (2021: £1,377,185). Belfast Office Properties Limited is a 100% subsidiary of the company.

6 Controlling party

The company is controlled by the directors.

7 Post balance sheet events

There have been no significant events since the balance sheet date which would require disclosure in or amendment of these financial statements.

8 Approval of financial statements

The financial statements were approved by the directors on 29 June 2023.

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Notes *(continued)*

9 Audit report

On 30 June 2023, KPMG reported, as statutory auditors of Cashel Developments Limited, to the members of the company on the financial statements for the year ended 30 September 2022, a qualified opinion on the group financial statements is adverse and an unqualified opinion on the company financial statements and contains an other matter in respect of a material uncertainty related to going concern.

Because of the fact that consolidated financial statements have not been prepared, the financial statements have not been prepared in accordance with FRS 102 section 9 and do not give a true and fair view of assets, liabilities and financial position of the Group as at 30 September 2022 and its loss for the year then ended.

We draw attention to note 1 to the financial statements which indicates that there is an uncertainty due to the Company's subsidiary's significant net liability position, which may impact the Company's subsidiary's ability to pay its material on demand debt obligations. These events and conditions, along with the other matters explained in note 1, constitute a material uncertainty that may cast significant doubt on the company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

The audit report was signed by Séamus Abraham (Senior Statutory Auditor) for and on behalf of KPMG, Chartered Accountants, Statutory Audit Firm.