

# Cookstown Enterprise Centre

Northern Ireland · Charity number 100109

## Details

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**Status** Received

**Registered** 2015-01-12

**Register** [View on the Charity Commission for Northern Ireland register](#)

## Contact

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**Address** Cookstown Enterprise Centre Ltd  
Derryloran Industrial Estate  
Sandholes Road  
Cookstown  
County Tyrone.  
BT80 9lu  
BT80 9LU

**Phone** 028 8676 3660

**Email** [info@cookstownenterprise.com](mailto:info@cookstownenterprise.com)

**Website** [www.cookstownenterprise.com](http://www.cookstownenterprise.com)

## Activities

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**Purposes:** The Charity's objects ("Objects") are specifically restricted to the following: (1) The advancement of community development, in particular the promotion for the public benefit of urban and rural regeneration in Cookstown and surrounding areas (the "area of benefit"), being an area of social and economic deprivation, by all or any of the following means: (i) the creation of training and employment opportunities by the provision of workspace, buildings and/or land for use on favourable terms; (ii) the provision of financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help: (i) in setting up their own business, or (ii) to existing businesses; (iii) the relief of unemployment; (iv) the advancement of education, training or retraining; (v) the provision of housing to benefit people on low incomes unable to afford a house on the open market. (2) Promoting such other charitable purposes as may from time to time be determined.

**What the charity does:** The advancement of education, The advancement of citizenship or community development, The relief of those in need by reason of youth, age, ill-health, disability, financial hardship or other disadvantage

**How the charity works:** Advice/advocacy/information, Community development, Economic development, Education/training, Relief of poverty, Rural development, Urban development, Youth development

**Who the charity helps:** Adult training,Children (5-13 year olds),Ethnic minorities,General public,Men,Tenants,Unemployed/low income,Voluntary and community sector,Women,Youth (14-25 year olds)

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-31	£372,600	£359,843	£-917,033	4

## Trustees

Name	Role	Appointed
Micheal Mc Guckin		
Miss Gwyneth Evans		
Mrs Elizabeth Kearns		
Peter Cassidy		
Stanley Best		
Trevor Wilson		

**Cookstown Enterprise Centre**

Northern Ireland - Charity number 100109

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# Accounts

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# COOKSTOWN ENTERPRISE CENTRE LTD

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 AUGUST 2025

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	Notes	Unrestricted Funds £	Total 2025 £	Total 2024 £
<b>Incoming resources</b>				
Incoming resources from generated funds	2	5,272	5,272	10,120
Incoming resources from charitable activities	3	367,328	367,328	345,012
<b>Total incoming resources</b>		<u>372,600</u>	<u>372,600</u>	<u>355,132</u>
<b>Resources expended</b>				
Charitable activities	4	300,447	300,447	281,788
Governance costs	5	59,396	59,396	53,534
<b>Total resources expended</b>		<u>359,843</u>	<u>359,843</u>	<u>335,322</u>
<b>Net incoming/(outgoing) resources</b>		<u>12,757</u>	<u>12,757</u>	<u>19,810</u>
<b>Net movement in funds</b>				
Total funds brought forward 1 September 2024		<u>2,107,230</u>	<u>2,107,230</u>	<u>2,087,420</u>
<b>Total funds carried forward at 31 August 2025</b>		<u>2,119,987</u>	<u>2,119,987</u>	<u>2,107,230</u>

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# COOKSTOWN ENTERPRISE CENTRE LTD

## BALANCE SHEET

AS AT 31 AUGUST 2025

	Notes	2025		2024	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	8		2,563,064		2,571,198
<b>Current assets</b>					
Debtors	9	46,784		31,460	
Cash at bank and in hand		427,172		461,568	
		<u>473,956</u>		<u>493,028</u>	
<b>Creditors: amounts falling due within one year</b>	10	<u>(104,538)</u>		<u>(102,681)</u>	
<b>Net current assets</b>			<u>369,418</u>		<u>390,347</u>
<b>Total assets less current liabilities</b>			<u>2,932,482</u>		<u>2,961,545</u>
<b>Creditors: amounts falling due after more than one year</b>	11		-		(9,239)
<b>Accruals and deferred income</b>	12		<u>(812,495)</u>		<u>(845,076)</u>
<b>Net assets</b>			<u><u>2,119,987</u></u>		<u><u>2,107,230</u></u>
<b>Income funds</b>					
Unrestricted reserves			2,019,987		2,007,230
Designated reserves			100,000		100,000
<b>Total charity funds</b>			<u><u>2,119,987</u></u>		<u><u>2,107,230</u></u>

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

The financial statements were approved by the board of directors and authorised for issue on 5 March 2026 and are signed on its behalf by:



Mr T Wilson  
Director

Company Registration No. NI020880

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 AUGUST 2025

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### 1 Accounting policies

#### Company information

Cookstown Enterprise Centre Ltd is a private company limited by guarantee incorporated in Northern Ireland. The registered office is Derryloran Industrial Estate, Sandholes Road, Cookstown, Co Tyrone, BT80 9LU.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Cookstown Enterprise Centre meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost and transaction value unless otherwise stated in the relevant accountancy policy note(s). The financial statements are prepared on a going concern basis.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

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

#### 1.2 Fund accounting

Unrestricted funds are available for use at the discretion of the directors in furtherance of the general objectives of the charity.

Restricted funds are subjected to restrictions on their expenditure imposed by the provider of the funds.

#### 1.3 Incoming resources

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

-Investment income is included when receivable.

-Incoming resources from charitable activity represents amounts receivable for rent, training and services. These incoming resources are accounted for when earned and accounted for net of VAT and trade discounts.

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2025

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### 1 Accounting policies

(Continued)

#### 1.4 Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. It is accounted for net of VAT and any discounts given.

- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that have been allocated directly to such activities and those costs of an indirect nature necessary to support them.

- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the audit fees and costs linked to the strategic management of the charity.

Costs which are directly attributable to a charitable activity or to governance are allocated directly to that activity. Items of expenditure which contribute directly to the output of more than one category are apportioned on a reasonable, justifiable and consistent basis. Support costs which are shared between activities are apportioned on a reasonable, justifiable and consistent basis to the activity cost categories being supported.

The basis of apportionment of staff costs is by the estimated time spent by the individual members of staff on different activity cost categories. Most other support costs are apportioned on the basis of the estimated floor area of the building utilised by the different activity cost categories unless there are specific reasons to apply different proportions of costs to different activity cost categories.

#### 1.5 Tangible fixed assets

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

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

Leasehold land and buildings	2% straight line
Office furniture and fittings	25% reducing balance

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

#### 1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in surplus or deficit, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2025

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### 1 Accounting policies

(Continued)

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in surplus or deficit, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### 1.7 Cash at bank and in hand

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

#### 1.8 Financial instruments

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

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

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

##### **Basic financial assets**

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

##### **Classification of financial liabilities**

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

##### **Basic financial liabilities**

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

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

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

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2025

### 1 Accounting policies

(Continued)

The company is exempt from corporation tax, it being a company not carrying on a business for the purposes of making a profit.

Having obtained charitable status with effect from 18 June 2003, the company is not liable to corporation tax.

#### 1.9 Employee benefits

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

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

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

#### 1.10 Retirement benefits

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

### 2 Incoming resources from generated funds

	Unrestricted funds £	Total 2025 £	Total 2024 £
Bank interest	5,272	5,272	10,120
	<u>5,272</u>	<u>5,272</u>	<u>10,120</u>

### 3 Incoming resources from charitable activities

	Unrestricted funds £	Total 2025 £	Total 2024 £
Rental Income	283,038	283,038	268,852
Other property income	53,818	53,818	55,058
Business development income	30,472	30,472	21,101
	<u>367,328</u>	<u>367,328</u>	<u>345,011</u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2025

### 4 Resources expended on charitable activities

	Unrestricted funds £	Total 2025 £	Total 2024 £
Direct costs	34,830	34,830	28,454
Wages and salaries	80,437	80,437	90,840
Social security costs	2,458	2,458	2,750
Staff pension costs defined contribution	3,101	3,101	3,052
Rates	7,905	7,905	5,050
Power, light and heat	23,416	23,416	17,201
Repairs and maintenance	26,242	26,242	23,823
Insurance	15,521	15,521	10,062
Motor and travel expenses	164	164	1,396
Subscriptions	3,152	3,152	3,082
Legal and professional fees	(995)	(995)	250
Consultancy and administration support	4,250	4,250	10,022
Bank charges	1,135	1,135	1,147
Printing, postage and stationery	1,482	1,482	1,362
Advertising and publicity	4,979	4,979	4,668
Internet/ICT expenses	11,111	11,111	7,032
Cleaning services	10,672	10,672	7,534
Sundry expenses	5,519	5,519	5,983
Capital grant amortisation	(30,300)	(30,300)	(30,300)
Depreciation	95,368	95,368	88,380
	<u>300,447</u>	<u>300,447</u>	<u>281,788</u>

### 5 Resources expended on governance costs

	Unrestricted funds £	Total 2025 £	Total 2024 £
Wages and salaries	34,473	34,473	31,734
Social security costs	3,707	3,707	3,042
Staff pension costs defined contribution	1,329	1,329	1,308
Rates	595	595	380
Power, light and heat	1,763	1,763	1,295
Repairs and maintenance	1,975	1,975	1,793
Insurance	2,717	2,717	1,687
Motor and travel expenses	12	12	105
Consultancy and administration support	320	320	754
Audit fees	5,040	5,040	4,800
Printing, postage and stationery	112	112	102
Internet/ICT expenses	837	837	529
Cleaning services	803	803	567
Sundry expenses	415	415	450
Capital grant amortisation	(2,281)	(2,281)	(2,281)
Depreciation	7,178	7,178	6,656
Bank interest	401	401	613
	<u>59,396</u>	<u>59,396</u>	<u>53,534</u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2025

<b>6</b>	<b>Operating surplus</b>	<b>2025</b>	<b>2024</b>
		<b>£</b>	<b>£</b>
	Operating surplus for the year is stated after charging:		
	Fees payable to the company's auditor for the audit of the company's financial statements	5,040	4,800
		<u>5,040</u>	<u>4,800</u>
<b>7</b>	<b>Taxation</b>		
	Having obtained charitable status with effect from 18 June 2013, the company is not liable to corporation tax on its profits.		
<b>8</b>	<b>Tangible fixed assets</b>		
		<b>Land and buildings</b>	<b>Plant and machinery etc</b>
		<b>£</b>	<b>£</b>
	<b>Cost</b>		<b>Total</b>
	At 1 September 2024	3,397,392	688,736
	Additions	89,314	5,098
		<u>3,486,706</u>	<u>693,834</u>
	At 31 August 2025		4,180,540
	<b>Depreciation and impairment</b>		
	At 1 September 2024	1,017,558	497,372
	Depreciation charged in the year	67,200	35,346
		<u>1,084,758</u>	<u>532,718</u>
	At 31 August 2025		1,617,476
	<b>Carrying amount</b>		
	At 31 August 2025	<u>2,401,948</u>	<u>161,116</u>
	At 31 August 2024	<u>2,379,834</u>	<u>191,364</u>
<b>9</b>	<b>Debtors</b>	<b>2025</b>	<b>2024</b>
		<b>£</b>	<b>£</b>
	<b>Amounts falling due within one year:</b>		
	Trade debtors	20,050	7,239
	Other debtors	26,734	24,223
		<u>46,784</u>	<u>31,462</u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2025

### 10 Creditors: amounts falling due within one year

	2025	2024
	£	£
Bank loans and overdrafts	9,640	10,648
Trade creditors	29,725	41,940
Taxation and social security	16,269	-
Other creditors	48,904	50,093
	<u>104,538</u>	<u>102,681</u>

### 11 Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Bank loans and overdrafts	-	9,239
	<u>-</u>	<u>9,239</u>

### 12 Capital grant reserve

	Government grants £
Balance at 1 September 2024	845,076
Amortisation in the year	(32,581)
Balance at 31 August 2025	<u>812,495</u>

### 13 Retirement benefit schemes

	2025	2024
	£	£
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	4,429	4,360
	<u>4,429</u>	<u>4,360</u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2025

### 14 Statement of movements on charity funds

	<b>Unrestricted surpluses £</b>
Balance at 1 September 2024	2,107,230
Profit for the year	12,757
	<hr/>
Balance at 31 August 2025	2,119,987
	<hr/>
Split as follows:	
General reserves	2,019,987
Designated reserves	100,000
	<hr/>
	2,119,987
	<hr/> <hr/>

### 15 Members' liability

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding £1.

### 16 Related party transactions

The company is required to disclose material transactions with related parties.

During the financial year ended 31 August 2025, the company had no related party transactions that require disclosure.

**COOKSTOWN ENTERPRISE CENTRE LTD**  
**MANAGEMENT INFORMATION**  
**FOR THE YEAR ENDED 31 AUGUST 2025**

## COOKSTOWN ENTERPRISE CENTRE LTD

### PROPERTY AND TRAINING DIVISIONS - DETAILED TRADING AND PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 AUGUST 2025

		2025		2024
	£	£	£	£
<b>Turnover</b>				
Property division		336,857		323,911
Training division		30,471		21,101
		<u>367,328</u>		<u>345,012</u>
<b>Cost of sales</b>				
Direct costs	34,830		28,454	
		<u>(34,830)</u>		<u>(28,454)</u>
<b>Gross profit</b>	90.52%	332,498	91.75%	316,558
<b>Administrative expenses</b>		<u>(324,612)</u>		<u>(306,255)</u>
<b>Operating profit</b>		7,886		10,303
<b>Exceptional items</b>				
Profit/(loss) on sale of tangible assets	-		-	
<b>Other interest receivable and similar income</b>				
Bank interest received	5,272		10,120	
		5,272		10,120
<b>Interest payable</b>				
Bank interest		<u>(401)</u>		<u>(613)</u>
<b>Profit before taxation</b>	3.47%	<u><u>12,757</u></u>	5.74%	<u><u>19,810</u></u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## PROPERTY AND TRAINING DIVISIONS - SCHEDULE OF ADMINISTRATIVE EXPENSES

FOR THE YEAR ENDED 31 AUGUST 2025

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	2025	2024
	£	£
<b>Administrative expenses</b>		
Wages and salaries	114,910	122,574
Social security costs	6,166	5,792
Staff pension costs defined contribution	4,429	4,360
Rates	8,500	5,430
Power, light and heat	25,179	18,496
Repairs and maintenance	28,217	25,616
Insurance	18,237	11,749
Motor and travel expenses	177	1,501
Subscriptions	3,152	3,082
Legal and professional fees	(995)	250
Consultancy and administration support	4,570	10,776
Audit fees	5,040	4,800
Bank charges	1,135	1,147
Printing, postage and stationery	1,594	1,464
Advertising and publicity	4,979	4,668
Internet/ICT expenses	11,948	7,561
Cleaning services	11,475	8,101
Sundry expenses	5,934	6,433
Capital grant amortisation	(32,581)	(32,581)
Depreciation	102,546	95,036
	<u>324,612</u>	<u>306,255</u>

**Cookstown Enterprise Centre**

Northern Ireland - Charity number 100109

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# Accounts

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Company registration number NI020880 (Northern Ireland)

**COOKSTOWN ENTERPRISE CENTRE LTD**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 AUGUST 2024**

# COOKSTOWN ENTERPRISE CENTRE LTD

## COMPANY INFORMATION

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<b>Directors</b>	Mr T Wilson Mr S Best Mr McGuckin Mr P Cassidy Mrs E Kearns Miss G Evans
<b>Company number</b>	NI020880
<b>Registered office</b>	Derryloran Industrial Estate Sandholes Road Cookstown Co Tyrone BT80 9LU
<b>Auditor</b>	David Lyttle + Co Ltd Station House 46 Molesworth Street Cookstown Co Tyrone BT80 8PA
<b>Business address</b>	Derryloran Industrial Estate Sandholes Road Cookstown Co Tyrone BT80 9LU
<b>Bankers</b>	Ulster Bank 20 William Street Cookstown Co Tyrone BT80 8ND

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# COOKSTOWN ENTERPRISE CENTRE LTD

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# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT

**FOR THE YEAR ENDED 31 AUGUST 2024**

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The Trustees, who are Directors for the purposes of company law, present their annual report and financial statements for the year ended 31 August 2024.

### **Principal activities**

The purpose of Cookstown Enterprise Centre Limited is to let industrial units to both new and existing businesses, together with the provision of conference facilities, secretarial services, project management, training, consultancy and other services normally provided by Local Enterprise Agencies.

Cookstown Enterprise Centre Limited obtained charitable status on 18 June 2003 and the charity reference number with the Northern Ireland Charity Commission is NI 100109.

### **Structure, governance and management**

The organisation is a charitable company limited by guarantee. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

The appointment of directors is in accordance with the charity's Articles of Association, whereby at every Annual General Meeting one-third of the directors shall retire from office (but are eligible for re-election). The directors to retire by rotation shall be those who have been longest in office since their last appointment or reappointment. No person other than a director retiring by rotation shall be appointed or reappointed a director at any general meeting unless he/she is recommended by the directors or not less than fourteen nor more than thirty five clear days before the date appointed for the meeting, notice executed by a member qualified to vote at the meeting has been given to the charitable company of the intention to propose that person for appointment or reappointment.

### **Financial review**

The results for the year are set out on page 8, which the Directors consider to be satisfactory.

The reserves of the Company are held for the advancement of its charitable purpose, other than restricted reserves which are held for a designated purpose.

### **Directors**

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr T Wilson  
Mr S Best  
Mr McGuckin  
Mr P Cassidy  
Mr M Foley  
Mrs E Kearns  
Miss G Evans

(Resigned 17 January 2024)

# **COOKSTOWN ENTERPRISE CENTRE LTD**

## **TRUSTEES' REPORT (CONTINUED)**

***FOR THE YEAR ENDED 31 AUGUST 2024***

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### **Objectives and activities**

The objects of the charity are specifically restricted to the following:

(1) The advancement of community development, in particular the promotion for the public benefit of urban and rural regeneration in Cookstown and surrounding areas, being an area of social and economic deprivation, by all or any of the following means:

(i) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;

(ii) the provision of financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help : (a) in setting up their own business, or (b) to existing businesses;

(iii) the relief of unemployment;

(iv) the advancement of education, training or retraining;

(v) the provision of housing for those who are in conditions of need.

(2) Promoting such other charitable purposes as may from time to time be determined.

It aims to achieve these objectives by providing business start-up and development assistance for businesses setting up or developing in the Cookstown District Council area.

# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT (CONTINUED)

*FOR THE YEAR ENDED 31 AUGUST 2024*

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### **Achievements and performance**

During the period to August 2024, the business environment continued to present significant challenges to CEC and its clients. An employment related HR grievance proved to be extremely difficult, time consuming and resulted in unplanned legal fees.

Because of this matter, the operation of the business suffered considerable disruption, and the business was forced to operate without a staff member for the entire trading year in a busy, labour-intensive part of the company's operation.

Cookstown Enterprise Centre however has again had a satisfactory financial performance during this year. Significant increased costs for insurance, heat, light, and power as well as maintenance have been experienced resulting in a decrease in the net profit margin.

Income from Go for It and Go Succeed business support training and mentoring initiatives again contributed approximately 10% of the total revenue income. Occupancy levels of all CEC owned properties has remained consistently above 95% with rental income and conference room hire revenues making up the remaining 90% of the annual income.

The strong financial performance has again made it possible the charity to invest time and resources into the delivery of free of charge services to the local business and community and voluntary sector. Competitive rents and flexible tenancy agreements as well as free advice, and information form the core of the support package provided by the enterprise centre.

The usage of the conference and meeting facilities operated at an extremely elevated level of activity. The gross revenue generated from this service to the business community locally was the highest since the business began trading over thirty years ago. As with all core services provided by CEC, these facilities are provided to users in some instances, free of charge or at very favourable rates.

During the year, ongoing investment in the overall property base has enhanced the quality of property on offer thus making it an attractive choice to all sections of the local community. A major capital expenditure project to improve the entire roof area was approved by the trustees and work commenced in August 2024.

To further increase the property base, in April 2024, the organisation has completed the purchase of the former DSS Jobs & Benefits Office in Cookstown. This government owned building was acquired under the Community Asset Transfer' process. Architectural plans are at an advanced stage for the repurposing of this facility to provide office accommodation and support services to the micro business as well as the community and voluntary sectors within the district. It is anticipated that this £1m construction project will be completed in mid-2025.

Training support, which continues to be delivered on a 'no profit' basis, through the pre-start Explore Enterprise programme as well as the 'Go for It' and Go Succeed start-up initiatives.

These core initiatives are offered free of charge to the local beneficiaries with funding being provided by the UK Government through Invest NI and the eleven District Councils throughout Northern Ireland.

During the last twelve months local entrepreneurs continue to avail of the free of charge CEC monthly business advice and information clinics which are delivered by experienced advisors.

The establishment of 'Flexi Space' which provides hot desking and co-working facilities and private offices for rent on a daily, weekly, or monthly basis. Users from the business and community and voluntary sectors are provided with Hyper fast internet, modern, comfortable furniture, and surroundings as well as complimentary tea and coffee.

ISO 9001:2015 quality accreditation was also successfully retained in June 2024 following an annual surveillance audit conducted on site by NQA independent assessors. The company also continues to meet its charitable objects with all services provided at favourable rates and financial surpluses reinvested to ensure essential support for micro business and social enterprises locally.

The demand for business property from micro enterprises locally has remained consistently high and the latest property acquisition facilitates CEC in its core objective to provide quality business accommodation with favourable rents and flexible tenancy arrangements.

# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT (CONTINUED)

*FOR THE YEAR ENDED 31 AUGUST 2024*

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### **Financial Review**

The directors will conduct annual reviews of the appropriate level of Unrestricted Reserves. The purpose of this Reserve is to provide stability for the charity to ensure that it is able to honour existing contractual obligations, to upgrade existing capital equipment, to cover unforeseen events beyond the company's control and to enable it to continue its operations in the event of a significant fluctuation in expenditure or income.

The directors have taken a decision to establish a Designated Reserve at a level of four months of annual expenditure. This is a reserve designed to meet unexpected financial commitments, and also to build a provision for redundancy for all staff in the unlikely event that the company would cease to carry on its current activities. The directors estimate the provision for four months of annual expenditure to be £100,000.

The present level of Reserves available to the charity is £2,107,230 and this is considered satisfactory.

# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT (CONTINUED)

*FOR THE YEAR ENDED 31 AUGUST 2024*

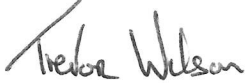
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### **Statement of disclosure to auditor**

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

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

On behalf of the board



Mr T Wilson

**Director**

19 March 2025

# **COOKSTOWN ENTERPRISE CENTRE LTD**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

***FOR THE YEAR ENDED 31 AUGUST 2024***

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The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# COOKSTOWN ENTERPRISE CENTRE LTD

## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF COOKSTOWN ENTERPRISE CENTRE LTD

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#### Opinion

We have audited the financial statements of Cookstown Enterprise Centre Ltd (the 'company') for the year ended 31 August 2024 set out on pages 6 to 19. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 August 2024 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

# COOKSTOWN ENTERPRISE CENTRE LTD

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### TO THE MEMBERS OF COOKSTOWN ENTERPRISE CENTRE LTD

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#### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

#### **Responsibilities of directors**

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



**Erica Convery (Senior Statutory Auditor)**  
**for and on behalf of David Lyttle + Co Ltd**  
Chartered Accountants  
Statutory Auditor

19 March 2025

Station House  
46 Molesworth Street  
Cookstown  
Co Tyrone  
BT80 8PA

# COOKSTOWN ENTERPRISE CENTRE LTD

## STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 AUGUST 2024

	Notes	Unrestricted Funds £	Total 2024 £	Total 2023 £
<b>Incoming resources</b>				
Incoming resources from generated funds	2	10,120	10,120	26,817
Incoming resources from charitable activities	3	345,012	345,012	334,228
COVID grants received		-	-	-
<b>Total incoming resources</b>		<u>355,132</u>	<u>355,132</u>	<u>361,045</u>
<b>Resources expended</b>				
Charitable activities	4	281,788	281,788	269,132
Governance costs	5	53,534	53,534	54,013
<b>Total resources expended</b>		<u>335,322</u>	<u>335,322</u>	<u>323,145</u>
<b>Net incoming/(outgoing) resources</b>		<u>19,810</u>	<u>19,810</u>	<u>37,900</u>
<b>Net movement in funds</b>				
Total funds brought forward 1 September 2023		<u>2,087,420</u>	<u>2,087,420</u>	<u>2,049,520</u>
<b>Total funds carried forward at 31 August 2024</b>		<u>2,107,230</u>	<u>2,107,230</u>	<u>2,087,420</u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## BALANCE SHEET

AS AT 31 AUGUST 2024

	Notes	2024		2023	
		£	£	£	£
<b>Fixed assets</b>					
Tangible assets	8		2,571,198		2,226,439
<b>Current assets</b>					
Debtors	9	31,460		18,531	
Cash at bank and in hand		461,568		823,278	
		<u>493,028</u>		<u>841,809</u>	
<b>Creditors: amounts falling due within one year</b>	10	<u>(102,681)</u>		<u>(83,897)</u>	
<b>Net current assets</b>			<u>390,347</u>		<u>757,912</u>
<b>Total assets less current liabilities</b>			<u>2,961,545</u>		<u>2,984,351</u>
<b>Creditors: amounts falling due after more than one year</b>	11		(9,239)		(19,274)
<b>Accruals and deferred income</b>			<u>(845,076)</u>		<u>(877,657)</u>
<b>Net assets</b>			<u>2,107,230</u>		<u>2,087,420</u>
<b>Income funds</b>					
Unrestricted reserves			2,007,230		1,987,420
Designated reserves			100,000		100,000
<b>Total charity funds</b>			<u>2,107,230</u>		<u>2,087,420</u>

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

The financial statements were approved by the board of directors and authorised for issue on 19 March 2025 and are signed on its behalf by:



Mr T Wilson  
Director

Company Registration No. NI020880

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 AUGUST 2024

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### 1 Accounting policies

#### Company information

Cookstown Enterprise Centre Ltd is a private company limited by guarantee incorporated in Northern Ireland. The registered office is Derryloran Industrial Estate, Sandholes Road, Cookstown, Co Tyrone, BT80 9LU.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) effective 1 January 2015 - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Cookstown Enterprise Centre meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost and transaction value unless otherwise stated in the relevant accountancy policy note(s). The financial statements are prepared on a going concern basis.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

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

#### 1.2 Fund accounting

Unrestricted funds are available for use at the discretion of the directors in furtherance of the general objectives of the charity.

Restricted funds are subjected to restrictions on their expenditure imposed by the provider of the funds.

#### 1.3 Incoming resources

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

-Investment income is included when receivable.

-Incoming resources from charitable activity represents amounts receivable for rent, training and services. These incoming resources are accounted for when earned and accounted for net of VAT and trade discounts.

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2024

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#### 1 Accounting policies

(Continued)

##### 1.4 Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. It is accounted for net of VAT and any discounts given.

- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that have been allocated directly to such activities and those costs of an indirect nature necessary to support them.

- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the audit fees and costs linked to the strategic management of the charity.

Costs which are directly attributable to a charitable activity or to governance are allocated directly to that activity. Items of expenditure which contribute directly to the output of more than one category are apportioned on a reasonable, justifiable and consistent basis. Support costs which are shared between activities are apportioned on a reasonable, justifiable and consistent basis to the activity cost categories being supported.

The basis of apportionment of staff costs is by the estimated time spent by the individual members of staff on different activity cost categories. Most other support costs are apportioned on the basis of the estimated floor area of the building utilised by the different activity cost categories unless there are specific reasons to apply different proportions of costs to different activity cost categories.

##### 1.5 Tangible fixed assets

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

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

Leasehold land and buildings	2% straight line
Office furniture and fittings	25% reducing balance

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

##### 1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in surplus or deficit, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

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### 1 Accounting policies

(Continued)

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in surplus or deficit, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### 1.7 Cash at bank and in hand

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

#### 1.8 Financial instruments

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

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

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

##### **Basic financial assets**

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

##### **Classification of financial liabilities**

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

##### **Basic financial liabilities**

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

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

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

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 1 Accounting policies

(Continued)

The company is exempt from corporation tax, it being a company not carrying on a business for the purposes of making a profit.

Having obtained charitable status with effect from 18 June 2003, the company is not liable to corporation tax.

#### 1.9 Employee benefits

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

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

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

#### 1.10 Retirement benefits

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

### 2 Incoming resources from generated funds

	Unrestricted funds £	Total 2024 £	Total 2023 £
Distribution from Cookstown Enterprise Properties C.I.C.	-	-	19,870
Bank interest	10,120	10,120	6,947
	<u>10,120</u>	<u>10,120</u>	<u>26,817</u>

### 3 Incoming resources from charitable activities

	Unrestricted funds £	Total 2024 £	Total 2023 £
Rental Income	268,852	268,852	267,768
Other property income	55,058	55,058	41,025
Business development income	21,102	21,102	25,435
	<u>345,012</u>	<u>345,012</u>	<u>334,228</u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2024

#### 4 Resources expended on charitable activities

	Unrestricted funds £	Total 2024 £	Total 2023 £
Direct costs	28,454	28,454	39,234
Wages and salaries	90,840	90,840	81,490
Social security costs	2,750	2,750	2,523
Staff pension costs defined contribution	3,052	3,052	2,967
Rates	5,050	5,050	5,619
Power, light and heat	17,201	17,201	16,449
Repairs and maintenance	23,823	23,823	29,916
Insurance	10,062	10,062	14,581
Motor and travel expenses	1,396	1,396	(856)
Subscriptions	3,082	3,082	2,477
Legal and professional fees	250	250	1,927
Consultancy and administration support	10,022	10,022	2,153
Bank charges	1,147	1,147	1,289
Bad and doubtful debts	-	-	512
Printing, postage and stationery	1,362	1,362	1,358
Advertising and publicity	4,668	4,668	9,642
Internet/ICT expenses	7,032	7,032	6,669
Cleaning services	7,534	7,534	4,179
Sundry expenses	5,983	5,983	5,630
Capital grant amortisation	(30,300)	(30,300)	(30,300)
Depreciation	88,380	88,380	93,957
Profit or loss on sale of investment property	-	-	(22,284)
	<u>281,788</u>	<u>281,788</u>	<u>269,132</u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 5 Resources expended on governance costs

	Unrestricted funds £	Total 2024 £	Total 2023 £
Wages and salaries	31,734	31,734	30,703
Social security costs	3,042	3,042	3,151
Staff pension costs defined contribution	1,308	1,308	1,272
Rates	380	380	423
Power, light and heat	1,295	1,295	1,238
Repairs and maintenance	1,793	1,793	2,252
Insurance	1,687	1,687	2,027
Motor and travel expenses	105	105	(64)
Consultancy and administration support	754	754	162
Audit fees	4,800	4,800	4,570
Printing, postage and stationery	102	102	102
Internet/ICT expenses	529	529	502
Cleaning services	567	567	315
Sundry expenses	450	450	424
Capital grant amortisation	(2,281)	(2,281)	(2,281)
Depreciation	6,656	6,656	7,072
Bank interest	613	613	2,145
	<u>53,534</u>	<u>53,534</u>	<u>54,013</u>

### 6 Operating surplus

	2024 £	2023 £
Operating surplus for the year is stated after charging:		
Fees payable to the company's auditor for the audit of the company's financial statements	<u>4,800</u>	<u>4,570</u>

### 7 Taxation

Having obtained charitable status with effect from 18 June 2013, the company is not liable to corporation tax on its profits.

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 8 Tangible fixed assets

	Land and buildings	Plant and machinery etc	Total
	£	£	£
<b>Cost</b>			
At 1 September 2023	2,989,361	656,972	3,646,333
Additions	408,031	31,764	439,795
At 31 August 2024	<u>3,397,392</u>	<u>688,736</u>	<u>4,086,128</u>
<b>Depreciation and impairment</b>			
At 1 September 2023	959,259	460,635	1,419,894
Depreciation charged in the year	58,299	36,737	95,036
At 31 August 2024	<u>1,017,558</u>	<u>497,372</u>	<u>1,514,930</u>
<b>Carrying amount</b>			
At 31 August 2024	<u>2,379,834</u>	<u>191,364</u>	<u>2,571,198</u>
At 31 August 2023	<u>2,030,102</u>	<u>196,337</u>	<u>2,226,439</u>

### 9 Debtors

	2024	2023
	£	£
<b>Amounts falling due within one year:</b>		
Trade debtors	7,237	8,780
Other debtors	24,223	9,753
	<u>31,460</u>	<u>18,533</u>

### 10 Creditors: amounts falling due within one year

	2024	2023
	£	£
Bank loans and overdrafts	10,648	10,648
Trade creditors	41,940	10,242
Taxation and social security	-	11,019
Other creditors	50,093	51,988
	<u>102,681</u>	<u>83,897</u>

### 11 Creditors: amounts falling due after more than one year

	2024	2023
	£	£
Bank loans and overdrafts	<u>9,239</u>	<u>19,274</u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2024

### 12 Capital grant reserve

	<b>Government grants £</b>
Balance at 1 September 2023	877,657
Amortisation in the year	<u>(32,581)</u>
Balance at 31 August 2019	<u><u>845,076</u></u>

### 13 Retirement benefit schemes

	<b>2024 £</b>	<b>2023 £</b>
<b>Defined contribution schemes</b>		
Charge to profit or loss in respect of defined contribution schemes	<u>4,360</u>	<u>4,239</u>

### 14 Statement of movements on charity funds

	<b>Unrestricted surpluses £</b>
Balance at 1 September 2023	2,087,420
Profit for the year	<u>19,810</u>
Balance at 31 August 2024	<u><u>2,107,230</u></u>
Split as follows:	
General reserves	2,007,230
Designated reserves	<u>100,000</u>
	<u><u>2,107,230</u></u>

### 15 Members' liability

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding £1.

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

*FOR THE YEAR ENDED 31 AUGUST 2024*

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### 16 Related party transactions

Mr S Best, director of Cookstown Enterprise Centre Ltd, is also the owner of Stanley Best Estate Agents, a business that provided letting services to Cookstown Enterprise Centre Ltd during the year amounting to £250 (2023:£450). There was £nil (2023:£nil) owing to Stanley Best Estate Agents at 31 August 2024.

The above transactions were carried out under normal commercial terms.

**COOKSTOWN ENTERPRISE CENTRE LTD**  
**MANAGEMENT INFORMATION**  
**FOR THE YEAR ENDED 31 AUGUST 2024**

## COOKSTOWN ENTERPRISE CENTRE LTD

### PROPERTY AND TRAINING DIVISIONS - DETAILED TRADING AND PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 AUGUST 2024

		2024		2023
	£	£	£	£
<b>Turnover</b>				
Property division		323,911		308,794
Training division		21,101		25,435
		<u>345,012</u>		<u>334,229</u>
<b>Cost of sales</b>				
Direct costs	28,454		39,234	
		<u>(28,454)</u>		<u>(39,234)</u>
<b>Gross profit</b>	91.75%	316,558	88.26%	294,995
<b>Administrative expenses</b>		(306,255)		(281,767)
<b>Operating profit</b>		10,303		13,228
<b>Exceptional items</b>				
Profit/(loss) on sale of tangible assets	-		-	
<b>Other interest receivable and similar income</b>				
Bank interest received	10,120		6,947	
Distribution from Cookstown Enterprise Properties C.I.C	-		19,870	
		<u>10,120</u>		<u>26,817</u>
<b>Interest payable</b>				
Bank interest		(613)		(2,145)
<b>Profit before taxation</b>	5.74%	<u>19,810</u>	11.34%	<u>37,900</u>

## COOKSTOWN ENTERPRISE CENTRE LTD

### PROPERTY AND TRAINING DIVISIONS - SCHEDULE OF ADMINISTRATIVE EXPENSES

FOR THE YEAR ENDED 31 AUGUST 2024

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	2024	2023
	£	£
<b>Administrative expenses</b>		
Wages and salaries	122,574	112,193
Social security costs	5,792	5,675
Staff pension costs defined contribution	4,360	4,239
Rates	5,430	6,042
Power, light and heat	18,496	17,687
Repairs and maintenance	25,616	32,168
Insurance	11,749	16,608
Motor and travel expenses	1,501	(920)
Subscriptions	3,082	2,477
Legal and professional fees	250	1,927
Consultancy and administration support	10,776	2,315
Audit fees	4,800	4,570
Bank charges	1,147	1,289
Bad and doubtful debts	-	512
Printing, postage and stationery	1,464	1,460
Advertising and publicity	4,668	9,642
Internet/ICT expenses	7,561	7,171
Cleaning services	8,101	4,494
Sundry expenses	6,433	6,054
Capital grant amortisation	(32,581)	(32,581)
Depreciation	95,036	101,029
Profit or loss on sale of investment property	-	(22,284)
	<u>306,255</u>	<u>281,767</u>

**Cookstown Enterprise Centre**

Northern Ireland - Charity number 100109

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# Annual report

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# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT

**FOR THE YEAR ENDED 31 AUGUST 2024**

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The Trustees, who are Directors for the purposes of company law, present their annual report and financial statements for the year ended 31 August 2024.

### **Principal activities**

The purpose of Cookstown Enterprise Centre Limited is to let industrial units to both new and existing businesses, together with the provision of conference facilities, secretarial services, project management, training, consultancy and other services normally provided by Local Enterprise Agencies.

Cookstown Enterprise Centre Limited obtained charitable status on 18 June 2003 and the charity reference number with the Northern Ireland Charity Commission is NI 100109.

### **Structure, governance and management**

The organisation is a charitable company limited by guarantee. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

The appointment of directors is in accordance with the charity's Articles of Association, whereby at every Annual General Meeting one-third of the directors shall retire from office (but are eligible for re-election). The directors to retire by rotation shall be those who have been longest in office since their last appointment or reappointment. No person other than a director retiring by rotation shall be appointed or reappointed a director at any general meeting unless he/she is recommended by the directors or not less than fourteen nor more than thirty five clear days before the date appointed for the meeting, notice executed by a member qualified to vote at the meeting has been given to the charitable company of the intention to propose that person for appointment or reappointment.

### **Financial review**

The results for the year are set out on page 8, which the Directors consider to be satisfactory.

The reserves of the Company are held for the advancement of its charitable purpose, other than restricted reserves which are held for a designated purpose.

### **Directors**

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr T Wilson  
Mr S Best  
Mr McGuckin  
Mr P Cassidy  
Mr M Foley  
Mrs E Kearns  
Miss G Evans

(Resigned 17 January 2024)

# **COOKSTOWN ENTERPRISE CENTRE LTD**

## **TRUSTEES' REPORT (CONTINUED)**

***FOR THE YEAR ENDED 31 AUGUST 2024***

---

### **Objectives and activities**

The objects of the charity are specifically restricted to the following:

(1) The advancement of community development, in particular the promotion for the public benefit of urban and rural regeneration in Cookstown and surrounding areas, being an area of social and economic deprivation, by all or any of the following means:

(i) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;

(ii) the provision of financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help : (a) in setting up their own business, or (b) to existing businesses;

(iii) the relief of unemployment;

(iv) the advancement of education, training or retraining;

(v) the provision of housing for those who are in conditions of need.

(2) Promoting such other charitable purposes as may from time to time be determined.

It aims to achieve these objectives by providing business start-up and development assistance for businesses setting up or developing in the Cookstown District Council area.

# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2024**

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### **Achievements and performance**

During the period to August 2024, the business environment continued to present significant challenges to CEC and its clients. An employment related HR grievance proved to be extremely difficult, time consuming and resulted in unplanned legal fees.

Because of this matter, the operation of the business suffered considerable disruption, and the business was forced to operate without a staff member for the entire trading year in a busy, labour-intensive part of the company's operation.

Cookstown Enterprise Centre however has again had a satisfactory financial performance during this year. Significant increased costs for insurance, heat, light, and power as well as maintenance have been experienced resulting in a decrease in the net profit margin.

Income from Go for It and Go Succeed business support training and mentoring initiatives again contributed approximately 10% of the total revenue income. Occupancy levels of all CEC owned properties has remained consistently above 95% with rental income and conference room hire revenues making up the remaining 90% of the annual income.

The strong financial performance has again made it possible the charity to invest time and resources into the delivery of free of charge services to the local business and community and voluntary sector. Competitive rents and flexible tenancy agreements as well as free advice, and information form the core of the support package provided by the enterprise centre.

The usage of the conference and meeting facilities operated at an extremely elevated level of activity. The gross revenue generated from this service to the business community locally was the highest since the business began trading over thirty years ago. As with all core services provided by CEC, these facilities are provided to users in some instances, free of charge or at very favourable rates.

During the year, ongoing investment in the overall property base has enhanced the quality of property on offer thus making it an attractive choice to all sections of the local community. A major capital expenditure project to improve the entire roof area was approved by the trustees and work commenced in August 2024.

To further increase the property base, in April 2024, the organisation has completed the purchase of the former DSS Jobs & Benefits Office in Cookstown. This government owned building was acquired under the Community Asset Transfer process. Architectural plans are at an advanced stage for the repurposing of this facility to provide office accommodation and support services to the micro business as well as the community and voluntary sectors within the district. It is anticipated that this £1m construction project will be completed in mid-2025.

Training support, which continues to be delivered on a 'no profit' basis, through the pre-start Explore Enterprise programme as well as the 'Go for It' and Go Succeed start-up initiatives.

These core initiatives are offered free of charge to the local beneficiaries with funding being provided by the UK Government through Invest NI and the eleven District Councils throughout Northern Ireland.

During the last twelve months local entrepreneurs continue to avail of the free of charge CEC monthly business advice and information clinics which are delivered by experienced advisors.

The establishment of 'Flexi Space' which provides hot desking and co-working facilities and private offices for rent on a daily, weekly, or monthly basis. Users from the business and community and voluntary sectors are provided with Hyper fast internet, modern, comfortable furniture, and surroundings as well as complimentary tea and coffee.

ISO 9001:2015 quality accreditation was also successfully retained in June 2024 following an annual surveillance audit conducted on site by NQA independent assessors. The company also continues to meet its charitable objects with all services provided at favourable rates and financial surpluses reinvested to ensure essential support for micro business and social enterprises locally.

The demand for business property from micro enterprises locally has remained consistently high and the latest property acquisition facilitates CEC in its core objective to provide quality business accommodation with favourable rents and flexible tenancy arrangements.

# **COOKSTOWN ENTERPRISE CENTRE LTD**

## **TRUSTEES' REPORT (CONTINUED)**

***FOR THE YEAR ENDED 31 AUGUST 2024***

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### **Financial Review**

The directors will conduct annual reviews of the appropriate level of Unrestricted Reserves. The purpose of this Reserve is to provide stability for the charity to ensure that it is able to honour existing contractual obligations, to upgrade existing capital equipment, to cover unforeseen events beyond the company's control and to enable it to continue its operations in the event of a significant fluctuation in expenditure or income.

The directors have taken a decision to establish a Designated Reserve at a level of four months of annual expenditure. This is a reserve designed to meet unexpected financial commitments, and also to build a provision for redundancy for all staff in the unlikely event that the company would cease to carry on its current activities. The directors estimate the provision for four months of annual expenditure to be £100,000.

The present level of Reserves available to the charity is £2,107,230 and this is considered satisfactory.

# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2024**

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### **Statement of disclosure to auditor**

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

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

On behalf of the board



Mr T Wilson

**Director**

19 March 2025

**Cookstown Enterprise Centre**

Northern Ireland - Charity number 100109

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# Annual return

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# COOKSTOWN ENTERPRISE CENTRE LTD

## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF COOKSTOWN ENTERPRISE CENTRE LTD

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#### Opinion

We have audited the financial statements of Cookstown Enterprise Centre Ltd (the 'company') for the year ended 31 August 2024 set out on pages 6 to 19. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 August 2024 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

# COOKSTOWN ENTERPRISE CENTRE LTD

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### TO THE MEMBERS OF COOKSTOWN ENTERPRISE CENTRE LTD

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#### Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

#### Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

#### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



**Erica Convery (Senior Statutory Auditor)**  
**for and on behalf of David Lyttle + Co Ltd**  
Chartered Accountants  
Statutory Auditor

19 March 2025

Station House  
46 Molesworth Street  
Cookstown  
Co Tyrone  
BT80 8PA

**Cookstown Enterprise Centre**

Northern Ireland - Charity number 100109

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# Accounts

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Company registration number NI020880 (Northern Ireland)

**COOKSTOWN ENTERPRISE CENTRE LTD**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 AUGUST 2023**

# COOKSTOWN ENTERPRISE CENTRE LTD

## COMPANY INFORMATION

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**Directors** Mr T Wilson  
Mr S Best  
Mr McGuckin  
Mr P Cassidy  
Mr M Foley  
Mrs E Kearns  
Miss G Evans (Appointed 21 September 2022)

**Company number** NI020880

**Registered office** Derryloran Industrial Estate  
Sandholes Road  
Cookstown  
Co Tyrone  
BT80 9LU

**Auditor** David Lyttle + Co Ltd  
Station House  
46 Molesworth Street  
Cookstown  
Co Tyrone  
BT80 8PA

**Business address** Derryloran Industrial Estate  
Sandholes Road  
Cookstown  
Co Tyrone  
BT80 9LU

**Bankers** Ulster Bank  
20 William Street  
Cookstown  
Co Tyrone  
BT80 8ND

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# COOKSTOWN ENTERPRISE CENTRE LTD

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# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT

### FOR THE YEAR ENDED 31 AUGUST 2023

---

The Trustees, who are Directors for the purposes of company law, present their annual report and financial statements for the year ended 31 August 2023.

#### Principal activities

The purpose of Cookstown Enterprise Centre Limited is to let industrial units to both new and existing businesses, together with the provision of conference facilities, secretarial services, project management, training, consultancy and other services normally provided by Local Enterprise Agencies.

Cookstown Enterprise Centre Limited obtained charitable status on 18 June 2003 and the charity reference number with the Northern Ireland Charity Commission is NI 100109.

#### Structure, governance and management

The organisation is a charitable company limited by guarantee. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

The appointment of directors is in accordance with the charity's Articles of Association, whereby at every Annual General Meeting one-third of the directors shall retire from office (but are eligible for re-election). The directors to retire by rotation shall be those who have been longest in office since their last appointment or reappointment. No person other than a director retiring by rotation shall be appointed or reappointed a director at any general meeting unless he/she is recommended by the directors or not less than fourteen nor more than thirty five clear days before the date appointed for the meeting, notice executed by a member qualified to vote at the meeting has been given to the charitable company of the intention to propose that person for appointment or reappointment.

#### Financial review

The results for the year are set out on page 8, which the Directors consider to be satisfactory.

The reserves of the Company are held for the advancement of its charitable purpose, other than restricted reserves which are held for a designated purpose.

#### Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr T Wilson	
Mr D Legge	(Resigned 19 October 2022)
Mr S Best	
Mr McGuckin	
Mr P Cassidy	
Mr M Foley	
Mrs E Kearns	
Miss G Evans	(Appointed 21 September 2022)

# **COOKSTOWN ENTERPRISE CENTRE LTD**

## **TRUSTEES' REPORT (CONTINUED)**

***FOR THE YEAR ENDED 31 AUGUST 2023***

---

### **Objectives and activities**

The objects of the charity are specifically restricted to the following:

- (1) The advancement of community development, in particular the promotion for the public benefit of urban and rural regeneration in Cookstown and surrounding areas, being an area of social and economic deprivation, by all or any of the following means:
- (i) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;
  - (ii) the provision of financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help : (a) in setting up their own business, or (b) to existing businesses;
  - (iii) the relief of unemployment;
  - (iv) the advancement of education, training or retraining;
  - (v) the provision of housing for those who are in conditions of need.
- (2) Promoting such other charitable purposes as may from time to time be determined.

It aims to achieve these objectives by providing business start-up and development assistance for businesses setting up or developing in the Cookstown District Council area.

# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2023**

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### **Achievements and performance**

During the period to August 2023, the business environment continued to present significant challenges to CEC and its clients. Cookstown Enterprise Centre has again had a satisfactory financial performance during the year. Markedly increased costs of insurance, heat, light, and power as well as maintenance are being experienced resulting in a decrease in the net profit margin.

Income from small business support training and mentoring initiatives have contributed approximately 10% of the total income. Occupancy levels of all CEC owned properties has remained consistently above 95% with rental income and conference room hire revenues making up the remaining 90% of income.

The strong financial performance has again made it possible for the charity to invest time and resources into the delivery of free of charge services to the local community. Competitive rents and flexible tenancy agreements as well as free advice, mentoring, and information form the core of the support package provided to micro and small businesses as well as the community and voluntary sector locally.

Following the interruption to business because of the pandemic, the usage of the conference and meeting facilities in the Enterprise Centre has returned to a high level of activity with face-to-face meetings accepted as the best way to share knowledge and information. As with all core services provided by CEC, these facilities are made available to the business and the community sector either free of charge or at favourable hire rates.

During the year, ongoing investment in the overall property base has enhanced the quality of property on offer thus making it an attractive choice to all sections of the local community. To further strengthen the property base, the organisation has made an application under the 'Community Asset Transfer' process to purchase a former DSS, government owned building in Cookstown. If successful, this facility will be refurbished to provide support services to micro businesses as well as the community and voluntary sectors within the district.

Training support, which continues to be delivered on a 'no profit' basis, has been delivered with the 'Go for It' start-up initiative as well as tailored business development support programmes. These core initiatives are offered free of charge to the beneficiaries with funding coming from Invest NI, Mid Ulster District Council, and other external sources.

The contract to deliver the Go for It Programme funded by Invest NI in collaboration with the eleven Councils across Northern Ireland expires on 30 September 2023. The successor initiative supported by the UK Prosperity Fund is intended to commence in October 2023.

During the last twelve months, EU funding for the development and delivery of bespoke support services to micro and small businesses came to an end. Local entrepreneurs continue to avail of the free of charge CEC monthly business advice and information clinics which are delivered by experienced advisors.

A particular highlight during the most recent trading period was the establishment of 'Flexi Space' which provides hot desking and co-working facilities. Changes in working practices in the 'post pandemic' environment have provided an opportunity to work from home. The purpose-built facility provides flexi desks and private offices for rent on a daily, weekly, or monthly basis. Up to twenty users simultaneously can enjoy hyper fast internet, modern, comfortable furniture, and surroundings as well as complimentary tea and coffee, which are just some of the key features of the new space. Flexi Space was formally opened for business in April 2023 with an event which was attended by sixty guests representing the small business, community & voluntary sectors locally.

ISO 9001:2015 quality accreditation was also successfully retained in June 2023 following an annual surveillance audit. For the first time in three years, the audit was conducted face to face on site. The company also continues to meet its charitable objects with all services provided at favourable rates and financial surpluses reinvested to ensure essential support for micro business and social enterprises locally.

The demand for business property from micro enterprises locally has remained consistently strong and despite the lack of suitable industrial zoned land or buildings locally, CEC continues to research opportunities to expand the current property portfolio. The provision of business accommodation with favourable rents and flexible tenancy arrangements continues to be a core objective of the trustees.

# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2023**

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### **Financial Review**

The directors will conduct annual reviews of the appropriate level of Unrestricted Reserves. The purpose of this Reserve is to provide stability for the charity to ensure that it is able to honour existing contractual obligations, to upgrade existing capital equipment, to cover unforeseen events beyond the company's control and to enable it to continue its operations in the event of a significant fluctuation in expenditure or income.

The directors have taken a decision to establish a Designated Reserve at a level of four months of annual expenditure. This is a reserve designed to meet unexpected financial commitments, and also to build a provision for redundancy for all staff in the unlikely event that the company would cease to carry on its current activities. The directors estimate the provision for four months of annual expenditure to be £100,000.

The present level of Reserves available to the charity is £2,087,420 and this is considered satisfactory.

### **Statement of directors' responsibilities**

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2023**

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### **Statement of disclosure to auditor**

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

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

On behalf of the board



Mr T Wilson

**Director**

15 November 2023

# COOKSTOWN ENTERPRISE CENTRE LTD

## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF COOKSTOWN ENTERPRISE CENTRE LTD

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#### Opinion

We have audited the financial statements of Cookstown Enterprise Centre Ltd (the 'company') for the year ended 31 August 2023 set out on pages 6 to 18. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 August 2023 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

# COOKSTOWN ENTERPRISE CENTRE LTD

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### TO THE MEMBERS OF COOKSTOWN ENTERPRISE CENTRE LTD

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#### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

#### **Responsibilities of directors**

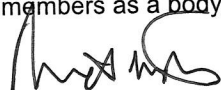
As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



**David Lyttle (Senior Statutory Auditor)**  
for and on behalf of David Lyttle + Co Ltd  
Chartered Accountants  
Statutory Auditor

15 November 2023

Station House  
46 Molesworth Street  
Cookstown  
Co Tyrone  
BT80 8PA

# COOKSTOWN ENTERPRISE CENTRE LTD

## STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 AUGUST 2023

	Notes	Unrestricted Funds £	Total 2023 £	Total 2022 £
<b>Incoming resources</b>				
Incoming resources from generated funds	2	26,817	26,817	370
Incoming resources from charitable activities	3	334,228	334,228	327,305
COVID grants received		-	-	7,530
<b>Total incoming resources</b>		<u>361,045</u>	<u>361,045</u>	<u>335,205</u>
<b>Resources expended</b>				
Charitable activities	4	269,132	269,132	259,030
Governance costs	5	54,013	54,013	54,606
<b>Total resources expended</b>		<u>323,145</u>	<u>323,145</u>	<u>313,636</u>
<b>Net incoming/(outgoing) resources</b>		<u>37,900</u>	<u>37,900</u>	<u>21,569</u>
<b>Net movement in funds</b>				
Total funds brought forward 1 September 2022		<u>2,049,520</u>	<u>2,049,520</u>	<u>2,027,951</u>
<b>Total funds carried forward at 31 August 2023</b>		<u><u>2,087,420</u></u>	<u><u>2,087,420</u></u>	<u><u>2,049,520</u></u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## BALANCE SHEET

AS AT 31 AUGUST 2023

	Notes	2023 £	£	2022 £	£
<b>Fixed assets</b>					
Tangible assets	8		2,226,439		2,362,778
<b>Current assets</b>					
Debtors	9	18,531		23,595	
Cash at bank and in hand		823,278		761,787	
		<u>841,809</u>		<u>785,382</u>	
<b>Creditors: amounts falling due within one year</b>	10	<u>(83,897)</u>		<u>(108,883)</u>	
<b>Net current assets</b>			<u>757,912</u>		<u>676,499</u>
<b>Total assets less current liabilities</b>			<u>2,984,351</u>		<u>3,039,277</u>
<b>Creditors: amounts falling due after more than one year</b>	11		(19,274)		(79,517)
<b>Accruals and deferred income</b>	12		<u>(877,657)</u>		<u>(910,238)</u>
<b>Net assets</b>			<u>2,087,420</u>		<u>2,049,522</u>
<b>Income funds</b>					
Unrestricted reserves			1,987,420		1,949,522
Designated reserves			<u>100,000</u>		<u>100,000</u>
<b>Total charity funds</b>	14		<u>2,087,420</u>		<u>2,049,522</u>

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

The financial statements were approved by the board of directors and authorised for issue on 15 November 2023 and are signed on its behalf by:



Mr T Wilson  
Director

Company Registration No. NI020880

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023

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### 1 Accounting policies

#### Company information

Cookstown Enterprise Centre Ltd is a private company limited by guarantee incorporated in Northern Ireland. The registered office is Derryloran Industrial Estate, Sandholes Road, Cookstown, Co Tyrone, BT80 9LU.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Cookstown Enterprise Centre meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost and transaction value unless otherwise stated in the relevant accountancy policy note(s). The financial statements are prepared on a going concern basis.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

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

#### 1.2 Fund accounting

Unrestricted funds are available for use at the discretion of the directors in furtherance of the general objectives of the charity.

Restricted funds are subjected to restrictions on their expenditure imposed by the provider of the funds.

#### 1.3 Incoming resources

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

-Investment income is included when receivable.

-Incoming resources from charitable activity represents amounts receivable for rent, training and services. These incoming resources are accounted for when earned and accounted for net of VAT and trade discounts.

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2023

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#### 1 Accounting policies

(Continued)

##### 1.4 Resources expended

Expenditure is recognised on an accrual basis as a liability is incurred. It is accounted for net of VAT and any discounts given.

- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that have been allocated directly to such activities and those costs of an indirect nature necessary to support them.

- Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the audit fees and costs linked to the strategic management of the charity.

Costs which are directly attributable to a charitable activity or to governance are allocated directly to that activity. Items of expenditure which contribute directly to the output of more than one category are apportioned on a reasonable, justifiable and consistent basis. Support costs which are shared between activities are apportioned on a reasonable, justifiable and consistent basis to the activity cost categories being supported.

The basis of apportionment of staff costs is by the estimated time spent by the individual members of staff on different activity cost categories. Most other support costs are apportioned on the basis of the estimated floor area of the building utilised by the different activity cost categories unless there are specific reasons to apply different proportions of costs to different activity cost categories.

##### 1.5 Tangible fixed assets

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

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

Leasehold land and buildings	2% straight line
Office furniture and fittings	25% reducing balance

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

##### 1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in surplus or deficit, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2023

---

#### 1 Accounting policies

(Continued)

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in surplus or deficit, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### 1.7 Cash at bank and in hand

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

#### 1.8 Financial instruments

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

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

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

#### **Basic financial assets**

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

#### **Classification of financial liabilities**

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

#### **Basic financial liabilities**

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

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

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

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2023

(Continued)

#### 1 Accounting policies

The company is exempt from corporation tax, it being a company not carrying on a business for the purposes of making a profit.

Having obtained charitable status with effect from 18 June 2003, the company is not liable to corporation tax.

#### 1.9 Employee benefits

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

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

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

#### 1.10 Retirement benefits

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

#### 2 Incoming resources from generated funds

	Unrestricted funds £	Total 2023 £	Total 2022 £
Distribution from Cookstown Enterprise Properties C.I.C.	19,870	19,870	-
Bank interest	6,947	6,947	370
	<u>26,817</u>	<u>26,817</u>	<u>370</u>

#### 3 Incoming resources from charitable activities

	Unrestricted funds £	Total 2023 £	Total 2022 £
Rental Income	267,768	267,768	279,264
Other property income	41,025	41,025	18,461
Business development income	25,435	25,435	29,580
	<u>334,228</u>	<u>334,228</u>	<u>327,305</u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2023

#### 4 Resources expended on charitable activities

	Unrestricted funds £	Total 2023 £	Total 2022 £
Direct costs	39,234	39,234	41,640
Wages and salaries	81,490	81,490	78,083
Social security costs	2,523	2,523	2,467
Staff pension costs defined contribution	2,967	2,967	2,790
Rates	5,619	5,619	427
Power, light and heat	16,449	16,449	21,405
Repairs and maintenance	29,916	29,916	25,567
Insurance	14,581	14,581	9,141
Motor and travel expenses	(856)	(856)	529
Subscriptions	2,477	2,477	2,973
Legal and professional fees	1,927	1,927	980
Consultancy and administration support	2,153	2,153	1,786
Bank charges	1,289	1,289	961
Bad and doubtful debts	512	512	2,441
Printing, postage and stationery	1,358	1,358	1,926
Advertising and publicity	9,642	9,642	1,145
Internet/ICT expenses	6,669	6,669	6,520
Cleaning services	4,179	4,179	2,239
Sundry expenses	5,630	5,630	2,874
Capital grant amortisation	(30,300)	(30,300)	(30,300)
Depreciation	93,957	93,957	83,436
Profit or loss on sale of investment property	(22,284)	(22,284)	-
	<u>269,132</u>	<u>269,132</u>	<u>259,030</u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2023

5 Resources expended on governance costs	Unrestricted funds £	Total 2023 £	Total 2022 £
Wages and salaries	30,703	30,703	29,459
Social security costs	3,151	3,151	3,078
Staff pension costs defined contribution	1,272	1,272	1,196
Staff pension costs defined contribution	-	-	-
Rates	423	423	32
Power, light and heat	1,238	1,238	1,611
Repairs and maintenance	2,252	2,252	1,924
Insurance	2,027	2,027	1,618
Motor and travel expenses	(64)	(64)	40
Consultancy and administration support	162	162	134
Audit fees	4,570	4,570	4,340
Printing, postage and stationery	102	102	145
Internet/ICT expenses	502	502	491
Cleaning services	315	315	169
Sundry expenses	424	424	216
Capital grant amortisation	(2,281)	(2,281)	(2,281)
Depreciation	7,072	7,072	6,280
Bank interest	2,145	2,145	6,154
	<u>54,013</u>	<u>54,013</u>	<u>54,606</u>

6 Operating surplus	2023 £	2022 £
Operating surplus for the year is stated after charging:		
Fees payable to the company's auditor for the audit of the company's financial statements	4,570	4,340
	<u>4,570</u>	<u>4,340</u>

### 7 Taxation

Having obtained charitable status with effect from 18 June 2013, the company is not liable to corporation tax on its profits.

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2023

8 Tangible fixed assets	Land and buildings	Plant and machinery etc	Total
	£	£	£
<b>Cost</b>			
At 1 September 2022	3,167,309	631,431	3,798,740
Additions	-	25,541	25,541
Disposals	(177,948)	-	(177,948)
At 31 August 2023	<u>2,989,361</u>	<u>656,972</u>	<u>3,646,333</u>
<b>Depreciation and impairment</b>			
At 1 September 2022	1,018,227	417,735	1,435,962
Depreciation charged in the year	58,129	42,900	101,029
Impairment losses	(117,097)	-	(117,097)
At 31 August 2023	<u>959,259</u>	<u>460,635</u>	<u>1,419,894</u>
<b>Carrying amount</b>			
At 31 August 2023	<u>2,030,102</u>	<u>196,337</u>	<u>2,226,439</u>
At 31 August 2022	<u>2,149,082</u>	<u>213,696</u>	<u>2,362,778</u>
<b>9 Debtors</b>		<b>2023</b>	<b>2022</b>
		£	£
<b>Amounts falling due within one year:</b>			
Trade debtors		8,780	12,552
Other debtors		9,753	11,043
		<u>18,533</u>	<u>23,595</u>
<b>10 Creditors: amounts falling due within one year</b>		<b>2023</b>	<b>2022</b>
		£	£
Bank loans and overdrafts		10,648	10,648
Trade creditors		10,242	19,077
Taxation and social security		11,019	-
Other creditors		51,988	79,158
		<u>83,897</u>	<u>108,883</u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2023

<b>11</b>	<b>Creditors: amounts falling due after more than one year</b>	<b>2023</b> £	<b>2022</b> £
	Bank loans and overdrafts	19,274	29,042
	Other creditors	-	50,475
		<u>19,274</u>	<u>79,517</u>
<b>12</b>	<b>Capital grant reserve</b>		<b>Government grants</b> £
	Balance at 1 September 2022		910,238
	Amortisation in the year		(32,581)
			<u>877,657</u>
	Balance at 31 August 2019		<u>877,657</u>
<b>13</b>	<b>Retirement benefit schemes</b>	<b>2023</b> £	<b>2022</b> £
	<b>Defined contribution schemes</b>		
	Charge to profit or loss in respect of defined contribution schemes	4,239	3,986
		<u>4,239</u>	<u>3,986</u>
<b>14</b>	<b>Statement of movements on charity funds</b>		<b>Unrestricted surpluses</b> £
	Balance at 1 September 2022		2,049,520
	Profit for the year		37,900
			<u>2,087,420</u>
	Balance at 31 August 2023		<u>2,087,420</u>
	Split as follows:		
	General reserves		1,987,420
	Designated reserves		100,000
			<u>2,087,420</u>

# **COOKSTOWN ENTERPRISE CENTRE LTD**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

***FOR THE YEAR ENDED 31 AUGUST 2023***

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### **15 Members' liability**

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding £1.

### **16 Related party transactions**

Mr S Best, director of Cookstown Enterprise Centre Ltd, is also the owner of Stanley Best Estate Agents, a business that provided letting services to Cookstown Enterprise Centre Ltd during the year amounting to £450 (2022:£480). There was £nil (2022:£nil) owing to Stanley Best Estate Agents at 31 August 2023.

The above transactions were carried out under normal commercial terms.

**COOKSTOWN ENTERPRISE CENTRE LTD**  
**MANAGEMENT INFORMATION**  
**FOR THE YEAR ENDED 31 AUGUST 2023**

# COOKSTOWN ENTERPRISE CENTRE LTD

## PROPERTY AND TRAINING DIVISIONS - DETAILED TRADING AND PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 AUGUST 2023

		2023		2022
	£	£	£	£
<b>Turnover</b>				
Property division		308,794		297,725
Training division		25,435		29,580
COVID and other income		-		7,530
		<u>334,229</u>		<u>334,835</u>
<b>Cost of sales</b>				
Direct costs	39,234		41,640	
	<u>          </u>	(39,234)	<u>          </u>	(41,640)
<b>Gross profit</b>	88.26%	294,995	87.56%	293,197
<b>Administrative expenses</b>		(281,767)		(265,842)
<b>Operating profit</b>		13,228		27,353
<b>Exceptional items</b>				
Profit/(loss) on sale of tangible assets	-		-	
<b>Other interest receivable and similar income</b>				
Bank interest received	6,947		370	
Distribution from Cookstown Enterprise Properties C.I.C	19,870		-	
	<u>          </u>	26,817	<u>          </u>	370
<b>Interest payable</b>				
Bank interest		(2,145)		(6,154)
<b>Profit before taxation</b>	11.34%	<u>37,900</u>	6.44%	<u>21,569</u>

# COOKSTOWN ENTERPRISE CENTRE LTD

## PROPERTY AND TRAINING DIVISIONS - SCHEDULE OF ADMINISTRATIVE EXPENSES

FOR THE YEAR ENDED 31 AUGUST 2023

	2023	2022
	£	£
<b>Administrative expenses</b>		
Wages and salaries	112,193	107,542
Social security costs	5,675	5,545
Staff pension costs defined contribution	4,239	3,986
Rates	6,042	459
Power, light and heat	17,687	23,016
Repairs and maintenance	32,168	27,491
Insurance	16,608	10,759
Motor and travel expenses	(920)	569
Subscriptions	2,477	2,973
Legal and professional fees	1,927	980
Consultancy and administration support	2,315	1,920
Audit fees	4,570	4,340
Bank charges	1,289	961
Bad and doubtful debts	512	2,441
Printing, postage and stationery	1,460	2,071
Advertising and publicity	9,642	1,145
Internet/ICT expenses	7,171	7,011
Cleaning services	4,494	2,408
Sundry expenses	6,054	3,090
Capital grant amortisation	(32,581)	(32,581)
Depreciation	101,029	89,716
Profit or loss on sale of investment property	(22,284)	-
	<u>281,767</u>	<u>265,842</u>

**Cookstown Enterprise Centre**

Northern Ireland - Charity number 100109

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# Annual report

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# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT

### FOR THE YEAR ENDED 31 AUGUST 2023

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The Trustees, who are Directors for the purposes of company law, present their annual report and financial statements for the year ended 31 August 2023.

#### Principal activities

The purpose of Cookstown Enterprise Centre Limited is to let industrial units to both new and existing businesses, together with the provision of conference facilities, secretarial services, project management, training, consultancy and other services normally provided by Local Enterprise Agencies.

Cookstown Enterprise Centre Limited obtained charitable status on 18 June 2003 and the charity reference number with the Northern Ireland Charity Commission is NI 100109.

#### Structure, governance and management

The organisation is a charitable company limited by guarantee. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

The appointment of directors is in accordance with the charity's Articles of Association, whereby at every Annual General Meeting one-third of the directors shall retire from office (but are eligible for re-election). The directors to retire by rotation shall be those who have been longest in office since their last appointment or reappointment. No person other than a director retiring by rotation shall be appointed or reappointed a director at any general meeting unless he/she is recommended by the directors or not less than fourteen nor more than thirty five clear days before the date appointed for the meeting, notice executed by a member qualified to vote at the meeting has been given to the charitable company of the intention to propose that person for appointment or reappointment.

#### Financial review

The results for the year are set out on page 8, which the Directors consider to be satisfactory.

The reserves of the Company are held for the advancement of its charitable purpose, other than restricted reserves which are held for a designated purpose.

#### Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr T Wilson	
Mr D Legge	(Resigned 19 October 2022)
Mr S Best	
Mr McGuckin	
Mr P Cassidy	
Mr M Foley	
Mrs E Kearns	
Miss G Evans	(Appointed 21 September 2022)

# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2023**

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### **Objectives and activities**

The objects of the charity are specifically restricted to the following:

(1) The advancement of community development, in particular the promotion for the public benefit of urban and rural regeneration in Cookstown and surrounding areas, being an area of social and economic deprivation, by all or any of the following means:

(i) the creation of training and employment opportunities by the provision of workspace, buildings, and/or land for use on favourable terms;

(ii) the provision of financial assistance, technical assistance or business advice or consultancy in order to provide training and employment opportunities for unemployed people in cases of financial or other charitable need through help : (a) in setting up their own business, or (b) to existing businesses;

(iii) the relief of unemployment;

(iv) the advancement of education, training or retraining;

(v) the provision of housing for those who are in conditions of need.

(2) Promoting such other charitable purposes as may from time to time be determined.

It aims to achieve these objectives by providing business start-up and development assistance for businesses setting up or developing in the Cookstown District Council area.

# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2023**

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### **Achievements and performance**

During the period to August 2023, the business environment continued to present significant challenges to CEC and its clients. Cookstown Enterprise Centre has again had a satisfactory financial performance during the year. Markedly increased costs of insurance, heat, light, and power as well as maintenance are being experienced resulting in a decrease in the net profit margin.

Income from small business support training and mentoring initiatives have contributed approximately 10% of the total income. Occupancy levels of all CEC owned properties has remained consistently above 95% with rental income and conference room hire revenues making up the remaining 90% of income.

The strong financial performance has again made it possible for the charity to invest time and resources into the delivery of free of charge services to the local community. Competitive rents and flexible tenancy agreements as well as free advice, mentoring, and information form the core of the support package provided to micro and small businesses as well as the community and voluntary sector locally.

Following the interruption to business because of the pandemic, the usage of the conference and meeting facilities in the Enterprise Centre has returned to a high level of activity with face-to-face meetings accepted as the best way to share knowledge and information. As with all core services provided by CEC, these facilities are made available to the business and the community sector either free of charge or at favourable hire rates.

During the year, ongoing investment in the overall property base has enhanced the quality of property on offer thus making it an attractive choice to all sections of the local community. To further strengthen the property base, the organisation has made an application under the 'Community Asset Transfer' process to purchase a former DSS, government owned building in Cookstown. If successful, this facility will be refurbished to provide support services to micro businesses as well as the community and voluntary sectors within the district.

Training support, which continues to be delivered on a 'no profit' basis, has been delivered with the 'Go for It' start-up initiative as well as tailored business development support programmes. These core initiatives are offered free of charge to the beneficiaries with funding coming from Invest NI, Mid Ulster District Council, and other external sources.

The contract to deliver the Go for It Programme funded by Invest NI in collaboration with the eleven Councils across Northern Ireland expires on 30 September 2023. The successor initiative supported by the UK Prosperity Fund is intended to commence in October 2023.

During the last twelve months, EU funding for the development and delivery of bespoke support services to micro and small businesses came to an end. Local entrepreneurs continue to avail of the free of charge CEC monthly business advice and information clinics which are delivered by experienced advisors.

A particular highlight during the most recent trading period was the establishment of 'Flexi Space' which provides hot desking and co-working facilities. Changes in working practices in the 'post pandemic' environment have provided an opportunity to work from home. The purpose-built facility provides flexi desks and private offices for rent on a daily, weekly, or monthly basis. Up to twenty users simultaneously can enjoy hyper fast internet, modern, comfortable furniture, and surroundings as well as complimentary tea and coffee, which are just some of the key features of the new space. Flexi Space was formally opened for business in April 2023 with an event which was attended by sixty guests representing the small business, community & voluntary sectors locally.

ISO 9001:2015 quality accreditation was also successfully retained in June 2023 following an annual surveillance audit. For the first time in three years, the audit was conducted face to face on site. The company also continues to meet its charitable objects with all services provided at favourable rates and financial surpluses reinvested to ensure essential support for micro business and social enterprises locally.

The demand for business property from micro enterprises locally has remained consistently strong and despite the lack of suitable industrial zoned land or buildings locally, CEC continues to research opportunities to expand the current property portfolio. The provision of business accommodation with favourable rents and flexible tenancy arrangements continues to be a core objective of the trustees.

# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2023**

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### **Financial Review**

The directors will conduct annual reviews of the appropriate level of Unrestricted Reserves. The purpose of this Reserve is to provide stability for the charity to ensure that it is able to honour existing contractual obligations, to upgrade existing capital equipment, to cover unforeseen events beyond the company's control and to enable it to continue its operations in the event of a significant fluctuation in expenditure or income.

The directors have taken a decision to establish a Designated Reserve at a level of four months of annual expenditure. This is a reserve designed to meet unexpected financial commitments, and also to build a provision for redundancy for all staff in the unlikely event that the company would cease to carry on its current activities. The directors estimate the provision for four months of annual expenditure to be £100,000.

The present level of Reserves available to the charity is £2,087,420 and this is considered satisfactory.

### **Statement of directors' responsibilities**

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# COOKSTOWN ENTERPRISE CENTRE LTD

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 AUGUST 2023**

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### **Statement of disclosure to auditor**

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

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

On behalf of the board



Mr T Wilson

**Director**

15 November 2023

**Cookstown Enterprise Centre**

Northern Ireland - Charity number 100109

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# Annual return

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# COOKSTOWN ENTERPRISE CENTRE LTD

## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF COOKSTOWN ENTERPRISE CENTRE LTD

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#### Opinion

We have audited the financial statements of Cookstown Enterprise Centre Ltd (the 'company') for the year ended 31 August 2023 set out on pages 6 to 18. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 August 2023 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

# COOKSTOWN ENTERPRISE CENTRE LTD

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### TO THE MEMBERS OF COOKSTOWN ENTERPRISE CENTRE LTD

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#### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

#### **Responsibilities of directors**

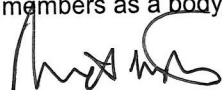
As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



**David Lyttle (Senior Statutory Auditor)**  
for and on behalf of David Lyttle + Co Ltd  
Chartered Accountants  
Statutory Auditor

15 November 2023

Station House  
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