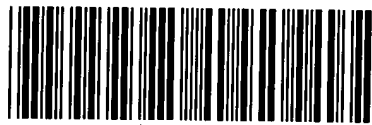


Registered number: 02065043

Caddick Group Limited
Annual report
for the year ended 31 August 2021

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Caddick Group Limited

Annual report for the year ended 31 August 2021

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Caddick Group Limited

Chairman's statement for the year ended 31 August 2021

I am pleased to report the group result for the year is a profit of £17.1m before taxation, an increase of 9% on the previous year with turnover also increasing by 28% to £384m.

The group has consolidated its position in the living and industrial sectors, on the former through forging new partnerships with a number of global investment funds and on the latter by bringing on a number of development sites through the planning process and then securing forward funders, taking full advantage of the current favourable market conditions.

Property Development

The group continues to focus on delivering institutional grade developments primarily in the living and industrial sectors.

Development of BTR projects is undertaken under the Moda Living brand, a joint venture between Caddick and Generate Land, now well established as one of the UK's leading BTR developer, operator and asset manager. The first scheme, the 466 unit flag-ship Angel Gardens development in Manchester, is now fully let, having exceeded 97% occupancy in September 2021. The second 325 unit scheme, The Lexington, Liverpool, achieved practical completion in August 2021, just before the year-end and is now letting up. In addition, the group currently has six other schemes on site, comprising a 481 unit scheme in Birmingham, a 515 unit scheme in Leeds, a 337 unit scheme in Edinburgh, a 433 unit scheme in Glasgow, a 564 unit scheme in Hove and a 398 unit scheme on a second site in Birmingham. Construction is progressing well, with the next completions being Edinburgh (mid 2022) and Leeds (late 2022). The group and the investors have further BTR sites under their control across the country.

The SOYO site in Leeds continues to be redeveloped, which necessitated closure of the car park during the year. Following on from the sale last year of the first two plots for the Moda Living BTR joint venture, a further two plots were forward sold post year-end to another investor, with build works commencing November 2021 and scheduled to complete by the end of 2023.

During the year the group disposed of two completed developments, the industrial units in Knowsley and a supermarket in York, in order to generate cash to help fund the acquisition and planning costs of the pipeline of industrial developments.

A 'mid-box' scheme of 6 warehouse units totalling 300,000 sq.ft on the group's 25 acre Leeds Valley Park site, has received planning consent. The build is expected to take around 12 months with a start on site expected in mid-2022, utilising the group's own construction division.

Work on the 15 acre industrial site at Mirfield continued during the year with the second and third/final phases, comprising 3 units and 2 units respectively, being forward sold on to the same investor that had previously acquired the first unit back in February 2020. Construction commenced early 2021, with final completion achieved shortly after the year-end in October 2021.

Caddick Group Limited

Chairman's statement for the year ended 31 August 2021 (continued)

Property Development (continued)

The City One site in Leeds, acquired via a joint venture arrangement, continued to be operated as a surface car park, albeit due to close in April 2022 due to the expiry of the car park planning consent. Car parking numbers have not recovered to pre-pandemic level, remaining very low for the financial year. The site does have outline planning consent for 1.6m sq ft of mixed use but the intention is to apply for a new mixed use consent (residential and office use) based on a revised masterplan during the course of 2022.

The group's land sourcing and acquisition division (Caddick Land) seeks options and promotion agreements on small to medium size sites for residential use and larger sites for industrial use. The group uses its expertise and available cash to secure planning consent on behalf of the landowners in return for a share of the enhanced land value on disposal. During the year the site at Stilton was sold on behalf of the owner, resulting in the group recovering costs and receiving its' promote fee. Further residential promotion opportunities were secured during the year and significant planning progress has been made on a number of projects such as nationally significant industrial / logistics scheme

The group has a sizeable land pipeline and interest in various sites capable of delivering over 16m sq.ft of industrial land and over 10,000 residential units. These include the 310 acre residential site at Cattal near Harrogate (promotion/option agreements), the 450 acre residential site at Elvington, York (promotion agreement), the 270 acre site at Osberton (promotion/development agreement), the 390 acres of land at Ferrybridge (options) and the 80 acre mixed use site at Fulford (option). Planning applications have been submitted or are being prepared for over 5,000 homes and 8m sq. ft of Logistics / Industrial space

Construction and Civil Engineering

All three operating companies within the Construction and Civil Engineering division have had successful trading years.

Following on from a difficult period last year due to the COVID-19 pandemic, the Yorkshire region has seen a much improved year, with turnover up 46% and profit before tax exceeding £2.5m, compared to little better than break-even last year. A proportion of this increase has been due to the amount of work provided by the Development division, including the build works at SOYO, Mirfield and Crosspoint phase 2. The Yorkshire region has undertaken a number of residential build contracts during the year for Housing Associations, the housing sector being a key focus for future growth. This, together with the recruitment of a number of staff with housing experience, puts the group in a strong position to facilitate construction of the group's own pipeline of housing, principally for the SFH model.

The North West region has continued to perform strongly, with turnover up 35% and profit before tax up 53%. At any one time the company has had up to 20 jobs in progress, typically of value £5m - £15m. Delivering this activity level has meant taking on additional 16 staff during the year. Having established a track record and built up a good reputation in the market, the company is now looking to take on a larger value contracts going forwards.

Current combined forecast turnover for the 2022 year-end is £212m of which all but £18m is already secured or completed, with the current combined order book having a further £98m of work already secured falling into the following financial year.

The civil engineering division, which derives much of its workload from the housebuilding companies, has seen a bounce back in workload and profitability following easing of the restrictions due to the COVID-19 pandemic. Turnover increased 55%, which coupled with an improved gross margin has resulted in profits before tax rising.

Caddick Group Limited

Chairman's statement for the year ended 31 August 2021 (continued)

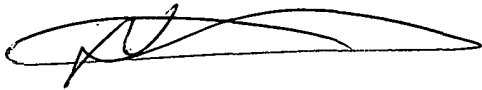
Sports Activities

The Rugby division of the group has continued to suffer from the effects of the COVID-19 pandemic, with much of the playing season being held behind closed doors. The stadium finally re-opened for limited capacity crowds (maximum 4,000) with effect from 17 May 2021 under the Government 'roadmap' with full capacity crowds only allowed to return from 1st July 2021. Even with the easing of restrictions there continued to be a muted return of spectators to the end of the season.

Despite utilising all the available Government initiatives, including the furlough scheme (CJRS), deferment of VAT and PAYE liabilities and the availability of loan funding provided by the Department of Culture, Media & Sport via the sport's governing body, the financial results were heavily impacted by the pandemic, resulting in another substantial loss-making position.

The new rugby North-South Stand overlooking both the rugby and cricket sides of the stadium has given both clubs and the city of Leeds a fantastic new facility for match days and other corporate events, which has yet to fulfil its full potential, given the impact of COVID-19. Once there is a return to more normal operations the group is confident that the new facilities will come into their own, generating additional income for the Rugby division.

I would like to thank all staff across the various divisions for their contribution to both the year's results and in securing the substantial pipeline of work to come.



Paul Caddick
Chairman

29 March 2022

Caddick Group Limited

Strategic report for the year ended 31 August 2021

The directors present their strategic report on the group for the year ended 31 August 2021.

Principal activities

The principal activities of the group are design build, construction, civil engineering, property development and investment and the staging of professional rugby and other stadium activities. The principal activities of the company are property investment and the management of the group's businesses.

Review of the business and future prospects

The results of the group for the year are set out on page 13. A commentary on the group's performance and prospects is included in the Chairman's statement.

Going concern

Following on from the effects of the COVID-19 pandemic, the group continues to review its going concern assessment. This comprised of:

- preparing cashflow forecasts for the main operating divisions, looking ahead for the 18 month period January 2022 to August 2023;
- stress testing those cashflows by considering 'worse-case' severe but plausible downside scenarios;
- consideration of the group's main portfolio bank loan facility and the covenants thereon; and
- reviewing the group's robust policy towards liquidity and cash flow management and the policy of forward funding / selling development projects.

The results of the review and actions taken mean that the group is well placed to meet any challenges as a result of any residual COVID-19 effects and any other economic issues in the forthcoming year and that it is appropriate to prepare financial statements on a going concern basis.

Results and dividends

The profit before taxation amounted to £17,106,000 (2020: £15,637,000). The profit for the financial year attributable to ordinary shareholders amounted to £10,530,000 (2020: £11,195,000).

Net assets have increased to £112,503,000 (2020: £99,581,000)

A dividend of £350,000 was paid during the year (2020: £Nil).

Caddick Group Limited

Strategic report for the year ended 31 August 2021 (continued)

Principal risks and uncertainties

The management of the business and the execution of the group and company's strategy are subject to a number of risks, the over-riding ones being as a result of the current economic conditions as a result of the COVID-19 pandemic and the Russia/Ukraine conflict.

The key business risks and uncertainties affecting the group's property activities are considered to relate to the availability of suitable development opportunities, yields and investment returns required by potential investors, the availability and cost of suitable finance, quality of tenant base and the tax regime in relation to property transactions.

The key business risks and uncertainties affecting the group's construction activities relate to the competition in the market place, the lack of demand due to the economy, disruption to the supply chain and price volatility, potential bad debts and litigation and disputes arising on contracts.

The key business risks and uncertainties affecting the group's sporting activities relate to attendances and gate receipts, player salary costs and performance 'on the field'.

Financial risk management

The group's operations expose it to a variety of financial risks that include liquidity risk and interest rate risk. In order to manage the liquidity risk and ensure stability of cash-flows the directors have maintained a significant positive cash balance throughout the year through a combination of retaining profits from completed transactions and by gearing up existing properties.

Interest rate risk is managed by constantly reviewing the market for available rates and by spreading the risk through a combination of medium term loans at fixed rates, including the use of hedging instruments, and shorter-term loans at variable rates.

Key performance indicators ("KPIs")

For the development activities of the group each individual development project is appraised on its own merits and profitability.

For the construction activities the main KPI used is profitability on individual contracts.

For the sporting activities of the group the main KPIs is the performance of the Rugby League team on the field and their placing in the league.

Statement under section 172(1) of the Companies Act

Each of the directors acknowledges their responsibility to promote the success of the company for its shareholders, having due regard (amongst other matters) to:

- the likely consequences of any decisions on the long-term;
- the interests of the group and company's employees;
- the need to foster the group and company's business relationships with supplier, customers, lenders, joint venture partners and others;
- the impact of the group and company's operations on the community and environment;
- the desirability of the group and company maintaining a reputation for high standards of business conduct; and
- the need to act fairly as between members of the group and company.

Caddick Group Limited

Strategic report for the year ended 31 August 2021 (continued)

Statement under section 172(1) of the Companies Act (continued)

The Board comprises the Chairman (and founder of the business over 40 years ago), his wife and the Finance Director, employed by the group since 1996. The Boards of subsidiaries comprise the Chairman, Finance Director and several other directors specific to that operating sector, appointed by group. Regular board meetings are held at divisional level (Construction, Developments, Moda and Rugby) covering strategic and tactical decisions, financial performance (both actual and forecast), staff matters, health & safety etc. all of which have a bearing on the long-term impact and success of the business.

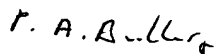
The group attaches great importance to fostering good relationships with its employees, suppliers, customers, funders, joint venture partners and other stakeholders. It acknowledges that the long-term success of the company is dependent on the way it works with the various stakeholders and the group is committed to acting professionally and with integrity in all business relationships, including in relation to anti-bribery and modern slavery.

Our employees are the foundation of the group's success and in return we offer attractive jobs and comprehensive opportunities for personal development. The group takes pride in having a long serving workforce with low staff turnover. Engagement with employees takes many forms including formal and informal meetings, annual staff appraisals and regular e-mail communications.

The group recognises that it must act responsibly towards the environment and continues to implement policies and procedures to minimise damage caused to the environment. The group promotes energy efficiency, including owning two of its own wind turbines which feed into the national grid. On property developments the group applies BREEAM where appropriate and the majority of building sites are registered with the Considerate Constructors Scheme, committing the group to being good neighbours and environmentally aware.

Further details of the Group's approach to Environmental, Social and Governance matters can be found in the Group ESG report, available from the Registered Office.

By order of the Board



P A Bullers
Company Secretary

29 March 2022

Caddick Group Limited

Directors' report for the year ended 31 August 2021

The directors have pleasure in presenting their annual report and the audited consolidated financial statements of the company and its subsidiaries for the financial year ended 31 August 2021.

Change of limited status

On 24 February 2022 a special resolution was passed by the members changing the company status from PLC to Limited, with the change becoming effective at Companies House on 8 March 2022.

Directors

The directors of the company during the whole of the year and up to the date of signing of the financial statements were as follows:

P Caddick
Mrs A E Caddick
P A Bullers

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 group and company financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", 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 group and the company and of the profit or loss of the group and company for that period. In preparing these 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 102, 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 group and company will continue in business.

The directors are also responsible for safeguarding the assets of the group and 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 group and company's transactions and disclose with reasonable accuracy at any time the financial position of the group and 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 each director is aware, there is no relevant audit information of which the group and company's auditors are 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 group and company's auditors are aware of that information.

Caddick Group Limited

Directors' report for the year ended 31 August 2021 (continued)

Environmental aspirations and Streamlined Energy and Carbon Reporting ("SECR")

The group recognise the environmental responsibilities we have to our families, employees, tenants and other stakeholders, including future generations and have laid out our aspirations in our ESG Report 2021 "Growing our Commitment".

Alongside our peers, the group is aiming to be net zero carbon by 2050. Our roadmap to net zero carbon will be in line with industry standards set out by organisations such as the Better Buildings Partnership and the UK Green Building Council. Meanwhile, we will keep abreast of the developments in the more complicated area of embodied carbon so that we can take action when a path becomes clear in this space.

The 2018 Regulations are designed to increase the awareness of energy costs within organisations, and this is the first year that the group is required to report under this legislation. Our calculations use calendar year 2018 as a base, as comparable data is available from the ESOS report prepared for that year.

	Energy footprint		Green House Gas	
	2021	2018	2021	2018
	Kwh	Kwh	tCO2e	tCO2e
Petrol & diesel (note 1)	4,183,325	7,062,439	962	1,730
Site gas oil ('red diesel')	6,842,377	2,691,400	1,577	720
Total scope 1 emissions	11,025,702	9,753,839	2,539	2,450
Electricity purchased (offices & sites)	1,014,758	402,439	216	113
Gas purchased (offices & sites)	146,986	191,722	27	35
Total scope 2 emissions	1,161,744	594,161	243	148
Total	12,187,446	10,348,000	2,782	2,598
			2021	2018
Employee numbers, excluding sports division			308	268
Intensity ratio (tCO2e/employee)			9.03	9.69

The details provided above exclude data for the sporting division, who are engaged in their own environmental initiatives but fall outside the financial parameters for reporting under SECR.

Furthermore, in addition to our activities to reduce carbon generation, the group owns two wind turbines producing renewable energy which is fed into the National Grid. During the year these generated 2,165,933 KwH, helping to mitigate the group's carbon footprint.

Note 1: petrol and diesel includes fuel card spend for both company and privately owned vehicles, covering both business and private mileage. Business use for company-owned vehicles would ordinarily be scope 1 whilst business use for private cars would ordinarily be scope 3, however it is not considered practical to separate out and in order to provide a valid year on year comparison the total cost has been included in scope 1.

Caddick Group Limited

Directors' report for the year ended 31 August 2021 (continued)

Directors' indemnities

As permitted by the Articles of Association, the Directors have the benefit of an indemnity which is a qualifying third party indemnity provision as defined by Section 234 of the Companies Act 2006. The indemnity was in force throughout the last financial year and is currently in force. The Company also purchased and maintained throughout the financial year Directors' and Officers' liability insurance in respect of itself and its Directors.

Disabled persons

Applications for employment by disabled persons are always fully considered, bearing in mind the respective aptitudes and abilities of the applicant concerned. In the event of members of staff becoming disabled every effort is made to ensure that their employment with the company continues and the appropriate training is arranged. It is the policy of the group that the training, career development and promotion of a disabled person should, as far as possible, be identical to that of a person who does not suffer from a disability.

Employee involvement

Consultation with employees or their representatives has continued at all levels, with the aim of ensuring that their views are taken into account when decisions are made which are likely to affect their interests, and that all employees are aware of the financial and economic performance of their business units, and of the group as a whole.

By order of the Board

P.A. Bullers

P A Bullers
Company Secretary

29 March 2022

Registered Office:
Castlegarth Grange
Scott Lane, Wetherby
West Yorkshire, LS22 6LH

Caddick Group Limited

Independent auditors' report to the members of Caddick Group Limited (previously Caddick Group PLC)

Report on the audit of the financial statements

Opinion

In our opinion, Caddick Group Limited (previously Caddick Group PLC)'s group financial statements and company financial statements (the "financial statements"):

- give a true and fair view of the state of the group's and of the company's affairs as at 31 August 2021 and of the group's profit and the group's cash flows for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual report, which comprise: the consolidated balance sheet and company balance sheet as at 31 August 2021; the consolidated profit and loss account, consolidated statement of changes in equity, company statement of changes in equity and consolidated statement of cash flows for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' 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 remained independent of the group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

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 group's and 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.

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.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the group's and the company's ability to continue as a going concern.

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

Reporting on other information

The other information comprises all of the information in the Annual report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

Caddick Group Limited

Independent auditors' report to the members of Caddick Group Limited (previously Caddick Group PLC) (continued)

Reporting on other information (continued)

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 an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of 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 based on these responsibilities.

With respect to the Strategic report and Directors' report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

Strategic report and Directors' report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic report and Directors' report for the year ended 31 August 2021 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the group and company and their environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic report and Directors' report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of directors' responsibilities, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they 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 group's and 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 group or the company or to cease operations, or have no realistic alternative but to do so.

Auditors' 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 auditors' 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.

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.

Caddick Group Limited

Independent auditors' report to the members of Caddick Group Limited (previously Caddick Group PLC) (continued)

Responsibilities for the financial statements and the audit (continued)

Auditors' responsibilities for the audit of the financial statements (continued)

Based on our understanding of the group and industry, we identified that the principal risks of non-compliance with laws and regulations related to tax legislation, employment regulation and health and safety legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting inappropriate journals to increase the company's revenue or profit before tax, or through management bias in manipulation of accounting estimates and forecasts. Audit procedures performed by the engagement team included:

- Enquiring with management and those charged with governance to understand the relevant laws and regulations applicable to the company, and their assessment of fraud related risks;
- Evaluation of management's controls designed to prevent and detect fraudulent financial reporting;
- Challenging assumptions and judgements made by management in determining significant accounting estimates and forecasts;
- Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations; and
- Reviewing financial statement disclosures and testing to supporting documentation, where appropriate, to assess compliance with applicable laws and regulations.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, 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 or intentional misrepresentations, or through collusion.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Caddick Group Limited

Independent auditors' report to the members of Caddick Group Limited (previously Caddick Group PLC) (continued)

Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not obtained all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the company financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.



Rachel Greveson (Senior Statutory Auditor)
For and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Leeds

29 March 2022

Caddick Group Limited

Consolidated profit and loss account for the year ended 31 August 2021

	Note	2021 £'000	2020 £'000
Turnover including share of associates and joint ventures	5	383,670	298,667
Less: share of turnover of associates and joint ventures	16	-	(43)
Group turnover	8	383,670	298,624
Cost of sales		(341,467)	(261,055)
Gross profit		42,203	37,569
Administrative expenses		(25,610)	(22,676)
Other operating income	6	401	690
Group operating profit	7	16,994	15,583
Expense from interests in associates, joint ventures and other fixed asset investments	10	(501)	(224)
Profit before interest and taxation		16,493	15,359
Interest receivable and similar income	11	919	900
Interest payable and similar expenses	12	(306)	(622)
Profit before taxation	8	17,106	15,637
Tax on profit	13	(3,834)	(3,978)
Profit for the financial year		13,272	11,659
Profit attributable to:			
Owners of the parent		10,280	11,195
Non-controlling interests		2,992	464
		13,272	11,659

All activities in the current and prior financial year are from continuing operations.

The Company has elected to take the exemption under section 408 of the Companies Act 2006 not to present the Company profit and loss account. The loss for the Company for the year was £698,000 (2020: loss of £348,000).

Caddick Group Limited

Consolidated balance sheet as at 31 August 2021

	Note	2021 £'000	2020 £'000
Fixed assets			
Intangible assets	14	50	136
Tangible assets	15	41,947	47,352
Investments : investment in associates and joint ventures	16	1,724	1,804
Investments : other investments	16	7,060	3,042
		50,781	52,334
Current assets			
Stocks	17	39,523	30,561
Debtors	18	84,789	69,937
Cash at bank and in hand		36,569	28,349
		160,881	128,847
Creditors: amounts falling due within one year	19	(82,054)	(63,504)
Net current assets		78,827	65,343
Total assets less current liabilities		129,608	117,677
Creditors: amounts falling due after more than one year	20	(7,556)	(10,339)
Provisions for liabilities	21	(9,549)	(7,757)
Net assets	8	112,503	99,581
Capital and reserves			
Called-up share capital	23	72	72
Other reserves	24	1,941	1,941
Cost of own shares held by Employee Trust	25	(1,451)	(1,451)
Retained earnings		100,699	90,769
Equity attributable to owners of the parent		101,261	91,331
Non-controlling interests		11,242	8,250
Total equity		112,503	99,581

The financial statements on pages 14 to 49 were approved by the board of directors on 29 March 2022 and were signed on its behalf by:

P. A. Bullers

P A Bullers
Director

Caddick Group Limited

Company balance sheet as at 31 August 2021

Registered number: 02065043

	Note	2021 £'000	2020 £'000
Fixed assets			
Tangible assets	15	-	-
Investments	16	9,655	8,405
		9,655	8,405
Current assets			
Debtors	18	29,880	15,394
Cash at bank and in hand		6,745	7,282
		36,625	22,676
Creditors: amounts falling due within one year	19	(30,924)	(15,927)
Net current assets		5,701	6,749
Total assets less current liabilities		15,356	15,154
Provisions for liabilities	21	(4,550)	(3,300)
Net assets		10,806	11,854
Capital and reserves			
Called-up share capital	23	72	72
Cost of own shares held by Employee Trust	25	(1,451)	(1,451)
Retained earnings		12,185	13,233
Total equity		10,806	11,854

The financial statements on pages 14 to 49 were approved by the board of directors on 29 March 2022 and were signed on its behalf by:

P. A. Bullers

P A Bullers
Director

Caddick Group Limited

Consolidated statement of changes in equity for the year ended 31 August 2021

	Called-up share capital £'000	Other reserves (note 24) £'000	Cost of own shares held by Employee Trust £'000	Retained earnings £'000	Equity attributable to owners of the parent £'000	Non- controlling interest £'000	Total equity £'000
Balance as at 1 September 2019	72	1,941	-	79,159	81,172	7,786	88,958
Profit for the financial year	-	-	-	11,195	11,195	464	11,659
Total comprehensive income for the year	-	-	-	11,195	11,195	464	11,659
Dividends paid (note 26)	-	-	-	-	-	-	-
Purchase of own shares by Employee Trust	-	-	(1,451)	415	(1,036)	-	(1,036)
Total transactions with owners, recognised directly in equity	-	-	(1,451)	415	(1,036)	-	(1,036)
Balance as at 31 August 2020	72	1,941	(1,451)	90,769	91,331	8,250	99,581
Balance as at 1 September 2020	72	1,941	(1,451)	90,769	91,331	8,250	99,581
Profit for the financial year	-	-	-	10,280	10,280	2,992	13,272
Total comprehensive income for the year	-	-	-	10,280	10,280	2,992	13,272
Dividends paid (note 26)	-	-	-	(350)	(350)	-	(350)
Total transactions with owners, recognised directly in equity	-	-	-	(350)	(350)	-	(350)
Balance as at 31 August 2021	72	1,941	(1,451)	100,699	101,261	11,242	112,503

Caddick Group Limited

Company statement of changes in equity for the year ended 31 August 2021

	Called-up share capital £'000	Cost of own shares held by Employee Trust £'000	Retained earnings £'000	Total equity £'000
Balance as at 1 September 2019	72	-	13,166	13,238
Loss for the financial year	-	-	(348)	(348)
Total comprehensive income for the year	72	-	(348)	(348)
Dividends paid (note 26)	-	-	-	-
Purchase of own shares by Employee Trust	-	(1,451)	415	(1,036)
Total transactions with owners, recognised	-	(1,451)	415	(1,036)
Balance as at 31 August 2020	72	(1,451)	13,233	11,854
Balance as at 1 September 2020	72	(1,451)	13,233	11,854
Loss for the financial year	-	-	(698)	(698)
Total comprehensive expense for the year	-	-	(698)	(698)
Dividends paid (note 26)	-	-	(350)	(350)
Total transactions with owners, recognised directly in equity	-	-	(350)	(350)
Balance as at 31 August 2021	72	(1,451)	12,185	10,806

Caddick Group Limited

Consolidated statement of cash flows for the year ended 31 August 2021

	Note	2021 £'000	2020 £'000
Net cash generated from operating activities	29	9,872	18,254
Cash flow from investing activities			
Disposal of investment in joint venture undertaking		50	-
Purchase of tangible fixed assets		(465)	(1,746)
Purchase of intangible fixed assets		(35)	(150)
Purchase of shares in subsidiaries		-	(1,575)
Sale of tangible fixed assets		3,251	23
Interest received		919	900
Dividends received from other investments	10	4	1
Net cash used in investing activities		3,724	(2,547)
Cash flow from financing activities			
Purchase of own shares by Employee Trust	25	-	(1,036)
Loan repayments		(5,590)	(350)
Loans raised		1,250	-
Capital element of hire purchase repayments		(400)	(325)
Dividends paid to owners of the parent	26	(350)	-
Interest paid		(286)	(580)
Net cash used in financing activities		(5,376)	(2,291)
Net increase in cash and cash equivalents		8,220	13,416
Cash and cash equivalents at the beginning of the year		28,349	14,933
Cash and cash equivalents at the end of the year		36,569	28,349

Non-cash transactions

During the year the group converted £4,000,000 of development profits included within accruals and prepayments into an investment (note 16).

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021

1 General information

The company is an unquoted and unlisted company limited by shares incorporated and domiciled in England. The address of its registered office is Castlegarth Grange, Scott Lane, Wetherby, West Yorkshire, LS22 6LH.

2 Statement of compliance

The group and individual financial statements of Caddick Group Limited have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") and the Companies Act 2006, except for the treatment of grant income in respect of development properties referred to below.

3 Summary of significant accounting policies

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

Basis of preparation

These consolidated and separate financial statements have been prepared on the going concern basis and under the historical cost convention, as modified by the recognition of certain financial assets and liabilities measured at fair value.

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the group and company accounting policies. The areas involving a high degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 4.

Exemptions for qualifying entities under FRS 102

The company is a qualifying entity as per FRS 100 and has taken advantage of the disclosure exemptions of FRS 102, section 1, paragraph 1.12(a) reconciliation of the number of shares outstanding at the beginning and end of the period, 1.12(b) statement of cash flows, 1.12(c) financial instruments and 1.12(e) key management compensation in total.

Basis of consolidation

The financial statements of the group comprise a consolidation of the financial statements of the parent company and its subsidiaries, all of which are prepared up to 31 August, except for the Leeds Cricket, Football and Athletic Company Limited, which prepares financial statements to 31 October. This subsidiary is consolidated on the basis of interim financial statements made up to 31 August. The results of subsidiary undertakings are consolidated from the date on which control passes. Intra-group sales and profits are eliminated fully on consolidation. The difference between the consideration paid for the acquisition of subsidiary undertakings and the fair value of the net assets acquired have been capitalised and amortised through the profit and loss account over the estimated useful life.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

3 Summary of significant accounting policies (continued)

Basis of consolidation (continued)

The financial statements include the group's share of the results and net assets of associated and joint venture undertakings, under the equity method of accounting, where those results and net assets are material. Results are based on interim accounts where the associated undertaking prepares statutory financial statements to a different year-end to the group, as detailed in note 16. Dividends received from associated undertakings are accounted for when received.

Turnover

Turnover includes the value of work done on construction contracts, sales of development properties, rental income from investment properties, electricity generation income and the invoiced value of other sales, all excluding value added tax.

Sales and purchases of property (investment and development) are accounted for on the date of unconditional exchange of contracts.

Income from professional sporting activities is recognised either over the period of the playing season as games are played (for gate, match and other event day revenues), over the duration of the contracts for sponsorship deals and over the season for distributions from Super League.

Accounting for contracts

Attributable profits are calculated based on the estimated total forecast result on each contract and the stage of completion on the contract. Attributable profits are not recognised until the point at which the outcome of the contract can be assessed with reasonable certainty. Provision is made for losses on all contracts as soon as such losses become apparent.

Contract work profit is recorded at cost incurred to date at the attributable profit margin, less provision for known losses and contingencies. The net amount receivable at the year-end is included in trade debtors.

Taxation

The charge for taxation is based on the result for the year. Tax is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the year end.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date, where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date.

A deferred tax asset is recognised as recoverable only when, on the basis of all available evidence, it can be regarded as more likely than not, that there will be suitable tax profits against which to recover carried forward tax losses and from which the future reversal of underlying timing differences can be deducted. Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on an undiscounted basis.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

3 Summary of significant accounting policies (continued)

Deferred income

Deferred income, arising from team sponsorship monies received in advance, is released to the profit and loss account over the life of the sponsorship agreements.

Grants receivable in relation to capital expenditure are credited to a deferred income account and amortised over the useful economic life of the assets concerned.

Other operating income

Other income received, including rental income received from development stock and grants receivable under the Coronavirus Job Retention Scheme (CJRS), is recognised on an accruals basis.

Interest payable and receivable

Interest is recognised on an accruals basis.

Cost of player registrations

The cost of purchased players' registrations is capitalised as intangible fixed assets and amortised over the period of the respective player's contract. Profits or losses on the sale of a player represent the transfer fee receivable, net of any transaction costs, less the unamortised cost of the player's original registration.

Where the transfer contract specifies that additional fees are due, contingent on a player achieving a specific number of appearances for his new club or some other contingent event set out in the transfer contract, these additional amounts are accounted for in the year they fall due.

Tangible fixed assets

Fixed assets are carried in the balance sheet at original cost or valuation, with the exception of investment properties, which are included in the balance sheet at open market value. No depreciation is provided in respect of freehold investment properties. The directors consider that this accounting policy is necessary for the financial statements to show a true and fair view. Depreciation is only one of the factors reflected in the annual valuation and the amount attributable to this factor cannot be separately identified or quantified. Movements on revaluation are taken to the profit and loss account. Any impairments in value below original cost are charged to the profit and loss account.

Freehold buildings comprise the Headingley sports complex. Long leasehold buildings comprise the Group's head office in Wetherby. Depreciation is provided on both the freehold and long leasehold buildings so as to write off the carrying value over an estimated useful life of 50 years. Freehold land is not depreciated.

Depreciation is provided on other tangible fixed assets at rates estimated to write off the cost over their estimated useful life as follows:

Plant (other than floodlights), machinery, equipment and vehicles	3-5 years
Floodlights (included within plant)	30 years
Wind turbines (included within plant)	20 years

As permitted by the transitional provisions of FRS 102, the group has elected not to adopt a policy of revaluation of tangible fixed assets other than investment properties.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

3 Summary of significant accounting policies (continued)

Investments

Investments in subsidiaries and joint venture undertakings are valued at cost less provision for any impairment in value. Listed investments are stated at market value, with gains and losses recognised in the profit and loss account.

Stocks

Stocks comprise developments in progress, land held for development or sale, options to purchase land and planning promotion agreements. Options to purchase land are agreements that the group has entered into with the landowners whereby the group has the option to purchase the land within a limited time frame. The landowners are not generally permitted to sell to any other party during this period, unless agreed to by the group. Within the time frame the group promotes the land through the planning process at its expense in order to gain planning permission. Should the group be successful in obtaining planning permission it would trigger the option to purchase and subsequently acquire the land. Planning promotion agreements are agreements that the group has entered into with the landowners, whereby the group acts as an agent to the landowners in exchange for a fee of a set percentage of the proceeds of the eventual sale. The group promotes the land through the planning process at its own expense, but in most instances the planning promotion agreements allow for the group to be reimbursed certain expenditure following the conclusion of a successful sale.

Development properties, land held for development, option costs and promotions costs are all included in the financial statements at the lower of cost and net realisable value. Cost includes interest attributable to individual projects, where appropriate. Impairment reviews are considered on a site-by-site or individual development basis, with write-downs or reversals made to ensure that stock is then stated at the lower of cost or net realisable value. Net realisable value is considered in the light of progress made in the planning process, feedback from local planning officers, development appraisals and other external factors that might be considered likely to influence the eventual outcome. Where it is considered that no future economic benefit will arise, costs are written off to the profit and loss account. The cost of development land is stated after deduction of certain government grants that relate directly to the funding of such costs. The directors believe that the treatment adopted is necessary for the financial statements to show a true and fair view. The effect of this treatment is to reduce the carrying value of development land in the balance sheet by £1,308,000 (2020: £2,688,000).

Raw materials, consumables and goods for re-sale are stated at the lower of cost and net realisable value. Cost of goods for re-sale is the suppliers' invoice value. Net realisable value is based on estimated selling price allowing for all further costs of disposal.

Hire purchase agreements

Assets acquired under hire purchase agreements are capitalised and depreciated in the same way as purchased assets and the related liability is included in creditors. Interest is charged to the profit and loss account so as to give a constant periodic rate of charge on the amount outstanding.

Pension costs

The company and group operate a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. Contributions are also made to the personal plans of certain employees.

The cost of providing pension benefits is charged to the profit and loss account when payable.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

3 Summary of significant accounting policies (continued)

Financial instruments

The group has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

Basic financial instruments, including trade and other receivables, cash and bank balances and listed investments are initially recognised at transaction price, 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. Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss, being the difference between the carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate, is recognised in the profit and loss account.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, due to a reversal of the factor which caused the original impairment, the impairment is reversed and is recognised in the profit and loss account.

Basic financial liabilities, including trade and other payables, bank loans and loans from fellow group companies, 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 receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

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

Share based payments

The group operates cash-settled, share-based compensation plans for certain employees in the form of stock appreciation rights issued in a subsidiary undertaking.

The fair value of the employee services received in exchange for these awards is recognised as an expense with a corresponding liability in the group financial statements. The total amount to be expensed is determined by reference to the fair value of the awards granted. At the end of each reporting period, the group revises its estimate of the fair value of the awards and recognises the impact in the profit and loss account.

The company treats the fair value of the awards as a capital contribution to the subsidiary undertaking in exchange for the employee services received. This is recognised as an increase to the investment in subsidiary undertakings, with a corresponding credit to liabilities in the parent entity financial statements.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

4 Critical accounting judgements and estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The group and company make estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The key accounting estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below:

Valuation of investment properties

The group makes an annual estimate of the open market value of investment properties. Management takes into account advice from third parties, including valuations performed externally for loan security purposes, and by using all knowledge and information available to them, including market yields, tenant covenant strength, the availability of suitable purchasers and the nature of the asset held.

Deferred tax

The group has unutilised tax losses. Recognition of these tax losses as a deferred tax asset is only done when the group has a reasonable certainty of achieving a taxable profit for the following financial year, based on post balance sheet events such as development profits generated or unconditional contracted for and realised investment gains.

Stocks provisioning

The group owns a number of development properties, some of which are written down to net realisable value and has also incurred planning promotion costs which are held at cost, both in accordance with the accounting policy. When calculating the provision, management considers the nature and condition of the property and its current saleability and estimated market value by reference to external advice and valuations performed for banking purposes.

Impairment of debtors

The group and company make an estimate of the recoverable value of trade and other debtors (including amounts due from group undertakings in the case of the company). When assessing impairment of trade and other debtors, management considers factors including the current credit rating of the debtor, the ageing profile of debtors and historical experience.

Recognition of contracts

Turnover and profits arising on contracts are recognised based on the total forecast result and the stage of completion at the year-end date, in accordance with the accounting policy. Assessment of these rests with the individual quantity surveyors assigned to each contract, overseen by senior management. In particular the level of any under-value and the amount of subcontract liability arising on each contract is reviewed and considered on a monthly basis as part of the management accounts process.

5 Turnover

The group's entire turnover arises in the United Kingdom.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

6 Other operating income

	2021 £'000	2020 £'000
Gross rents and insurances demanded	389	540
Letting fees, insurances paid and other rental costs	(86)	(35)
Rents received, net of rental expenses	303	505
Net car parking (expense) / income	(12)	135
Grants receivable (CJRS)	429	1,732
Amortisation of grants receivable (note 21)	183	65
Realised surplus on disposal of investment properties	538	-
Unrealised deficit on revaluation of investment properties (note 15)	(1,040)	(1,747)
	401	690

7 Group operating profit

The operating profit is stated after charging / (crediting) the following:

	2021 £'000	2020 £'000
Depreciation charge for the year (note 15) :		
- owned tangible fixed assets	1,781	1,775
- assets under hire purchase agreements	252	143
Profit on disposal of tangible fixed assets	(105)	-
Amortisation of intangible fixed assets (note 14)	121	71
Amortisation of deferred income (note 21)	(183)	(65)
Provision for share based payments (note 21)	1,467	1,495
Auditors' remuneration (fees payable to the company's auditor):		
- audit	283	270
- other services primarily relating to tax services	124	90
Staff costs (including directors' emoluments) (see note 9)	30,114	26,853

The group audit fee disclosed above includes £5,000 (2020: £5,000) in respect of the parent company.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

8 Segmental analysis

	Turnover		Profit / (loss) before tax		Non-controlling interests	
	2021	2020	2021	2020	2021	2020
	£'000	£'000	£'000	£'000	£'000	£'000
Continuing operations						
Construction	147,435	123,900	4,137	2,139	(466)	(215)
Property development / investment	227,710	166,034	14,745	15,112	(2,890)	(605)
Professional sporting activities	8,525	8,690	(2,176)	(1,614)	364	356
	383,670	298,624	16,706	15,637	(2,992)	(464)

Net assets :	Attributable to shareholders		Attributable to non- controlling interests		Total	
	2021	2020	2021	2020	2021	2020
	£'000	£'000	£'000	£'000	£'000	£'000
Construction	16,781	14,017	1,010	544	17,791	14,561
Property development / investment	62,197	51,560	6,287	3,396	68,484	54,956
Head office (see note below)	10,806	13,122	-	-	10,806	13,122
Construction and property development	89,784	78,699	7,297	3,940	97,081	82,639
Professional sporting activities	11,477	12,632	3,945	4,310	15,422	16,942
	101,261	91,331	11,242	8,250	112,503	99,581

Information concerning associated undertakings, which operate in the property development segments, is disclosed in note 16.

The parent company provides resource principally in the areas of construction and property development / investment but a breakdown between these two segments is not possible.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

9 Employees and directors

	2021 £'000	2020 £'000
Staff costs comprise:		
Wages and salaries	25,855	23,142
Social security costs	3,076	2,660
Other pension costs (see note 30)	1,183	1,061
	30,114	26,853

	2021 £'000	2020 £'000
Staff costs include the following in respect of directors' emoluments:		
Aggregate emoluments	639	701
Contributions to money purchase pension schemes	37	14
	676	715

	2021 £'000	2020 £'000
The above includes the following in respect of the highest paid director:		
Aggregate emoluments	301	337
Contributions to money purchase pension schemes	-	-
	301	337

The average monthly number of persons (including executive directors) employed by the group during the year was:

	2021 Number	2020 Number
Construction and property development	308	306
Professional sporting activities (including part-time match-day staff)	137	204
	445	510

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

10 Expense from interests in associates, joint ventures and other fixed asset investments

	2021 £'000	2020 £'000
Share of operating losses of associates and joint venture undertakings (note 16)	(720)	(214)
Profit on disposal of interest in joint venture (note 16)	197	-
Dividends from other investments	4	1
Unrealised surplus / (deficit) on valuation of listed investments (note 16)	18	(11)
	(501)	(224)

11 Interest receivable and similar income

	2021 £'000	2020 £'000
Bank interest	8	50
Interest on loans to joint venture undertakings	908	724
Other interest	3	126
	919	900

12 Interest payable and similar expenses

	2021 £'000	2020 £'000
On bank loans and overdrafts	235	324
On other loans	(20)	203
Refinancing costs	12	1
Hire purchase interest	26	18
Other interest	25	34
	278	580
Share of interest payable and similar charges of associated and joint venture undertakings (note 16)	28	42
	306	622

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

13 Tax on profit

	2021 £'000	2020 £'000
Current tax:		
UK corporation tax	4,093	3,506
Adjustment in respect of previous years	(76)	(156)
	4,017	3,350
Share of taxation of associated and joint venture undertakings (note 16)	3	33
Total current tax	4,020	3,383
Deferred tax (note 22)		
Current year charge	(153)	398
Adjustment in respect of previous years	(33)	197
Total deferred tax	(186)	595
Tax charge on profit	3,834	3,978

The current corporation tax charge on the profit before taxation differs from the standard UK rate of 19% (2020: 19%). The differences are explained below:

	2021 £'000	2020 £'000
Profit before taxation	17,106	15,637
Profit before taxation multiplied by the standard effective rate of corporation tax in the UK of 19% (2020: 19%)	3,250	2,971
Effects of:		
Net non-taxable income and disallowable expenditure	527	550
Losses carried down	99	60
Capital losses (provided) / not provided	(320)	135
Other short-term timing differences	25	1
Deferred tax not provided	42	225
Impact of rate changes	389	4
Other adjustments	(69)	(9)
Adjustment to tax charge in respect of previous years	(109)	41
Total tax charge	3,834	3,978

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

13 Tax on profit (continued)

Factors that may affect future tax charges:

An increase in the UK corporation tax rate to 25% effective from 1 April 2023 was substantively enacted on 24 May 2021. As this change had been substantively enacted at the balance sheet date it has been recognised in the financial statements.

14 Intangible assets

	Player registrations £'000
Cost	
At 1 September 2020	355
Additions	35
Disposals	(150)
At 31 August 2021	240
Accumulated amortisation	
At 1 September 2020	219
Charge for the year	121
Disposals	(150)
At 31 August 2021	190
Net book amount	
At 31 August 2021	50
At 31 August 2020	136

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

15 Tangible assets

Group	Freehold land and buildings £'000	Long leasehold land and buildings £'000	Freehold investment properties £'000	Plant, machinery, equipment and vehicles £'000	Total £'000
Cost or valuation					
At 1 September 2020	14,648	1,122	23,626	20,747	60,143
Additions	-	-	-	814	814
Disposals	(953)	-	(2,600)	(352)	(3,905)
Revaluation	-	-	(1,040)	-	(1,040)
At 31 August 2021	13,695	1,122	19,986	21,209	56,012
Accumulated depreciation					
At 1 September 2020	4,920	221	-	7,650	12,791
Charge for the year	305	18	-	1,710	2,033
Disposals	(458)	-	-	(301)	(759)
At 31 August 2021	4,767	239	-	9,059	14,065
Net book amount					
At 31 August 2021	8,928	883	19,986	12,150	41,947
At 31 August 2020	9,728	901	23,626	13,097	47,352

The net book amount of tangible assets includes assets acquired under hire purchase agreements amounting to £923,000 (2020: £986,000) comprising plant and machinery of £743,000 (2020: £915,000) and motor vehicles of £180,000 (2020: £123,000).

The freehold land and buildings are included at 31 August 1997 valuation plus costs incurred since that date, less depreciation. The valuation was carried out by Weatherall, Green and Smith, Chartered Surveyors, and was based on depreciated replacement cost.

The directors revalued the freehold investment properties on 31 August 2021 at open market value on an existing use basis.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

15 Tangible assets (continued)

Investment properties and part of the freehold land and buildings included in the total above are let to tenants. The minimum future lease payments receivable under these leases are:

Group	2021 £'000	2020 £'000
Not later than one year	1,975	2,643
Later than one year and not later than five years	5,219	6,945
Later than five years	677	951
	7,871	10,539

Company

	Equipment £'000	Total £'000
Cost or valuation		
At 1 September 2020 and 31 August 2021	12	12
Accumulated depreciation		
At 1 September 2020	12	12
Charge for the year	-	-
At 31 August 2021	12	12
Net book amount		
At 31 August 2021	-	-
At 31 August 2020	-	-

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

16 Investments

	Group		Company	
	2021 £'000	2020 £'000	2021 £'000	2020 £'000
Shares in group undertakings (subsidiaries)	-	-	9,655	8,405
Listed investments	60	42	-	-
Other investment	7,000	3,000	-	-
	7,060	3,042	9,655	8,405
Share of participating interests (associates and joint venture undertakings)	1,724	1,804	-	-
	8,784	4,846	9,655	8,405

The directors believe that the carrying value of the investments is supported by their underlying net assets.

The other investment represents a minority shareholding in the parent undertaking of the company which owns the completed property from one of the Group's forward-funded development projects, whereby some of the land sale proceeds and development profit were converted into a minority equity stake.

The movement in investments is as follows:

	Group Net assets (included above) £'000	Group Net liabilities (included note 21) £'000	Group Total £'000	Company £'000
At 1 September 2020	4,846	(269)	4,577	8,405
Provision for cost of put option in respect of shares in subsidiary undertaking (note 21)	-	-	-	1,250
Development profits (previously included in prepayments and accrued income) converted to other investment	4,000	-	4,000	-
Unrealised surplus on valuation of listed investments	18	-	18	-
Joint venture undertaking sold during the year	-	147	147	-
Share of post-tax profits / (losses) of associates and joint venture undertakings	(80)	(671)	(751)	-
At 31 August 2021	8,784	(793)	7,991	9,655

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

16 Investments (continued)

The company's subsidiary undertakings, all of which are wholly owned (except when otherwise stated) and registered in England (having registered office address of Castlegarth Grange, Scott Lane, Wetherby, LS22 6LH, except where otherwise stated), are listed below.

	Nature of business (and address of registered office, if different to the above)
Directly held subsidiaries	
Caddick Construction Limited	Construction and civil engineering contracting (Calder Grange, Weeland Road, Knottingley, WF11 8DA)
Caddick Developments Limited	Property development
Caddick Living Limited	Property development
Delta Park Developments Limited	Property development
Caddick Renewables Limited	Renewable energy production
Leeds Rugby Limited (76% owned)	Holding company (The Pavilion, St Michaels Lane, Headingley, Leeds, LS6 3BR)
Caddick (Runcorn) Limited	Dormant
Indirectly held subsidiaries (held by one of the above)	
Sandtoft Developments Limited	Property investment
Point 23 Limited	Property investment
Caddick (Hove) Limited	Property investment
Caddick (Irlam) Limited	Property investment
Caddick (Rose Wharf) Limited	Property investment
Caddick (York) Limited	Property investment
Caddick (Scarborough) Limited	Property development
Caddick (JPC Developments) Limited	Property development
Caddick (Harrogate) Limited	Property development
Quarry Hill Developments Limited	Property development
Caddick Developments (North) Limited (79% owned)	Property development
Caddick (Knowsley) Limited	Property development
Caddick (Knottingley) Limited	Property development
Caddick (Columbus) Limited	Property development
Caddick (London Residential) Limited	Property development
Oakgate Group Limited	Property development
Oakgate (York) Limited	Holding company
Oakgate (Monks Cross) Limited	Property development

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

16 Investments (continued)

	Nature of business (and address of registered office, if different to the above)
Indirectly held subsidiaries (held by one of the above) (continued)	
Oakgate Central York Limited (80% owned)	Property development
Oakgate (Rotherham) LLP	Property investment
Oakgate (Retail) Limited	Property development
Oakgate Project Management Limited	Property development
Oakgate Yorkshire Limited	Property development
Oakgate (Roadside) Limited	Property development
Oakgate City Living Limited (80% owned – see note 31)	Property development
Swinegate Management Services Limited	Property management
Scarborough Business Park Management Company Limited	Property management
Moda Living Limited (75% owned)	Property development
Moda Living (Angel Gardens) Limited (75% owned)	Property development
Moda Living (Princes Dock) Limited (75% owned)	Property development
Moda Living (Broad Street) Limited (75% owned)	Property development
Moda Living (Holland Street) Limited (75% owned)	Property development
Moda Living (Great Charles Street) Limited (75% owned)	Property development
Moda Living (Sackville Road) Limited (75% owned)	Property development
Moda Living (SoYo) Limited (75% owned)	Property development
Moda Living (Woking Gateway) Limited (75% owned)	Property development
Moda Living (Ilford Island) Limited (75% owned)	Property development
Moda Living (Springside Block E) Limited (75% owned)	Property development
Moda Living (Heworth Green) Limited (75% owned)	Property development
Moda Living (London West) Limited (75% owned)	Property development
Moda Life Limited (75% owned)	Property management
Moda Life Management Limited (50% owned)	Property management
Paul Caddick (Agricultural) Limited	Agriculture
Caddick Civil Engineering Limited (75% owned)	Civil engineering contracting (Calder Grange, Weeland Road, Knottingley, WF11 8DA)
Caddick Construction (NW) Limited (90% owned)	Construction and civil engineering contracting (Calder Grange, Weeland Road, Knottingley, WF11 8DA)
The Leeds Cricket, Football and Athletic Company Limited (76% owned)	Professional Rugby League and Cricket (The Pavilion, St Michaels Lane, Headingley, Leeds, LS6 3BR)
Squires Close (Sherburn) Management Company Limited	Property management (18 North Bar Within, Beverley, East Yorkshire, HU17 8AX)

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

16 Investments (continued)

Indirectly held dormant subsidiaries (held by one of the above)

Caddick (AVH Developments) Limited	
Caddick (Kings' Lynn) Limited	
Vineyard Gate Developments Limited	(Dissolved 16 October 2021)
Caddick (Mill Harbour) Limited	
Caddick (Kenilworth) Limited	
The Knowsley Development Partnership Limited	(Dissolved 19 October 2021)
Penryhn Court Management Company Limited	
Caddick (Newburn) Limited	
Quarry Hill (Management) Limited	
Caddick (Kenilworth) Limited	
Headingley PLC	
Headingley Stadium Management Limited	
Oakgate (Bradford) Limited	
Oakgate Offices Limited	
Oakgate HQ Limited	
Oakgate Land Limited	
Caddick (Camberwell) Limited	
Caddick (Fife Road) Limited	
Bo Living Limited	
Bo Construction Limited	
Bo Housing Limited	
Moda Works Limited (75% owned)	
Cross Point Wakefield Management Company Limited	
Leeds Rugby Club Limited (76% owned) (The Pavilion, St Michaels Lane, Headingley, Leeds, LS6 3BR)	
Leeds Rugby League Limited (76% owned) (The Pavilion, St Michaels Lane, Headingley, Leeds, LS6 3BR)	

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

16 Investments (continued)

The group owns shareholdings in a number of property investment companies registered at 47 Esplanade, St. Helier, Jersey, JE1 0BD, as part of the Moda Living joint venture as detailed below. The investments are included in the group balance sheet at an aggregate cost of £250,003 plus share of retained losses based on management accounts drawn up to 31 August 2021.

Great Charles Street JV Company Limited	50% owned
Sackville Street Property Company Limited	50% owned
Heworth Green Property Company Limited	50% owned

On 21 December 2020 the company disposed of its 50% interest in Holland Street Property Company Limited for £50,000, generating a profit on disposal of £197,000 (note 10).

The group has a 33.33% interest in C & W Property Developments LLP, a property investment partnership registered at Calder Grange, Weeland Road, Knottingley, WF11 8DA. The investment is included in the group balance sheet at a cost of £Nil plus a share of retained profits based on audited accounts drawn up to 31 August 2021. The statutory financial statements of C & W Property Developments LLP drawn up for the year ended 31 August 2021 disclosed a pre-tax loss of £273,000 (2020: loss of £233,000) and net assets of £582,000 (2020: £855,000).

The group owns a 50% shareholding in Caddick (City One) Limited, a property development company registered at Castlegarth Grange, Scott Lane, Wetherby, LS22 6LH. The investment is included in the group balance sheet at a cost of £50 plus a share of retained profits based on audited accounts drawn up to 31 August 2021. The statutory financial statements of Caddick (City One) Limited drawn up for the year ended 31 August 2021 disclosed a pre-tax profit of £27,000 (2020: £345,000) and net assets of £3,059,000 (2020: £3,037,000).

The group owns a 50% shareholding in Headingley North-South Stand Limited, a property development company registered at Emerald Headingley Stadium, St. Michael's Lane, Headingley, Leeds, LS6 3BR and its wholly owned subsidiaries Headingley North-South Stand (Rugby) Limited and Headingley North-South Stand (Cricket) Limited. The investment is included in the group balance sheet at a cost of £50 plus a share of retained profits based on management accounts drawn up to 31 August 2021. The statutory financial statements of Headingley North-South Stand Limited drawn up for the period ended 31 October 2021 disclosed a pre-tax profit of £Nil and net assets of £Nil.

The group owns a 50% shareholding in Airebank Developments No.1 Limited, registered at Millshaw, Ring Road, Leeds, LS11 8EG, a property development company. The investment is included in the group balance sheet at cost of £150,000 (2020: £150,000) plus share of retained losses based on management accounts drawn up to 31 August 2021. The statutory financial statements of Airebank Developments No.1 Limited drawn up for the period ended 31 March 2021 disclosed a pre-tax loss of £3,000 (2020: loss of £8,000) and net liabilities of £17,000 (2020: £14,000).

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

16 Investments (continued)

The group's share of associates and joint ventures can be summarised as follows:

2021 Business activity	Moda Living joint ventures £'000	C & W Property Developments LLP £'000	Headingley North- South Stand Limited and subsidiaries £'000	Caddick (City One) Limited £'000	Airebank Developments No.1 Limited £'000	Total £'000
	Property investment	Property investment	Property investment	Property development	Property development	
Turnover	-	-	-	-	-	-
Operating (loss) / profit	(671)	(77)	-	28	-	(720)
Interest payable and similar charges	-	(14)	-	(14)	-	(28)
(Loss) / profit before taxation	(671)	(91)	-	14	-	(748)
Taxation	-	-	-	(3)	-	(3)
(Loss) / profit after taxation	(671)	(91)	-	11	-	(751)
Fixed assets	26,995	600	18,026	-	-	45,621
Current assets	3,229	28	25	5,366	249	8,897
Gross assets	30,224	628	18,051	5,366	249	54,518
Liabilities due within one year	(31,010)	(434)	(657)	(3,836)	(256)	(36,193)
Liabilities due after one year	-	-	(17,394)	-	-	(17,394)
Gross liabilities	(31,010)	(434)	(18,051)	(3,836)	(256)	(53,587)
Net assets	-	194	-	1,530	-	1,724
Net liabilities (note 21)	(786)	-	-	-	(7)	(793)

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

16 Investments (continued)

2020

Business activity	Moda Living joint ventures £'000	C & W Property Developments LLP £'000	Headingley North-South Stand Limited and subsidiaries £'000	Caddick (City One) Limited £'000	Airebank Developments No.1 Limited and subsidiary £'000	Total £'000
	Property investment	Property investment	Property development	Property development	Property development	
Turnover	-	-	43	-	-	43
Operating (loss) / profit	(309)	(92)	-	197	(10)	(214)
Interest payable and similar charges	-	(18)	-	(24)	-	(42)
(Loss) / profit before taxation	(309)	(110)	-	173	-	(256)
Taxation	-	-	-	(33)	-	(33)
(Loss) / profit after taxation	(309)	(110)	-	140	(10)	(289)
Fixed assets	12,699	733	18,708	-	-	32,140
Current assets	1,226	30	391	5,226	249	7,122
Gross assets	13,925	763	19,099	5,226	249	39,262
Liabilities due within one year	(14,187)	(478)	(391)	(3,707)	(256)	(19,019)
Liabilities due after one year	-	-	(18,708)	-	-	(18,708)
Gross liabilities	(14,187)	(478)	(19,099)	(3,707)	(256)	(37,727)
Net assets	-	285	-	1,519	-	1,804
Net liabilities (note 21)	(262)	-	-	-	(7)	(269)

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

17 Stocks

Group	2021 £'000	2020 £'000
Land held for development and development properties	39,500	30,539
Raw materials, consumables and goods for re-sale	23	22
	39,523	30,561

The cost of development properties is stated after deducting grant income of £1,309,000 (2020: £1,309,000) and includes interest capitalised of £166,000 (2020: £166,000). The company has no stocks or work in progress.

Development properties amounting to £709,000 (2020: £2,776,000) included in the total above are let to tenants. The minimum future lease payments receivable under these leases are:

Group	2021 £'000	2020 £'000
Not later than one year	99	271
Later than one year and not later than five years	174	633
Later than five years	66	107
	339	1,011

18 Debtors

	Group		Company	
	2021 £'000	2020 £'000	2021 £'000	2020 £'000
Due within one year				
Trade debtors	18,038	20,258	12	-
Amounts recoverable on contracts	23,611	18,261	-	-
Amounts owed by group undertakings	-	-	29,528	15,104
Amounts owed by joint venture undertakings	16,240	11,818	11	11
Loan to associated undertaking	-	2,907	-	-
Corporation tax recoverable	295	329	166	119
Other debtors	1,949	2,149	163	160
Prepayments and accrued income	24,656	14,215	-	-
	84,789	69,937	29,880	15,394

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

18 Debtors (continued)

Included in prepayments and accrued income is £17,923,000 (2020: £12,190,000) in respect of development profits accrued on a number of projects whereby upon practical completion of those developments the profits will be converted into a minority shareholding in either the company which owns the completed property or the parent undertaking of that company, as referred to in note 16.

Amounts owed by joint venture undertakings comprise:

	Group		Company	
	2021 £'000	2020 £'000	2021 £'000	2020 £'000
Airebank Developments No.1 Limited	255	255	-	-
Caddick (City One) Limited	2,465	1,760	-	-
Headingley North-South Stand Limited	11	11	11	11
Headingley North-South Stand (Rugby) Limited	102	47	-	-
C & W Property Developments LLP	1,279	1,406	-	-
Moda joint ventures				
Holland Street Property Company Limited	-	2,560	-	-
Great Charles Street JV Company Limited	3,916	2,430	-	-
Heworth Green Property Company Limited	464	401	-	-
Sackville Street Property Company Limited	7,748	2,948	-	-
	16,240	11,818	11	11

The balances above represent the group's equity funding contribution to the respective development and investment projects.

The balances with Airebank Developments No.1 Limited, Caddick (City One) Limited, Headingley North-South Stand Limited and Headingley North-South Stand (Rugby) Limited are all unsecured and non-interest bearing. The balance with C & W Property Developments LLP is unsecured and bears interest at 3.5% over base rate. The Moda joint venture balances are all unsecured and bear interest at 8%.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

19 Creditors: amounts falling due within one year

	Group		Company	
	2021 £'000	2020 £'000	2021 £'000	2020 £'000
Bank loans and overdrafts (note 20)	800	800	-	-
Other loans (note 20)	286	1,890	-	-
Payments received on account	5,514	3,071	-	-
Trade creditors	50,148	40,513	-	2
Hire purchase creditors	329	333	-	-
Amounts owed to group undertakings	-	-	30,515	15,477
Amounts owed to related undertakings	362	353	-	4
Corporation tax	1,508	760	-	-
Other taxation and social security	4,740	1,146	17	12
Accruals and deferred income	18,367	14,638	392	432
	82,054	63,504	30,924	15,927

20 Creditors: amounts falling due after more than one year

	Group		Company	
	2021 £'000	2020 £'000	2021 £'000	2020 £'000
Bank loans (secured)	6,150	9,850	-	-
Other loans	964	-	-	-
Hire purchase creditors	442	489	-	-
	7,556	10,339	-	-

The bank loan is due for repayment by July 2023, is secured on a number of development and investment properties and interest is payable at 2.35% above LIBOR. The balance is reducing by quarterly payments of £200,000 (2020: £200,000) hence £800,000 (2020: £800,000) has been disclosed as due within one year under note 19 and the balance of £6,150,000 (2020: £9,850,000) included above.

The other loan is unsecured, due for repayment in monthly instalments of £26,000 between October 2021 and September 2025 and bears interest at 0.2%.

Hire purchase obligations shown above which fall due between one and two years amount to £243,000 (2020: £225,000) and between two and five years amount to £199,000 (2020: £264,000). These obligations are secured on the related asset.

Loans included above and in note 19 amounting to £6,950,000 (2020: £10,65,000) are secured on investment properties and development properties included in these financial statements at an aggregate cost or valuation of £13,230,000 (2020: £19,737,000).

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

21 Provisions for liabilities

	Group		Company	
	2021 £'000	2020 £'000	2021 £'000	2020 £'000
Deferred taxation (note 22)	1,683	1,869	-	-
Grants receivable	216	399	-	-
Other provisions	170	-	-	-
Share-based payments	7,087	5,220	4,550	3,300
Share of net liabilities of joint venture undertakings (note 16)	793	269	-	-
	9,949	7,757	4,550	3,300

Grants receivable are in respect of the cost of improvements to the freehold land and buildings and other capital acquisitions. The movement in grants receivable is as follows:

Grants receivable	Group £'000
At 1 September 2020	399
Amortisation of grants receivable credited to profit and loss account	(183)
At 31 August 2021	216

Share-based payments relate to cash-settled transactions with directors of the subsidiary undertakings, Caddick Construction Limited and Caddick Developments (North) Limited.

Those relating to Caddick Construction Limited are in respect of 60 'B' ordinary shares, 10 'D' ordinary shares and 30 'E' ordinary shares issued in the subsidiary company (the 'B' ordinary shares being issued in accordance with section 205A of the Employment Rights Act 1996 under Employee Shareholder Status), in order to provide an incentive to these employees. On a disposal of the group or subsidiary each 'B', 'D' or 'E' ordinary shareholder is entitled to 0.25% of the growth value (being the amount in excess of the base hurdles of £7,500,000, £24,100,000 and £29,400,000 respectively). On declaration of a dividend the 'B', 'D' and 'E' ordinary shares rank for a priority dividend equivalent to the percentage of value they would have received on a deemed disposal at the date of dividend payment. The 'B', 'D' and 'E' ordinary shares carry a put option requiring the parent company to purchase the shares upon the employee ceasing employment with the company.

Those relating to Caddick Developments (North) Limited are in respect of ordinary shares subscribed for on incorporation or subsequently transferred, to provide a long-term incentive to those employees. On a disposal the shares are valued on a prorated basis of the disposal proceeds, with no reduction for minority interest. The ordinary shares carry a put option requiring the immediate parent company, Caddick Developments Limited, to purchase the shares upon the employee ceasing employment with the company.

The liability has been calculated based on the estimated fair value of the subsidiary undertakings calculated by reference to net asset value and multiples of historic profits, EBITDA and expected cash flow generation. An option pricing model is not considered appropriate given the shares are unlisted and have not been traded.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

21 Provisions for liabilities (continued)

The movement in share-based payments is as follows:

Share based payments	Group £'000	Company £'000
At 1 September 2020	5,220	3,300
Movement during the year	1,467	1,250
At 31 August 2021	6,687	4,550

The movement in the provision of £1,467,000 (2020: £1,495,000) has been recognised in employee compensation, included with administrative expenses.

22 Deferred taxation

Group	£'000
At 1 September 2020 (included in note 21)	1,869
Charged to profit and loss account (note 13)	(186)
At 31 August 2021 (included in note 21)	1,683

The deferred tax balance comprises:

Group	2021		2020	
	Amount provided £'000	Amount unprovided £'000	Amount provided £'000	Amount unprovided £'000
Other timing differences	(104)	-	(100)	-
Accelerated capital allowances	1,261	(61)	1,098	(42)
Losses carried forwards	(41)	(974)	-	(989)
Revalued tangible fixed assets	455	-	759	-
Capital gains, capital losses and gains rolled over	112	-	112	-
	1,683	(1,035)	1,869	(1,031)

The company has no liability to deferred taxation at 31 August 2021 or 31 August 2020.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

23 Called-up share capital

	2021		2020	
	Number	£'000	Number	£'000
Authorised, allotted and fully paid				
Ordinary shares of 1p each	49,800	1	49,800	1
“A” ordinary shares of 1p each	100	-	100	-
“B” ordinary shares of 1p each	4,950,000	49	4,950,000	49
“C” ordinary shares of £1 each	22,000	22	22,000	22
“J” ordinary shares of 1p each	100	-	100	-
	5,022,000	72	5,022,000	72

The ordinary shares of 1p are non-voting, entitle the holder to participate in the profits of the company and a share of proceeds on a sale or return of capital.

The “A” ordinary shares are non-voting, entitle the holder to participate in the profits of the company that are derived from specific subsidiary companies and share in the proceeds on sale of those subsidiaries.

The “B” ordinary shares of 1p carry a voting right, do not entitle the holder to participate in the profits of the company and on a sale or return of capital rank before the ordinary shares but only entitle the holder to a return of the nominal value.

The holders of the “C” shares are entitled to a dividend which is based on the performance of that company measured by reference to a base period. On a sale or winding up of Caddick Group Limited or a sale of Caddick Construction Limited the holders of the “C” shares are entitled, in addition to payment of any arrears of dividend, to a proportion of the sale proceeds or remaining assets of the company, which is equal to the market value of Caddick Construction Limited. At 31 August 2021 unpaid “C” shares dividends not formally waived amounted to £Nil (2020: £767,000). These dividends have not been provided for on the basis that they will be waived.

At general meetings the holders of the “C” shares in aggregate have 9% of the voting rights.

The “J” ordinary shares are non-voting, entitle the holder to participate in the profits of the company that are derived from specific subsidiary companies and share in the proceeds on sale of those subsidiaries.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

24 Other reserves

Group	Share based payments reserve £'000	Share premium account £'000	Capital reserve £'000	Total £'000
At 1 September 2020 and 31 August 2021	102	26	1,813	1,941

The capital reserve represents negative goodwill on acquisition of subsidiary undertakings prior to 1998. This negative goodwill is credited to the profit and loss account when the subsidiary is disposed of.

25 Cost of own shares held by Employee Trust

Group and Company	£'000
At 1 September 2020 and 31 August 2021	(1,451)

The cost of shares held by the Employee Trust amounting to £1,451,000 comprises 5,500 'C' ordinary shares reacquired from the directors of Caddick Construction as part of a long-term incentive arrangement. The shares were originally issued in 1996 and were subsequently reissued by the Employee Trust to the current Construction directors in 2001. At 31 August 2021 the shares had a value of £1,875,000.

26 Dividend paid

	2021 £'000	2020 £'000
Interim ordinary dividend paid of £7.02 per ordinary share (2020: £Nil)	350	-

27 Capital commitments

At the balance sheet date, the group had commitments amounting to £Nil (2020: £Nil).

28 Contingent liabilities

As part of a cross guarantee arrangement operated within the group, the company has guaranteed the overdraft facilities of certain other group companies. At 31 August 2021, this amounted to £Nil (2020: £Nil).

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

29 Notes to the statement of cash flows

	2021 £'000	2020 £'000
Profit for the financial year	12,872	11,659
Tax on profit on ordinary activities	3,834	3,978
Net interest income	(613)	(278)
(Income) / expense from other investments	(22)	9
Expense from interests in associates and joint ventures	523	215
Operating profit	16,594	15,583
Depreciation and impairments (note 15)	2,033	1,918
Amortisation of intangible fixed assets (note 14)	121	71
Amortisation of deferred income (note 21)	(183)	(65)
Profit on disposal of tangible fixed assets	(105)	-
Unrealised loss on revaluation of investment properties (note 15)	1,040	1,747
Provision for share-based payments (note 21)	1,867	1,495
Taxation paid	(3,236)	(4,064)
Working capital movements		
- (Increase) / decrease in stocks	(8,961)	8,843
- Increase in debtors	(18,885)	(19,819)
- Increase in creditors	19,587	12,545
Net cash generated from operating activities	9,872	18,254

Analysis of changes in net debt

	At 1 September 2020 £'000	Cash flows £'000	Non-cash changes £'000	At 31 August 2021 £'000
Cash at bank and in hand	28,349	8,220	-	36,569
Cash and cash equivalents	28,349	8,220	-	36,569
Bank loans	(10,650)	3,700	-	(6,950)
Other loans	(1,890)	640	-	(1,250)
Hire purchase creditors	(822)	400	(349)	(771)
Total	14,987	12,960	(349)	27,598

The non-cash changes represent fixed assets acquired on hire purchase.

Caddick Group Limited

Notes to the financial statements for the year ended 31 August 2021 (continued)

30 Pensions

The group operates a defined contribution pension scheme for the benefit of certain executives. The assets of the scheme are held separately from those of the company in independently administered funds. The group also contributes to personal pension plans for eligible employees. The pension cost charge of £1,183,000 (2020: £1,061,000) represents contributions paid during the year of £1,183,000 (2020: £1,061,000) and accrued amounting to £Nil (2020: £Nil).

31 Transactions with related parties

During the year a group company paid £65,000 (2020: £65,000) by way of property rentals to a pension scheme of which Mr P Caddick and Mrs A Caddick are beneficiaries.

During the year group companies utilised the services of Park Square Management Services Limited, a property management company controlled by Mr P Caddick and Mrs A Caddick. Purchases from and sales to this company at commercial rates amounted to £47,000 (2020: £47,000) and £40,000 (2020: £43,000) respectively.

During the year group companies performed work (inclusive of VAT) for Mr P Caddick and Mrs AE Caddick, on an arm's length basis, to the value of £90,000 (2020: £131,000). At 31 August 2021 an amount of £48,000 (2020: £3,000) was owed by the company to Mr P Caddick and Mrs AE Caddick, being the balance outstanding on their current account.

Included in other creditors (note 19) is an amount owed to Appleton Estates Limited of £150,000 (2020: £150,000), being an equity contribution to a project being undertaken by Oakgate City Living Limited, a subsidiary in which Appleton Estates Limited has a 20% interest. Appleton Estates Limited is company controlled by Mr RE France, a director of a number of Caddick subsidiaries and also Trustee of the Paul Caddick Accumulation and Maintenance Settlement. Included in other debtors is £136,000 (2020: £111,000) in respect of corporate entertaining recharges owing by Mr RE France.

32 Ultimate controlling party

The company's ultimate controlling party is P Caddick, in his capacity as principal Trustee of the Paul Caddick Accumulation and Maintenance Settlement.

Caddick Group Limited is the smallest and largest group to consolidate the financial statements of the company.