

Registration Number 1128708 (England and Wales)

C. J. O'SHEA GROUP LIMITED
Consolidated Financial Statements
for the year ended 30 September 2013

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C. J. O'SHEA GROUP LIMITED

Company Information

Directors	Crohan J O'Shea Anne O'Shea Rory A O'Connor
Secretary	Rory A O'Connor
Company Number	1128708 (England and Wales)
Registered Office	Granard Business Centre Bunns Lane Mill Hill London NW7 2DZ
Independent auditors	Riordan O'Sullivan & Co Chartered Certified Accountants and Statutory Auditors 40 Chamberlayne Road London NW10 3JE
Bankers	Allied Irish Bank (GB) West End Branch 10 Berkeley Square London W1J 6AA
Solicitors	Denton Wilde Sapte One Fleet Place London EC4M 7WS

C. J. O'SHEA GROUP LIMITED

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C. J. O'SHEA GROUP LIMITED

Strategic report for the year ended 30 September 2013

The directors present the Strategic Report of the company and its subsidiaries for the year ended 30 September 2013

Principal activities

The company's principal activity remains that of a holding and property investment company

The group principal activities are building contractors, property development and management of liquid resources (C J O'Shea and Company Limited), and hire of plant to the construction industry (C J O'Shea (Plant Hire) Limited)

Results and dividends

The results of the group for the year are set out on page 7 of these financial statements. The directors do not recommend payment of a dividend.

Business review

The directors consider the results achieved on ordinary activities to be very satisfactory in these difficult economic times. They also anticipate that trading prospects for the forthcoming year will be acceptable as the group concentrates on the London residential market.

The group's business plan of reducing its cost base without a reduction in service levels continues to be implemented. Whilst the directors remain cautious in the short term, the group is well positioned to take advantage of opportunities arising from any improvement in the market.

The group continues to focus on property development and construction projects to meet demand and stay competitive in the market place. Profit margins in the current year remain acceptable despite a highly competitive market. The order book is healthy and turnover and profitability is expected to increase as the group starts some new developments projects. The directors continue to expect that the strength of the group, with its dedicated experienced team and reputation in the sector, will continue to deliver a consistent and efficient service and generate an acceptable level of profitable business for the foreseeable future.

The group further increased its participation during the year in development projects undertaken with selected partners, the overall results of which are considered to be very satisfactory.

The directors remain committed to continuously monitor controls on overhead expenditure and utilise the group's resources to their maximum potential.

Key performance indicators

The key financial highlights for the group are as follows

	12 months to 30/09/13	12 months to 30/09/12	18 months to 30/09/11	12 months to 31/03/10
Turnover (£'000)	54,827	37,283	73,578	83,310
Turnover growth (%)	47.05	(49.33)	(11.68)	(13.80)
Net profit margin (%)	14.00	16.40	14.20	13.86
Profit before tax (£'000)	7,677	6,113	10,449	11,543

Principal risks and uncertainties

The group does not utilise complex financial instruments or hedging mechanism. Its principal financial instruments comprise bank deposits, overdrafts, a stockbroking facility, short term investments together with trade debtors and trade creditors that arise directly from its activities.

C. J. O'SHEA GROUP LIMITED

Strategic report for the year ended 30 September 2013

continued

Whilst the group is generally risk-averse there are always risks associated with the activities of building contract works and property development. The principal risk for the group is a downturn in the property market, resulting in building development works being deferred or cancelled. This is likely to ultimately result in lower levels of turnover and more competitive margins. The likelihood of increased bad debts from failing companies in the industry is also greater.

Going concern

The directors have a reasonable expectation that the group has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis in preparing the financial statements.

Further details regarding the adoption of the going concern basis can be found in note 14 to the financial statements.

Commercial risk

Contracts are continually reviewed for performance and risk to the group. The global economic position is well understood by the directors. Whilst the directors will monitor the market conditions closely the group is confident that it will secure sufficient workload on acceptable terms in the foreseeable future.

Interest rate risk

Apart from a stockbroking facility relating to CFD transactions, entities in the group use short-term debt finance for ongoing operations and future developments.

Liquidity risk

The group has cash on deposits and there is no deemed liquidity risk in the foreseeable future.

Credit risk

The group's credit risk is primarily attributable to amounts recoverable on contracts and plant hire, monies due from related undertakings, trade creditors and subcontractors. Contract debtors are managed by the regular monitoring of progress on contract work and contract payment applications. Debtors due from related undertakings are closely monitored by management and are included in the balance sheet net of allowances for doubtful amounts. Trade creditors and subcontractors' liquidity is managed by ensuring sufficient funds are available to meet amounts due.

The maximum exposure to credit risk relating to investments of liquid funds is limited to the carrying amounts of investments in development projects recorded in the financial statements as no collateral or other credit enhancements are held. Ultimate responsibilities for credit risk management of liquid funds rests with the board of directors. They carefully select the development projects before making any investment.

Fixed assets

The movements in tangible fixed assets are set out in note 11 to these financial statements.

Employee involvement and training

The group is committed to encouraging the involvement of its employees in the improvement of processes and efficiency within the group. A management structure that allows an employee to follow a career path is in place and key changes in the business are implemented via working parties comprising employee representatives and the group's management.

C. J. O'SHEA GROUP LIMITED

Strategic report for the year ended 30 September 2013

continued

The group has implemented an in-house training system that allows the group to identify gaps in skill levels or technical knowledge and delivers the required training in a timely manner. This system will allow employees to monitor their own progress in improving their skills at any level or occupation.

Employment of disabled persons

The group continues its policy regarding the employment of disabled persons and fair consideration is given to applications for employment by disabled persons having regard to their particular aptitudes and abilities.

Health and safety at work

The group has a policy for securing the health, safety and welfare at work of its employees and for protecting other persons against the risks to health or safety arising out of or in connection with activities at work of those employees.

Environment

The group remains committed to seeking ways of minimizing the impact of its business operations upon the environment.

Policies for carbon reduction, waste removal and recycling together with formal accreditation to SPECC all work together to achieve these objectives.

Quality Management

The group continues to be accredited to SPECC having been audited on its systems and processes. The group's systems are continually reviewed to enable it to implement changes both through forward planning and historical review process.

The group's information flow technology enables employees to share information amongst themselves and with external parties in a more efficient manner. The group has fully reviewed its supply chain and has in conjunction with its key suppliers and subcontractors implemented a formal process of measurement of performance at every level in order to gain improvement in performance and value.

This report was approved by the Board on 28 May 2014 and signed on its behalf by.



Crohan J. O'Shea
Director

C. J. O'SHEA GROUP LIMITED

Directors' report for the year ended 30 September 2013

The directors present their report and the audited financial statements of the company and its subsidiaries for the year ended 30 September 2013

Statement of directors' responsibilities

The directors are responsible for preparing the Directors' 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 group and the company and of the profit or loss of the group and the company for that year. In preparing these financial statements the directors are required to

- select suitable accounting policies and apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group and the company will continue in business

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the group's and the company's transactions and disclose with reasonable accuracy at any time the financial position of the group and 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 group and the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure to auditors

- (a) so far as the directors are aware, there is no relevant information of which the company's auditors are unaware, and
- (b) they 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 auditors are aware of that information.

Strategic report

The group has chosen in accordance with section 414(11) Companies Act 2006 to set out in the group's strategic report information required by Schedule 7 of the Large and Medium-sized Companies and Groups (Accounts and Reports) Regulations 2008 to be contained in the directors' report. It has done so in respect of financial instruments and future developments.

Directors and their interests

The directors who served during the year are

Crohan J O'Shea

Anne O'Shea

Rory A O'Connor

C. J. O'SHEA GROUP LIMITED

**Directors' report
for the year ended 30 September 2013**

continued

Auditors

Riordan O'Sullivan & Co are deemed to be reappointed in accordance with an elective resolution made under Section 386(1) of the Companies Act 1985 which continues in force under the Companies Act 2006

This report was approved by the Board on 28 May 2014 and signed on its behalf by



Crohan J. O'Shea
Director

**Independent auditor's report to the members of
C J. O'SHEA GROUP LIMITED**

We have audited the financial statements of C J O'SHEA GROUP LIMITED for the year ended 30 September 2013 on pages 7 to 26, which comprise the Consolidated Profit and Loss Account, the Consolidated Balance Sheet, the company Balance Sheet, the Cash Flow Statement and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Respective responsibilities of directors and auditors

As explained more fully in the statement of directors' responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's website at www.frc.org.uk/apb/scope/private.cfm.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the group's and the parent company's affairs as at 30 September 2013 and the group's profit 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.

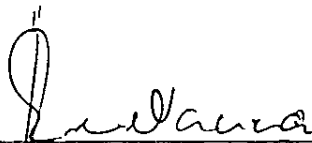
Opinion on other matters prescribed by the Companies Act 2006

In our opinion the information given in the Strategic Report and the Directors' Report for the financial year ended 30 September 2013 is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, 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.



S Septanna (Senior Statutory Auditor)

For and on behalf of Riordan O'Sullivan & Co.

Chartered Certified Accountants and Statutory Auditors

40 Chamberlayne Road

London NW10 3JE

Date: 28 May 2014

C. J. O'SHEA GROUP LIMITED

**Consolidated profit and loss account
for the year ended 30 September 2013**

	Notes	2013 £	2012 £
Turnover	2	54,827,058	37,282,743
Cost of sales		(45,907,842)	(29,161,851)
Gross profit		<u>8,919,216</u>	<u>8,120,892</u>
Administrative expenses		(3,925,173)	(3,901,288)
Other operating profit	3	<u>1,741,003</u>	<u>1,437,133</u>
Operating profit	4	<u>6,735,046</u>	<u>5,656,737</u>
Share of operating profit in associated undertaking	13	<u>88,593</u>	<u>37,636</u>
Profit on ordinary activities before interest		<u>6,823,639</u>	<u>5,694,373</u>
Dividend receivable	5	80,000	-
Interest receivable and similar income	6	828,235	428,022
Interest payable and similar charges	7	(54,585)	(9,094)
Profit on ordinary activities before taxation		<u>7,677,289</u>	<u>6,113,301</u>
Tax on profit on ordinary activities	10	(1,604,045)	(1,714,987)
Profit for the financial year	21	<u><u>6,073,244</u></u>	<u><u>4,398,314</u></u>

There are no recognised gains or losses other than the profit or loss for the above two financial years

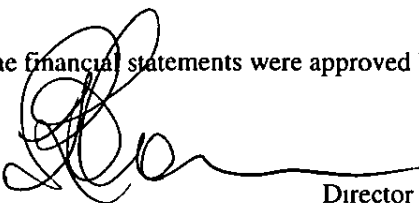
The notes on pages 11 to 26 form part of these financial statements.

C. J. O'SHEA GROUP LIMITED

**Consolidated balance sheet
as at 30 September 2013**

	Notes	2013 £	2012 £
Fixed assets			
Tangible assets	11	14,626,200	12,325,602
Investments	13	5,743,088	3,155,838
		<u>20,369,288</u>	<u>15,481,440</u>
Current assets			
Stocks	14	581,650	739,173
Debtors	15	15,365,046	13,517,448
Investments	16	24,958,609	26,051,669
Cash at bank and in hand		14,613,348	6,876,843
		<u>55,518,653</u>	<u>47,185,133</u>
Creditors: amounts falling due within one year	17	(19,562,604)	(13,865,363)
Net current assets		<u>35,956,049</u>	<u>33,319,770</u>
Total assets less current liabilities		56,325,337	48,801,210
Creditors: amounts falling due after more than one year	18	(1,487,813)	-
Provisions for liabilities	19	(595,672)	(632,603)
Net assets		<u>54,241,852</u>	<u>48,168,607</u>
Capital and reserves			
Called up share capital	20	200,000	200,000
Revaluation reserve	21	64,714	64,714
Profit and loss account	21	53,977,138	47,903,893
Equity shareholders' funds	22	<u>54,241,852</u>	<u>48,168,607</u>

The financial statements were approved by the Board on 28 May 2014 and signed on its behalf by



Rory A O'Connor
Director

Registration number 1128708 (England and Wales)

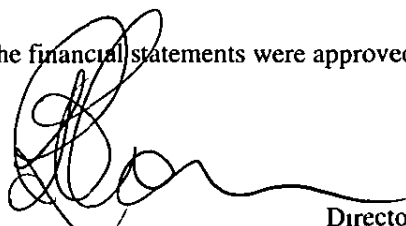
The notes on pages 11 to 26 form part of these financial statements.

C. J. O'SHEA GROUP LIMITED

Balance sheet as at 30 September 2013

	Notes	2013 £	2012 £
Fixed assets			
Tangible assets	11	4,534,918	4,534,918
Investments in group undertakings	12	100,200	100,200
Investment in associated undertaking	13	34	34
		<u>4,635,152</u>	<u>4,635,152</u>
Current assets			
Debtors	15	848,738	1,057,657
Cash at bank and in hand		3,049,972	26,728
		<u>3,898,710</u>	<u>1,084,385</u>
Creditors: amounts falling due within one year	17	(2,685,475)	(29,304)
Net current assets		<u>1,213,235</u>	<u>1,055,081</u>
Total assets less current liabilities		<u>5,848,387</u>	<u>5,690,233</u>
Net assets		<u><u>5,848,387</u></u>	<u><u>5,690,233</u></u>
Capital and reserves			
Called up share capital	20	200,000	200,000
Revaluation reserve	21	64,714	64,714
Profit and loss account	21	5,583,673	5,425,519
Shareholders' funds	22	<u><u>5,848,387</u></u>	<u><u>5,690,233</u></u>

The financial statements were approved by the Board on 28 May 2014 and signed on its behalf by



Rory A O'Connor
Director

Registration number 1128708 (England and Wales)

The notes on pages 11 to 26 form part of these financial statements.

C. J. O'SHEA GROUP LIMITED

Consolidated cash flow statement for the year to 30 September 2013

	Notes	2013 £	2012 £
Reconciliation of operating profit to net cash inflow from operating activities			
Operating profit		6,735,046	5,656,737
Depreciation and disposal of tangible fixed assets		1,564,681	1,399,458
Decrease in stocks		157,523	20,588
(Increase) / decrease in debtors		(860,451)	2,792,042
Increase / (decrease) in creditors		4,320,899	(3,975,224)
Other non cash item		3,764	-
Net cash inflow from operating activities		11,913,934	5,893,601

CONSOLIDATED CASH FLOW STATEMENT

Net cash inflow from operating activities		11,913,934	(5,893,601)
Returns on investments and servicing of finance	27	853,650	418,928
Taxation	27	(2,415,491)	(619,991)
Capital disposals, expenditure and financial investments	27	(3,865,279)	(747,128)
Acquisition of fixed asset investments	27	(2,516,377)	(326,036)
		3,970,437	4,619,374
Management of liquid resources	27	1,093,060	8,708,062
Financing	27	2,673,008	-
Increase / (decrease) in cash in the year		7,736,505	(4,088,688)

Reconciliation of net cash flow to movement in net funds (note 28)

Increase / (decrease) in cash in the year	7,736,505	(4,088,688)
Cash inflow from bank loan	(2,673,008)	-
Cash inflow from change in liquid resources	(1,093,060)	(8,708,062)
Change in net funds resulting from cash flows	3,970,437	4,619,374
Opening funds	32,928,512	28,309,138
Closing funds	36,898,949	32,928,512

The notes on pages 11 to 26 form part of these financial statements.

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

1. Accounting policies

1.1. Basis of preparation of financial statements

The financial statements have been prepared in accordance with applicable accounting standards using the historical cost convention as modified by the revaluation of freehold land and buildings and investment properties

1.2. Basis of consolidation

The consolidated financial statements include the financial statements of the company and its subsidiary undertakings made up to 30 September 2013 and the group's share of the results of its participating interest

In accordance with Section 408 of the Companies Act 2006 advantage has been taken of the exemption from the requirement to prepare a separate profit and loss account for the parent company

1.3. Turnover

Turnover comprises the income receivable from group activities during the period, exclusive of value added tax. It excludes inter-company sales

Turnover and related costs are recognised in the accounting system as contract activity progresses. For long term contracts an appropriate proportion of the anticipated profit is recognised reflecting the work carried out to the balance sheet date, and when the final outcome is reasonably certain

1.4. Going concern

The group's business activities, together with the factors likely to affect its future development, performance and position are set out in the Business Review which forms part of the Strategic Report. The Strategic Report also describes the financial position of the group, its cash flows and liquidity position, the group's objectives, policies and processes for managing its capital, details of its financial instruments, and its exposure to credit risk and liquidity risk

The group is expected to continue to generate positive cash flows on its own account for the foreseeable future

The group has considerable financial resources together with secured workload for the twelve months and beyond from the date of approval of these financial statements. As a consequence, the directors believe that the group is well placed to manage its business risks successfully despite the current uncertain economic outlook

The directors are confident that the group has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

continued

1.5. Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided on all tangible fixed assets other than freehold land at rates calculated to write off the cost of each asset evenly over its expected useful life, as follows

Freehold buildings	- straight line over 50 years
Plant for hire	- over 10 years
Plant and equipment	- over 4 to 7 years
Motor vehicles	- over 4 years

1.6. Investment properties

Investment properties are stated at their open market values. In accordance with Statement of Standard Accounting Practice Number 19 investment properties are not depreciated. The directors consider that this accounting policy, which represents a departure from the statutory accounting principles, is necessary to provide a true and fair view. Depreciation is only one of many factors reflected in the annual revaluation and the amount that might otherwise have been shown cannot be separately identified or quantified.

1.7. Investments

Fixed asset investments are included in the group balance sheet at cost less any amounts written off for impairment in value.

Listed and unlisted current asset investments are stated at the lower of cost and estimated net realisable value. Other investments are stated at cost.

1.8. Stocks

Stocks comprise of

(i) properties acquired for development together with development costs. These assets are included at the lower of cost and net realisable value. Cost for this purpose consists of purchase cost of the land and buildings and the development expenditure.

(ii) Contract work in progress which is valued at the cost of direct materials, labour and attributable overheads.

(iii) Consumables and spares which are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving items.

1.9. Amounts recoverable on contracts

Amounts recoverable on contracts, which are included in debtors, are stated at the value of the work done to date after provision for contingencies and anticipated future losses on contracts, less amounts received as progress payments on account. Excess progress payments are shown as deferred income. Turnover and related costs are recorded for accounting purposes as contract activity progresses and for long term contracts an appropriate proportion of the anticipated profit is recognised reflecting the work carried out to the balance sheet date, and where the final outcome is reasonably certain.

1.10. Pensions

Obligations for contributions to defined contribution pension plans are charged to the profit and loss account in the period to which the contributions relate.

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

continued

1.11. Deferred taxation

The charge for taxation takes into account taxation deferred as a result of timing differences between the treatment of certain items for taxation and accounting purposes. In general, deferred taxation is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date. However, deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred tax balances are not discounted.

1.12. Foreign currencies

Monetary assets and liabilities in foreign currencies are translated into sterling at the rates of exchange at the balance sheet date. Transactions in foreign currencies are translated into sterling at the rate ruling on the date of the transaction. Exchange differences are taken into account in arriving at operating profit.

1.13. Liquid resources

Liquid resources comprise of current asset investments.

2. Turnover

Turnover represents the income receivable from group activities during the period, all derived from UK operations.

3. Other operating profit

	2013 £	2012 £
Income generated from current asset investments	1,727,945	847,300
Share of profit from other investments	13,058	589,833
	<u>1,741,003</u>	<u>1,437,133</u>

4. Operating profit

	2013 £	2012 £
Operating profit is stated after charging / (crediting)		
Depreciation of tangible fixed assets		
- owned by the group	1,568,096	1,399,458
Profit on disposal of tangible fixed assets	(3,415)	-
(Gain) / loss on foreign exchange transactions	(14,113)	12,189
Auditors' remuneration		
- audit	48,000	48,000
- other services	25,000	25,000
	<u>1,613,573</u>	<u>1,584,647</u>

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

continued

5. Income from fixed asset investments

	Group		Company	
	2013	2012	2013	2012
	£	£	£	£
Dividend receivable from associated undertaking	80,000	-	80,000	-

6. Interest receivable and similar income

	Group		Company	
	2013	2012	2013	2012
	£	£	£	£
Bank interest receivable	92,747	85,143	96	25,478
Loan interest receivable	735,488	342,879	-	-
	<u>828,235</u>	<u>428,022</u>	<u>96</u>	<u>25,478</u>

7. Interest payable and similar charges

	Group		Company	
	2013	2012	2013	2012
	£	£	£	£
Loan interest	54,544	-	-	-
Other interest	8,760	9,094	41	80
	<u>63,304</u>	<u>9,094</u>	<u>41</u>	<u>80</u>

8. Staff costs (Group)

	2013	2012
	£	£
Staff costs, including directors' remuneration, were as follows		
Wages and salaries	6,106,273	4,878,872
Social security costs	1,325,327	543,853
Pension costs	254,296	205,800
	<u>7,685,896</u>	<u>5,628,525</u>

None of the directors were remunerated by C J O'Shea Group Limited

The average number of employees (including directors) during the period was

Directors	4	4
Direct labour	68	57
Administrative and technical	61	62
	<u>133</u>	<u>123</u>

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

continued

8.1. Directors' emoluments

	Group	
	2013	2012
	£	£
Remuneration and other emoluments	980,629	983,044
Pension costs	15,504	13,089
	<u>996,133</u>	<u>996,133</u>
	Number	Number
Number of directors to whom retirement benefits are accruing under a money purchase scheme	<u>1</u>	<u>1</u>
	£	£
Highest paid director		
Amounts included above		
Remuneration and other emoluments	980,629	983,044
Pension costs	15,504	13,089
	<u>996,133</u>	<u>996,133</u>

9. Pension costs

The group operates defined contribution pension plans. Each member has their own policy. The assets of the pension plans are held separately from those of the group under the management of independent pension providers. The total pension cost of £132,701 (2012: £180,551) represents contributions payable to the defined contribution pension plans by the group. At the balance sheet date, contributions of £Nil (2012: £Nil) were due to the fund.

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

continued

10. Taxation	Group		Company	
	2013 £	2012 £	2013 £	2012 £
UK Corporation tax - current period	1,640,976	1,791,614	24,006	29,687
- prior periods	-	(20,938)	-	(5,183)
Total current tax charge	1,640,976	1,770,676	24,006	24,504
Deferred tax credit	(36,931)	(55,689)	-	-
Tax on profit on ordinary activities	1,604,045	1,714,987	24,006	24,504

The tax assessed for the period is lower than the standard rate of corporation tax in the UK (23%) applicable to the group. The differences are explained below

Profit on ordinary activities before taxation	7,677,289	6,113,301	182,160	122,023
Group share of profit in associated undertaking	(88,593)	(37,636)	-	-
	7,588,696	6,075,665	182,160	122,023
Profit on ordinary activities multiplied by standard rate 23% (2012 - 24%)	1,745,400	1,458,160	43,718	34,166
Effects of:				
Expenses not deductible for tax purposes	45,906	52,001	-	-
Difference in capital allowance and depreciation	(33,594)	52,837	-	-
Other timing differences	(150,501)	150,501	-	-
Franked investment income	(19,200)	-	(19,200)	-
Adjustment for prior periods	-	(20,938)	-	(5,183)
Share of tax in associated undertaking	17,721	7,537	-	-
Difference in tax rates	35,244	71,396	(512)	(4,479)
Marginal relief	-	(818)	-	-
Current tax charge for the period	1,640,976	1,770,676	24,006	24,504

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

continued

11. Tangible fixed assets

a) Group	Freehold land and buildings £	Freehold investment properties £	Plant and equipment £	Motor vehicles £	Total £
Cost / valuation					
At 1 October 2012	5,228,318	260,609	20,032,909	468,079	25,989,915
Additions	-	-	3,830,309	71,195	3,901,504
Disposals	-	-	-	(45,716)	(45,716)
At 30 September 2013	<u>5,228,318</u>	<u>260,609</u>	<u>23,863,218</u>	<u>493,558</u>	<u>29,845,703</u>
Depreciation					
At 1 October 2012	329,967	-	12,905,804	428,542	13,664,313
On disposals	-	-	-	(12,906)	(12,906)
Charge for the year	13,468	-	1,532,998	21,630	1,568,096
At 30 September 2013	<u>343,435</u>	<u>-</u>	<u>14,438,802</u>	<u>437,266</u>	<u>15,219,503</u>
Net book value					
At 30 September 2013	<u>4,884,883</u>	<u>260,609</u>	<u>9,424,416</u>	<u>56,292</u>	<u>14,626,200</u>
At 30 September 2012	<u>4,898,351</u>	<u>260,609</u>	<u>7,127,105</u>	<u>39,537</u>	<u>12,325,602</u>
Cost or valuation at 30 September 2013 is represented by					
Cost	5,228,318	80,609	23,863,218	493,558	29,665,703
Valuation	-	180,000	-	-	180,000
	<u>5,228,318</u>	<u>260,609</u>	<u>23,863,218</u>	<u>493,558</u>	<u>29,845,703</u>

The directors have reviewed the valuations of investment properties, and in their opinion the current open market valuations are in excess of that shown in these financial statements

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

continued

11. Tangible fixed assets

b) Company	Freehold land and buildings £	Freehold investment properties £	Total £
Cost / valuation			
At 1 October 2012 and At 30 September 2013	4,354,918	180,000	4,534,918
Net book value			
At 30 September 2013	4,354,918	180,000	4,534,918
At 30 September 2012	4,354,918	180,000	4,534,918

12. Investments in group undertakings

Company	2013 £	2012 £
Shares in subsidiary undertakings	100,200	100,200

Additional information on principal subsidiary undertakings

Name	Country of registration/ incorporation	Nature of business	Capital held class	Proportion of shares held
C J O'Shea and Company Limited	England and Wales	Building contractors	Ordinary share	100%
C J O'Shea (Plant Hire) Limited	England and Wales	Plant hire and sale	Ordinary share	100%
Redgrave Limited	Republic of Ireland	Dormant	Ordinary share	100%

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

continued

13. Fixed asset investments

	Group		Company	
	2013	2012	2013	2012
	£	£	£	£
(a) Interests in associated undertaking	847,990	777,117	34	34
(b) Interests in and loan to a joint venture	4,895,098	-	-	-
(c) Other investments and loans	-	2,378,721	-	-
	<u>5,743,088</u>	<u>3,155,838</u>	<u>34</u>	<u>34</u>

Additional information in respect of movement during the year

(a) Interests in associated undertaking	£	£
Cost of shares		34
Group share of post acquisition reserves		
Opening balance	777,083	
Share of profit for the year	88,593	
Share of taxation	(17,720)	
Closing balance		<u>847,956</u>
		<u>847,990</u>
(b) Interests and loan to a joint venture		
Interests in share capital		50
Loan advance		4,895,048
Closing balance		<u>4,895,098</u>
The group acquired 50% interest in the share capital of Risedale Properties Limited, a property development company incorporated in the United Kingdom		
(c) Other investments and loans		
Opening balance		2,378,721
Repayment		(2,378,721)
Closing balance		<u>-</u>

The investment brought forward was realised during the year

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

continued

Additional information on associated undertakings and other significant holdings

Name	Country of registration/ incorporation	Nature of business	Capital held class	Proportion of shares held
Tramore Properties Limited	England and Wales	Property investment	Ordinary share	34%
Blendpack Limited	England and Wales	Property development	Ordinary share	50%
Marsh Wall Chelsea LLP	England and Wales	Property development	Partnership	33%
Risedale Properties Limited	England and Wales	Property development	Ordinary share	50%

14. Stocks

	Group	
	2013 £	2012 £
Consumables and spares	89,146	93,921
Development properties	492,504	645,252
	<u>581,650</u>	<u>739,173</u>

15. Debtors

	Group		Company	
	2013 £	2012 £	2013 £	2012 £
Due within one year				
Amounts recoverable on contracts	6,636,380	7,781,409	-	-
Trade debtors	2,143,914	1,379,453	-	-
Due from group undertakings	-	-	473,044	298,624
Due from related undertakings	3,111,802	1,839,992	-	-
Due from associated undertaking	375,694	381,695	375,694	375,694
Other debtors	722,776	603,224	-	-
Prepayments and accrued income	529,527	436,918	-	15,295
	<u>13,520,093</u>	<u>12,422,691</u>	<u>848,738</u>	<u>689,613</u>
Due after more than one year:				
Amounts recoverable on contracts	1,844,953	1,094,757	-	-
Amounts owed by group undertakings	-	-	-	368,044
	<u>15,365,046</u>	<u>13,517,448</u>	<u>848,738</u>	<u>1,057,657</u>

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

continued

16. Current asset investments	Group	
	2013 £	2012 £
Investments in development projects	23,053,977	23,835,159
Listed securities	1,721,720	1,725,270
Unlisted securities	11,009	11,009
Other investments	171,903	480,231
	<u>24,958,609</u>	<u>26,051,669</u>

Investments of £23,053,977 (2012 £23,835,159) represent the current funds invested in property development projects in the London area in which the group has a participating interest in the results of these projects, alongside with other investors. Profits or losses from these investments are recognised as and when realised.

The investments are recoverable as follows

	£	£
Due within one year	4,538,620	5,678,157
Due after more than one year	18,515,357	18,157,002
	<u>23,053,977</u>	<u>23,835,159</u>

Listed and unlisted securities consist of £11,009 (2012 £11,009) of investment in unquoted shares and £1,721,720 (£2012 £1,725,270) invested in listed securities.

Other investments consist of CFD transactions operated through a stockbroking facility. The balance at the year end was represented by.

	£	£
Cost	1,225,612	590,186
Facility	(1,122,365)	(584,420)
Margin	103,247	5,766
Deposits	68,656	474,465
	<u>171,903</u>	<u>480,231</u>

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

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17. Creditors: amounts falling due within one year

	Group		Company	
	2013	2012	2013	2012
	£	£	£	£
Bank loans	1,185,195	-	-	-
Trade creditors	9,796,272	6,768,489	-	-
Amounts owed to group undertaking	-	-	2,651,336	-
Amounts owed to associated undertaking	144,723	141,934	-	-
Owed to investments	-	-	-	-
Corporation tax	1,305,094	2,097,331	24,139	19,123
Other taxes and social security costs	336,538	318,557	-	-
Other creditors	161,781	221,860	-	-
Payments on account	6,142,212	3,297,090	-	-
Accruals	490,789	1,020,102	10,000	10,181
	<u>19,562,604</u>	<u>13,865,363</u>	<u>2,685,475</u>	<u>29,304</u>

18. Creditors: amounts falling due after more than one year

	Group		Company	
	2013	2012	2013	2012
Bank loans	<u>1,487,813</u>	<u>-</u>	<u>-</u>	<u>-</u>

The bank loans are secured by a fixed and floating charge over the borrowing company's assets and are repayable on demand

The maturity of these loans is as follows

	Group	
	2013	2012
	£	£
Amounts payable		
Within one year	1,185,195	-
Between one and two years	1,185,195	-
After two years	302,618	-
	<u>2,673,008</u>	<u>-</u>

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

continued

19. Provisions for liabilities

Deferred taxation in respect of

	Group	
	2013	2012
	£	£
Accelerated capital allowances	<u>632,603</u>	<u>632,603</u>
Opening balance	632,603	688,292
Credit to profit and loss account	<u>(36,931)</u>	<u>(55,689)</u>
Closing balance	<u>595,672</u>	<u>632,603</u>

20. Share capital

Allotted, called up and fully paid
200,000 Ordinary shares £1 each

2013	2012
£	£
<u>200,000</u>	<u>200,000</u>

21. Reserves

a) Group

At 1 October 2012

Profit for the year

At 30 September 2013

Revaluation reserve	Profit and loss account
£	£
64,714	47,903,893
-	<u>6,073,245</u>
<u>64,714</u>	<u>53,977,138</u>

b) Company

At 1 October 2012

Profit for the year

At 30 September 2013

64,714	5,425,519
-	<u>158,154</u>
<u>64,714</u>	<u>5,583,673</u>

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

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22. Reconciliation of movements in shareholders' funds

	2013 £	2012 £
a) Group		
Opening shareholders' funds	48,168,607	43,770,293
Profit for the period	6,073,245	4,398,314
Closing shareholders' funds	<u>54,241,852</u>	<u>48,168,607</u>
b) Company		
Profit for the year	158,154	97,519
Opening shareholders' funds	5,690,233	5,592,713
Closing shareholders' funds	<u>5,848,387</u>	<u>5,690,232</u>

23. Capital commitments

There were no capital commitments either authorised or contracted for at the balance sheet date (2012 £Nil)

24. Contingent liabilities

The company has entered into performance bonds with recourse in favour of third parties. The maximum total potential liability at the balance sheet date was £6,437,117 (2012 £4,873,076). These contingent liabilities are not expected to give rise to any material loss as they are fully insured.

25. Ultimate controllers

The directors, Crohan J. O'Shea and Anne O'Shea, who together control 100% of the shares of C. J. O'Shea Group Limited, are the company's ultimate controllers.

26. Post balance sheet events

There were no events since the balance sheet date which materially affected the group.

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

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27. Gross cash flows		2013	2012	
		£	£	
Returns on investments and servicing of finance				
Interest received		828,235	428,022	
Interest paid		(54,585)	(9,094)	
Dividends received		80,000	-	
		<u>853,650</u>	<u>418,928</u>	
Taxation				
Corporation tax paid		<u>2,415,492</u>	<u>619,991</u>	
Capital disposals, expenditure and financial investments				
Payments to acquire tangible fixed assets		(3,901,504)	(874,707)	
Receipts from sales of tangible fixed assets		36,225	127,579	
		<u>(3,865,279)</u>	<u>(747,128)</u>	
Acquisitions and disposals of fixed asset investments				
Repayment of members' capital from other investments		2,378,721	-	
Payments to other investments		(4,895,098)	(326,036)	
		<u>(2,516,377)</u>	<u>(326,036)</u>	
Management of liquid resources				
Receipts from sale of short term investments		1,093,060	3,392,644	
Payments to acquire short term investments		-	(12,100,706)	
		<u>1,093,060</u>	<u>(8,708,062)</u>	
Financing				
New bank loan		<u>2,673,008</u>	<u>-</u>	
28. Analysis of changes in net funds	Opening balance	Cash flows	Other changes	Closing balance
	£	£	£	£
Cash at bank and in hand	6,876,843	7,736,505	-	14,613,348
Liquid resources	26,051,669	(1,093,060)	-	24,958,609
Debt due within one year	-	(1,185,195)	-	(1,185,195)
Debt due after one year	-	(1,487,813)	-	(1,487,813)
Net funds	<u>32,928,512</u>	<u>3,970,437</u>	<u>-</u>	<u>36,898,949</u>

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30 September 2013

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29. Related party transactions

The group has taken advantage of the exemption available in accordance with FRS 8 "Related party disclosures" not to disclose transactions or balances between group entities that have been eliminated on consolidation

Group

The group had the following related party balances

	2013 £ Owed by/ (Owed to)	2012 £ Owed by/ (Owed to)
<u>Associated undertaking</u>		
Tramore Properties Limited	375,694	381,695
<u>Other related undertakings</u>		
O' Shea Homes Limited	2,888,582	1,776,222
Blendpack Limited	(141,934)	(141,934)
Rayforce Construction Limited	5,413,552	5,254,102
Less provision for doubtful debt	(5,190,332)	(5,190,332)
	223,220	63,770

The group had the following related party transactions

	2013 £	2012 £
Interest was received from/ (paid to)		
O'Shea Homes Limited	31,685	26,583
Tramore Properties Limited	-	11,441

C J O'Shea and Company Limited and O'Shea Homes Limited are under common control. The company owns 50% of Blendpack Limited and 34% of Tramore Properties Limited. Rayforce Construction Limited is under the ultimate control of the C J O'Shea Family.

Company

The company had the following related party balances

	2013 £ Owed by/ (Owed to)	2012 £ Owed by/ (Owed to)
<u>Group undertakings</u>		
C J O'Shea and Company Limited	473,044	298,624
C J O'Shea (Plant Hire) Limited	(2,651,336)	368,044
<u>Associates</u>		
Tramore Properties Limited	375,694	375,694