

**EAST CAMBS TRADING COMPANY LIMITED**

**DIRECTORS' REPORT AND  
FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

# EAST CAMBS TRADING COMPANY LIMITED

## COMPANY INFORMATION

---

**Directors**

P J Remington  
J Hill  
I Edgar

**Company secretary**

E L Grima

**Company number**

10061867

**Registered office**

The Grange  
Nutholt Lane  
Ely  
Cambridgeshire  
CB7 4EE

**Auditors**

Price Bailey LLP  
Chartered Accountants & Statutory Auditors  
Tennyson House  
Cambridge Business Park  
Cambridge  
CB4 0WZ

# EAST CAMBS TRADING COMPANY LIMITED

## CONTENTS

---

	<b>Page</b>
Directors' report	1 - 2
Independent Auditors' report	3 - 5
Statement of Comprehensive Income	6
Statement of Financial Position	7 - 8
Statement of Changes in Equity	9
Cash Flow Statement	10
Notes to the Financial Statements	11 - 26

# **EAST CAMBS TRADING COMPANY LIMITED**

## **DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2025**

---

The Directors present their report and the audited financial statements of the company for the year ended 31 March 2025.

### **Directors**

The Directors who served during the year were:

P J Remington  
J Hill  
I Edgar

### **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 UK adopted international accounting standards. 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 profit or loss 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.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

### **Statement as to disclosure of information to auditors**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

# **EAST CAMBS TRADING COMPANY LIMITED**

## **DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025**

---

### **Small companies note**

In preparing this report, the Directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

### **Auditors**

The auditors, Price Bailey LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report was approved by the board on ..... and signed on its behalf.

J Hill  
**Director**

# **EAST CAMBS TRADING COMPANY LIMITED**

## **INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF EAST CAMBS TRADING COMPANY LIMITED**

---

### **Opinion**

We have audited the financial statements of East Cambs Trading Company Limited (the 'company') for the year ended 31 March 2025 which comprise The Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and UK adopted international accounting standards .

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2025 and of the profit for the year then ended;
- have been properly prepared in accordance with UK adopted international accounting standards;
- 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 Auditors' 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**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

### **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.

# **EAST CAMBS TRADING COMPANY LIMITED**

## **INDEPENDENT AUDITORS' REPORT (CONTINUED) TO THE SHAREHOLDERS OF EAST CAMBS TRADING COMPANY LIMITED**

---

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

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

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

### **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 Director's Report.

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, 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 take advantage of the small companies exemptions in preparing the Director's Report and from the requirement to prepare a Strategic Report.

### **Responsibilities of Directors**

As explained more fully in the Directors' Responsibilities Statement set out on page 1, 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 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.

### **Auditors' responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We obtained an understanding of the legal and regulatory framework applicable to the company and the industry in which it operates and considered the risk of non-compliance with the applicable laws and regulations including fraud, in particular those that could have a material impact on the financial statements.

This included those regulations directly related to the financial statements, including financial reporting, tax legislation and distributable profits. In relation to the industry this included employment laws and health and safety.

# **EAST CAMBS TRADING COMPANY LIMITED**

## **INDEPENDENT AUDITORS' REPORT (CONTINUED) TO THE SHAREHOLDERS OF EAST CAMBS TRADING COMPANY LIMITED**

---

The risks were discussed with the audit team and we remained alert to any indications of non-compliance throughout the audit. We carried out specific procedures to address the risks identified. These included the following:

Reviewing minutes of Board meetings, correspondence with their regulators, agreeing the financial statement disclosures to underlying supporting documentation, enquiries of management including those responsible for the key regulations for any instances of actual, suspected or alleged fraud or non-compliance.

To address the risk of management override of controls, we reviewed systems and procedures to identify potential areas of management override risk. In particular, we carried out testing of journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions to identify large or unusual transactions. We reviewed key authorisation procedures and decision making processes for any unusual or one-off transactions. We also assessed management bias in relation to the accounting policies adopted and in determining significant accounting estimates.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditor's Report

### **Use of our 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 a Report of the Auditors 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.

Paul Cullen FCCA (Senior Statutory Auditor)  
for and on behalf of Price Bailey LLP  
Chartered Accountants & Statutory Auditors  
Tennyson House  
Cambridge Business Park  
Cambridge  
CB4 0WZ

Date:



# EAST CAMBS TRADING COMPANY LIMITED

## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	2024 £
<b>CONTINUING OPERATIONS</b>			
<b>Revenue from contracts with customers</b>			
Revenue from services		1,621,445	1,514,200
Revenue from property development		2,242,879	4,068,656
		<u>3,864,324</u>	<u>5,582,856</u>
Cost of sales		(2,837,682)	(4,818,852)
<b>Gross profit</b>		<u>1,026,642</u>	<u>764,004</u>
Administrative expenses		(1,796,971)	(1,608,042)
Other operating income	<b>2</b>	<u>93,346</u>	<u>126,472</u>
<b>Operating (losses) / profit</b>	<b>3</b>	<u>(676,983)</u>	<u>(717,566)</u>
Interest receivable		12,105	13,799
Interest payable	<b>6</b>	(87,985)	(193,970)
Net fair value gains on financial assets/liabilities at fair value through profit or loss		<u>(5,197)</u>	<u>4,280</u>
<b>(Loss) / Profit before income tax</b>		<u>(758,060)</u>	<u>(893,457)</u>
Income tax expense	<b>7</b>	(10,118)	38,939
<b>(Loss) / Profit and total comprehensive (loss) / income for the year</b>		<u><u>(768,178)</u></u>	<u><u>(854,518)</u></u>

There were no recognised gains and losses from 2025 or 2024 other than those included in the statement of comprehensive income.

The notes on pages 11-27 form part of these financial statements.

# EAST CAMBS TRADING COMPANY LIMITED

## STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2025

Registration No. 10061867

		2025	2024
	Notes	£	£
<b>Non-current assets</b>			
Property, plant and equipment	8	54,970	83,476
Right-of-use assets	9	51,939	93,259
		<u>106,909</u>	<u>176,735</u>
<b>Current assets</b>			
Inventories	10	3,412,927	3,395,051
Trade and other receivables	11	975,254	1,609,358
Cash at bank and in hand	12	759,830	481,674
		<u>5,148,011</u>	<u>5,486,083</u>
<b>Current Liabilities</b>			
Trade and other payables	13	(752,139)	(1,024,920)
Financial liabilities - borrowings	14	-	(149,040)
Lease liabilities	15	(34,023)	(42,899)
		<u>(786,162)</u>	<u>(1,216,859)</u>
<b>Net Current Assets</b>		4,361,849	4,269,224
<b>Total assets less current liabilities</b>		4,468,758	4,445,959
<b>Non-Current Liabilities</b>			
Financial Liabilities – borrowings	14	(5,825,000)	(5,000,000)
Lease liabilities	15	(40,406)	(74,429)
		<u>(5,865,406)</u>	<u>(5,074,429)</u>
<b>Net assets</b>		<u>(1,396,648)</u>	<u>(628,470)</u>
<b>Equity</b>			
Called up share capital	17	1	1
Retained earnings		(1,396,649)	(628,471)
		<u>(1,396,648)</u>	<u>(628,470)</u>

# **EAST CAMBS TRADING COMPANY LIMITED**

## **STATEMENT OF FINANCIAL POSITION (CONTINUED) AS AT 31 MARCH 2025**

***Registration No. 10061867***

---

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

**J Hill**  
Director

Date: .....

The notes on pages 11-27 form part of these financial statements.

## EAST CAMBS TRADING COMPANY LIMITED

### STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2025

---

	Share Capital £	Retained earnings £	Total equity £
<b>Balance as at 1 April 2023</b>	1	226,047	226,048
Loss for the year	-	(854,518)	(854,518)
<b>Total comprehensive income for the year</b>	-	(854,518)	(854,518)
<b>Balance as at 31 March 2024</b>	1	(628,471)	(628,470)
<b>Balance as at 1 April 2024</b>	1	(628,471)	(628,470)
Loss for the year	-	(768,178)	(768,178)
<b>Total comprehensive income for the year</b>	-	(768,178)	(768,178)
<b>Balance as at 31 March 2025</b>	1	(1,396,649)	(1,396,648)

# EAST CAMBS TRADING COMPANY LIMITED

## CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2025

		2025		2024	
	Notes	£	£	£	£
<b>Cash flows from operating activities</b>					
Net cash inflow from operating activities	21	(88,132)	1,628,180		
<b>Net cash inflow from operating activities</b>			(88,132)	1,628,180	
<b>Cash flows from investing activities</b>					
Payments for plant and equipment	8	(9,276)	(52,609)		
Proceeds from sale of plant and equipment	8	-	-		
Interest received		12,105	13,799		
Net cash (outflow) / inflow from investing activities			2,829	(38,810)	
<b>Cash flows from financing activities</b>					
Repayment of leasing liabilities	23	(47,594)	(63,148)		
Loans advanced	23	1,675,000	-		
Loans repaid	23	(1,263,947)	(1,255,455)		
<b>Net cash outflow from financing activities</b>			363,459	(1,318,603)	
<b>Net increase in cash and cash equivalents</b>			278,156	270,767	
<b>Cash and cash equivalents at beginning of year</b>			481,674	210,907	
<b>Cash and cash equivalents at end of year</b>	12		759,830	481,674	

# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

---

### 1. Accounting policies

#### 1.1 Statutory information

East Cambs Trading Company Limited is a private company limited by shares incorporated and domiciled in England and Wales, United Kingdom. The address of the registered office is The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE.

The company is primarily involved in property development and management of council services.

The financial statements are presented in sterling which is the functional currency of the company and rounded to the nearest £1.

#### 1.2 Compliance with accounting standards

These financial statements have been prepared in accordance with UK-adopted international accounting standards.

##### **Historical cost convention**

The financial statements have been prepared under the historical cost convention.

#### 1.3 New or amended Accounting Standards and Interpretations adopted

For the purpose of the preparation of these consolidated financial statements, the Company has applied all standards and interpretations that are effective for accounting periods beginning on or after 1 April 2024:

- Liability in a Sale and Leaseback (Amendments to IFRS 16 Leases);
- Classification of Liabilities as Current or Non-Current (Amendments to IAS 1 Presentation of Financial Statements);
- Non-current Liabilities with Covenants (Amendments to IAS 1 Presentation of Financial Statements); and
- Supplier Finance Arrangements (Amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures)

There are a number of standards, amendments to standards which have been issued by the IASB that are effective in future accounting periods that the Company has decided not to adopt early.

The following amendments are effective for the period beginning 1 January 2025:

- Lack of Exchangeability (Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates)

The following amendments are effective for accounting periods beginning on or after 1 January 2026:

- IFRS 7 Financial Instruments: Disclosures and IFRS 9 Financial Instruments – Amendments regarding the classification and measurement of financial instruments
- IFRS 7 Financial Instruments: Disclosures and IFRS 9 Financial Instruments — Amendments regarding Contracts Referencing Nature-dependent Electricity
- Amendments to IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7 resulting from Annual Improvements to IFRS Accounting Standards — Volume 11

# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

---

### 1. Accounting policies (continued)

#### 1.3 New or amended Accounting Standards and Interpretations adopted (continued)

The following amendments are effective for accounting periods beginning on or after 1 January 2025:

- IFRS 18 Presentation and Disclosures in Financial Statements
- IFRS 19 Subsidiaries without Public Accountability: Disclosures

The Company has assessed the amendments to become effective in 2025, and onwards, and has concluded they have no material impact on its financial statements.

#### 1.4 Revenue recognition

##### Revenue from contracts with customers

Revenue is recognised at an amount that reflects the consideration to which the Company is expected to be entitled in exchange for transferring goods or services to a customer. For each contract with a customer, the Company: identifies the contract with a customer; identifies the performance obligations in the contract; determines the transaction price which takes into account the time value of money; allocates the transaction price to the separate performance obligations on the basis of the relative stand-alone selling price of each distinct good or service to be delivered; and recognises revenue when or as each performance obligation is satisfied in a manner that depicts the transfer to the customer of the goods promised.

Further details on specifics relating to each revenue stream is listed below:

##### Grounds Maintenance Services

The Company provides a grounds maintenance service predominantly to local authorities and educational establishments and the performance obligation is satisfied when services are rendered. For larger contracts invoices are issued on a monthly basis or as the work is completed for smaller contracts. Payment is usually received within a month of the invoice being issued.

##### Markets

The Company operates street markets on behalf of the local council and collects revenue from the individual stallholder and the performance obligation is satisfied when the Market is held. Invoices are issued on a monthly basis and payments are made via direct debits.

##### Property Development

The Company develops and sells residential properties. Revenue is recognised when control over the property has been transferred to the customer. The properties have generally no alternative use for the company. However, an enforceable right to payment does not arise until legal title has passed to the customer. Therefore, revenue is recognised at a point in time when the legal title has passed to the customer. The revenue is measured at the transaction price agreed under the contract. The consideration is due when legal title has been transferred.

# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

---

### 1. Accounting policies (continued)

#### 1.5 Other operating income

Other operating income includes revenue from all other operating activities which are not related to the principal activities of the company. This includes the recharge of ancillary costs incurred on behalf of other group entities.

#### 1.6 Property, plant and equipment

Property, plant and equipment is stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of property, plant and equipment less their estimated residual value, over their expected useful lives on the following bases:

Plant & machinery	25% straight line
Leasehold improvements	16.67% straight line
Office equipment	16.67% straight line
Computer equipment	33.33% straight line

#### 1.7 Right-of-use assets

A right-of-use asset is recognised at the commencement date of a lease. The right-of-use asset is measured at cost, which comprises the initial amount of the lease liability, adjusted for, as applicable, any lease payments made at or before the commencement date net of any lease incentives received, any initial direct costs incurred, an estimate of costs expected to be incurred for dismantling and removing the underlying asset, and restoring the site or asset.

Right-of-use assets are depreciated on a straight-line basis over the unexpired period of the lease or the estimated useful life of the asset, whichever is the shorter. Where the company expects to obtain ownership of the leased asset at the end of the lease term, the depreciation is over its estimated useful life. Right-of use assets are subject to impairment or adjusted for any remeasurement of lease liabilities.

#### 1.8 Inventories

Inventories are stated at the lower of cost and net realisable value. Work in progress comprises direct materials, labour costs, site overheads, associated professional charges and other attributable overheads. Net realisable value represents the estimated selling price less costs to complete and sell.

At each year end, inventories are assessed for impairment. If inventories are impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

#### 1.9 Trade and other receivables

Short term receivables are measured initially at transaction price and are measured subsequently at amortised costs.



# **EAST CAMBS TRADING COMPANY LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025**

---

### **1 Accounting policies (continued)**

#### **1.10 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

#### **1.11 Operating profit**

Operating profit consists of items which are of operational nature, excluding investment income and finance cost.

#### **1.12 Trade and other payables**

Short term payables are measured initially at fair value, and subsequently at amortised cost. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

#### **1.13 Finance costs**

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument

#### **1.14 Pensions**

##### **Defined contribution pension plan**

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in the Statement of Comprehensive Income when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of Financial Position. The assets of the plan are held separately from the Company in independently administered funds.

#### **1.15 Taxation**

Current taxes are based on the results shown in the financial statements and are calculated according to local tax rules, using tax rates enacted or substantially enacted by the statement of financial position date.

Deferred income tax is provided, using the liability method, on temporary differences between the tax bases of assets and liabilities and their carrying amounts, in the financial statements. Deferred income tax assets relating to the carry-forward of unused tax losses are recognised to the extent that it is probable that future taxable profit will be available against which the unused tax losses can be utilised.

Current and deferred income tax assets and liabilities are offset when the income taxes are levied by the same taxation authority and when there is a legally enforceable right to offset them.

# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

---

### 1. Accounting policies (continued)

#### 1.16 Leases

All leases are accounted for by recognising a right-of-use asset and a lease liability except for:

- Leases of low value assets; and
- Leases with a duration of 12 months or less.

A lease liability is recognised at the commencement date of a lease. The lease liability is initially recognised at the present value of the lease payments to be made over the term of the lease, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. Lease payments comprise of fixed payments less any lease incentives receivable, variable lease payments that depend on an index or a rate, amounts expected to be paid under residual value guarantees, exercise price of a purchase option when the exercise of the option is reasonably certain to occur, and any anticipated termination penalties. The variable lease payments that do not depend on an index or a rate are expensed in the period in which they are incurred.

Lease liabilities are measured at amortised cost using the effective interest method. The carrying amounts are remeasured if there is a change in the following: future lease payments arising from a change in an index or a rate used; residual guarantee; lease term; certainty of a purchase option and termination penalties. When a lease liability is remeasured, an adjustment is made to the corresponding right-of use asset, or to profit or loss if the carrying amount of the right-of-use asset is fully written down.

The Company leases an office used by staff in the Property Development division and Market Square, Ely to provide street markets in Ely. Both leases have annual rent reviews.

#### 1.17 Finance costs

Finance costs attributable to qualifying assets are capitalised as part of the asset. All other finance costs are expensed in the period in which they are incurred.

#### 1.18 Critical accounting estimates and judgements

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for revenues and expenses during the year and the amounts reported for assets and liabilities at the statement of financial position date. However, the nature of estimation means that the actual outcomes could differ from those estimates. The significant accounting judgements and key sources of estimation uncertainty affecting the company are disclosed below.

##### **Going concern including liquidity**

The Directors regularly review the plans of the business and are pleased to report that in the first quarter of the 2025/26 financial year, sales of all the remaining properties at Arbour Square and Eden Square in Ely were completed. The Eden Square development proved particularly popular with sales completing ahead of plan and included four properties sold under East Cambridgeshire District Council's (ECDC) innovative £100k homes scheme.

Further, a contract has been signed with a local housing association for them to acquire 100% of the 27-home scheme currently in progress on phase 2 of Arbour Square, Ely. The tenure of these homes will be social rent. Having a sales contract in place before building has completed gives an element of certainty to the cash flow projections for this project and removes any risk that sales prices are lower than anticipated or that sales take longer than anticipated.

# **EAST CAMBS TRADING COMPANY LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025**

---

### **1. Accounting policies (continued)**

#### **1.18 Critical accounting estimates and judgements (continued)**

In February 2025, ECDC agreed to extend repayment date on the company's loan facility to March 2029 in order to give the business ample time to complete phases 2 and 3 at Arbour Square as well as a second phase at the popular Haddenham development.

The Directors have prepared cash flow forecasts for a period of 36 months from the year end which cover various scenarios which demonstrate that the cash reserves of the company will be sufficient for it to be able to continue as a going concern.

The financial statements do not contain any adjustments that would be required if the company were not able to continue as a going concern.

#### **Leases – discount rate**

Under IFRS 16, the Company recognises a right-of-use asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments.

The lease liability is initially measured at the present value of the remaining lease payments, discounted using the Company's incremental borrowing rate. Management have made a judgement to use a portfolio approach when estimating an incremental borrowing rate.

The incremental borrowing rate is determined on a portfolio basis, the most significant portfolio being the lease of properties. Judgement has been used to determine that a portfolio basis is an appropriate basis. As the Company had agreed borrowings for general purposes at a rate of 5.22%, this has been determined as the borrowing rate of the lease.

Refer to note 14 for additional disclosures relating to leases held by the Company.

#### **The valuation of work in progress and allocation of costs to each period**

Costs directly attributable to the projects have been included in the work in progress figure accordingly. When calculating the work in progress the directors consider the stage of completion of the project and the likelihood of all costs being recovered, applying this in accordance with applicable framework.

Refer to note 14 for additional disclosures relating to leases held by the Company.

#### **Useful lives of depreciable assets**

Estimates have been made in respect of useful economic lives of property, plant and equipment, which determine the amount of depreciation charged in profit or loss. Uncertainties in these estimates relate to the technological obsolescence that may change the utility of plant and machinery and could result in a material change to the amount of depreciation recognised. These estimates are reviewed annually at the reporting date based on the expected utility of the assets.

Further detail on useful life estimates is included in the accounting policy note 1.6.

# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 2. Other Operating Income

Other operating income consists of:

	2025 £	2024 £
Recharges of expenditure incurred on behalf of other Group entities	93,346	126,472

### 3. Operating (losses) / profit

Operating (losses / profit is stated after charging

	2025 £	2024 £
Depreciation of owned fixed assets	37,782	38,358
Depreciation of right to use assets	41,320	44,892
Auditors' remuneration	46,300	44,000

### 4. Employees and directors

	2025 £	2024 £
Wages and Salaries	1,081,702	888,545
Social security	107,850	88,582
Other pension costs	66,751	53,926
	1,256,303	1,031,053

The average monthly number of employees during the year was as follows:

	2025	2024
Directors	3	3
Administration	29	25
	32	28

Two of the three Directors only receive remuneration from the ultimate parent company.

### 5. Directors' remuneration

	2025 £	2024 £
Directors' remuneration	12,000	12,000
Directors' pension contributions to a defined contribution pension scheme	1,320	1,320
	13,320	13,320

During the year 1 directors (2024 – 1) was accruing benefits under defined contribution pension schemes.

The above director's remuneration disclosure relates to the highest paid director also for both 2025 and 2024

# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 6. Interest Payable

	2025 £	2024 £
Loan interest payable	83,290	186,545
Interest on leases	4,695	7,425
	<u>87,985</u>	<u>193,970</u>

Total loan interest payable in the year was £259,850 (2024: £262,878). During the year £140,409 was transferred to work in progress (2024: £68,908) based on the funding requirements for each capital project at the loan rate of 4.5%.

### 7. Income tax expense

#### Factors affecting the income tax expense

The tax assessed for the year is lower than the standard rate of corporation tax in the UK. The difference is explained below:

	2025 £	2024 £
(Loss) / Profit per accounts	<u>(768,178)</u>	<u>(893,457)</u>
(Loss) / Profit multiplied by the standard rate of corporation tax in the UK of 19% (2022 - 19%)	(145,954)	(169,757)
Effects of:		
Depreciation in excess of capital allowances	4,543	(4,299)
Adjustment for IFRS 16 leases	(282)	(283)
Change in pension prepayment	(1,675)	391
Losses carried forward	142,381	135,009
Change in corporation tax provision relating to previous periods	10,118	-
Tax expense	<u>10,118</u>	<u>(38,939)</u>

# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 8. Property, plant and equipment

	Plant & Machinery	Leasehold Improvement	Office & computer Equipment	Total
<b>Cost</b>				
As at April 1 2024	71,244	54,508	89,420	215,172
Additions	850	-	8,428	9,278
Disposals	-	(42,908)	-	(42,908)
As at 31 March 2025	<u>72,094</u>	<u>11,600</u>	<u>97,848</u>	<u>181,542</u>
<b>Depreciation</b>				
As at April 1 2024	33,927	43,902	53,867	131,696
Charge for the year	12,808	8,286	16,690	37,784
On disposals	-	(42,908)	-	(42,908)
As at March 31 2025	<u>46,735</u>	<u>9,280</u>	<u>70,557</u>	<u>126,572</u>
<b>Net Book Value</b>				
As at March 31 2025	<u>25,359</u>	<u>2,320</u>	<u>27,291</u>	<u>54,970</u>
As at March 31 2024	<u>37,317</u>	<u>10,606</u>	<u>35,553</u>	<u>83,476</u>
	Plant & Machinery	Leasehold Improvement	Office & computer Equipment	Total
<b>Cost</b>				
As at April 1 2023	53,337	54,508	87,578	195,423
Additions	25,141	-	27,468	52,609
Disposals	(7,234)	-	(25,626)	(32,860)
As at 31 March 2024	<u>71,244</u>	<u>54,508</u>	<u>89,420</u>	<u>215,172</u>
<b>Depreciation</b>				
As at April 1 2023	28,494	33,386	64,318	126,198
Charge for the year	12,667	10,516	15,175	38,358
On disposals	(7,234)	-	(25,626)	(32,860)
As at March 31 2024	<u>33,927</u>	<u>43,902</u>	<u>53,867</u>	<u>131,696</u>
<b>Net Book Value</b>				
As at March 31 2024	<u>37,317</u>	<u>10,606</u>	<u>35,553</u>	<u>83,476</u>
As at March 31 2023	<u>24,843</u>	<u>21,122</u>	<u>23,260</u>	<u>69,225</u>

# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 9. Right-of-use assets

	Land and Buildings	Total
As at April 1 2024	93,259	93,259
Depreciation	(41,320)	(41,320)
As at March 31 2025	<u>51,939</u>	<u>51,939</u>
As at April 1 2023	138,151	138,151
Depreciation	(44,892)	(44,892)
As at March 31 2024	<u>93,259</u>	<u>93,259</u>

The Company leases land at Market Square, Ely under an agreement for a term of 10 years. On renewal, the terms of the leases are renegotiated.

Details of leasing liabilities are included within note 14 and lease expense disclosed in note 5.

### 10. Inventories

	2025 £	2024 £
Completed properties held for resale	2,222,565	350,000
Work in progress	1,190,362	3,045,052
	<u>3,412,927</u>	<u>3,395,052</u>

The total amount of work in progress recognised as an expense during the year was £2,084,363 (2024: £4,134,543).

Please refer to note 13 to see details of the amounts included in work in progress which are pledged as security for loans.

### 11. Trade and other receivables

	2025 £	2024 £
<b>Current:</b>		
Trade receivables	49,204	862,312
Amounts owed by group entities	310,070	133,682
Other taxation	5,352	9,794
Prepayments and accrued income	610,628	603,570
	<u>975,254</u>	<u>1,609,358</u>

# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 12. Cash and cash equivalents

	2025 £	2024 £
Cash at bank and in hand	759,830	481,674

### 13. Trade and other payables

	2025 £	2024 £
<b>Current</b>		
Trade payables	158,789	497,621
Amounts owed to group entities	299,118	287,908
Other taxation and social security	27,544	23,905
Other payables	187,838	139,981
Accruals and deferred income	78,850	75,505
	752,139	1,024,920

### 14. Borrowings

	2025 £	2024 £
<b>Current:</b>		
Loans due within one year	-	149,040
	-	149,040
<b>Non-current</b>		
<b>Due 1 – 2 years:</b>		
Amounts owed to parent undertakings	-	2,891,107
Loans due after one year	-	-
<b>Due 2 – 5 years:</b>		
Amounts owed to parent undertakings	5,825,000	2,108,893
	5,825,000	5,000,000
<b>Total non-current</b>	5,825,000	5,000,000



# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 14. Borrowings (continued)

Cambridge and Peterborough Combined Authority (CPCA) hold security on the company's land at Haddenham and on a portion of the land at the former RAF service accommodation at the Ely MOD site in relation to loans outstanding to them at the year end. At the year-end the total value of the Haddenham site is valued at £Nil and the former RAF service accommodation at the Ely MOD site is valued at £86,734, which is held within inventories.

East Cambridgeshire District Council has a fixed and floating charge on all property, or undertakings of the Company not already charged.

### 15. Lease Liabilities

	2025 £	2024 £
<b>Current:</b>		
Lease liability	34,023	42,899
<b>Non-current:</b>		
Lease liability	40,406	74,429
	<u>74,429</u>	<u>117,328</u>

Refer to note 16 for further information on financial instruments. Details of finance costs are included within note 6. Details of the right of use assets are included within note 9.

In the event of default by the Company on the lease liabilities, the lease assets in note 9 would be returned to the lessor.

During the year Licence fees relating to a Licence to Occupy, which is not disclosed under IFRS 16, totalled £34,065 (2024: £33,397). Within non-current liabilities are lease liabilities falling due after more than 5 years totalling £Nil (2024 - £Nil).

### 16. Financial Instruments

#### Financial assets and liabilities

The carrying value of the company's financial assets and liabilities as recognised at the year end of the years under review may also be categorised as follows:

	Financial assets at amortised cost	Financial liabilities at amortised cost	Total carrying amount
As 31 March 2025	£	£	£
Cash and cash equivalents	759,830	-	759,830
Trade receivables	49,204	-	49,204
Amounts owed by group entities	289,627	-	289,627
Borrowings	-	(5,825,000)	(5,825,000)
Trade payables	-	(158,788)	(158,788)
Amounts owed to group entities	-	(299,118)	(299,118)
Other payables - current	-	(187,838)	(187,838)
Accruals and deferred income	-	(78,850)	(78,850)
Total	<u>1,098,661</u>	<u>(6,549,594)</u>	<u>(5,450,933)</u>

# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 16. Financial Instruments (continued)

	Financial assets at amortised cost	Financial liabilities at amortised cost	Restated Total carrying amount
As 31 March 2024	£	£	£
Cash and cash equivalents	481,674	-	481,674
Trade receivables	862,312	-	862,312
Amounts owed by group entities	133,682	-	133,682
Borrowings	-	(5,149,040)	(5,149,040)
Trade payables	-	(497,621)	(497,621)
Amounts owed to group entities	-	(287,908)	(287,908)
Other payables - current	-	(139,981)	(139,981)
Accruals and deferred income	-	(75,505)	(75,505)
Total	<u>2,045,238</u>	<u>(6,150,055)</u>	<u>(4,104,817)</u>

#### Credit risk

Credit risk is the risk of financial loss to the company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the company's receivables from customers and balances at financial institutions.

The company's exposure to credit risk in the property development division is limited as title to any property sold does not pass until funds are received.

For the grounds maintenance division, the major customer is a local authority and the sole shareholder of the company so the risk is perceived to be low. The remaining customers are predominantly also local authorities.

For the markets division, the customers are individual market stall vendors and each debt is relatively small. Most vendors have been trading with the company, and its local authority predecessor for a number of years.

The company held cash and cash equivalents of £759,830 at 31 March 2024 (2024: £481,674). The cash and cash equivalents are held at NatWest Bank which is rated A- to A at leading credit rating agencies and so the company considers these to have a low credit risk.

The carrying amount of the financial assets best represents the maximum exposure to credit risk at the end of the reporting period.

#### Liquidity risk

Liquidity risk is the risk that the company will not be able to meet its financial obligations as they fall due. The company's policy throughout the year has been to ensure that it has adequate liquidity to meet its liabilities when due by careful management of its working capital.

# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 16. Financial Instruments (continued)

	Less than one year	More than one year less than five years	Total
2025	£	£	£
Trade and other payables	752,139	-	752,139
Borrowings	-	5,825,000	5,825,000
	<u>752,139</u>	<u>5,825,000</u>	<u>6,577,139</u>
2024	£	£	Restated Total £
Trade and other payables	1,024,920	-	1,024,920
Borrowings	149,040	5,000,000	5,149,040
	<u>1,173,960</u>	<u>5,000,000</u>	<u>6,173,960</u>

#### Fair values

The carrying amounts of all financial assets and liabilities of the company as disclosed in the notes to the financial information are approximately their fair values.

#### Capital management

The company's objectives when managing capital are to safeguard the company's ability to continue as a going concern in order to provide returns for shareholders, benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital with an appropriate level of leverage for the size of the business so as to maintain investor, creditor and market confidence and to sustain future development of the business. In order to maintain or adjust the capital structure, the company may return capital to shareholders, issue new shares or sell assets to reduce debt.

### 17. Share capital

	2025 £	2024 £
<b>Share classified as equity</b>		
<b>Allotted, called up and fully paid</b>		
1 Ordinary share of £1	<u>1</u>	<u>1</u>

### 18. Pension commitments

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £66,751 (2024 - £53,925).

Contributions totalling £10,502 (2024 - £14,591) were payable to the fund at the year end and are included in creditors.

# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

### 19. Related Party Transactions

In line with paragraph 25 of IAS24, the company has taken advantage of the exemption from the requirement to disclose transactions with East Cambridgeshire District Council (ECDC) and connected companies due to the control exercised by ECDC by virtue of it being the only shareholder.

The company has loans of £5,825,000 (2024: £5,000,000) due to ECDC on March 31 2029 lent at an interest rate fixed at 4.5%.

### 20. Details of Parent Undertaking

The ultimate parent undertaking is East Cambridgeshire District Council, registered address The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE

### 21. Net cash inflow from operating activities

	2025 £	2024 £
(Loss) / Profit (loss) before income tax	(758,060)	(893,457)
Depreciation	79,102	83,250
Interest received	(12,105)	(13,799)
Interest expense (including capitalised interest)	264,405	262,880
Net fair value gains on financial assets / liabilities at fair value through profit or loss	5,197	(4,280)
Taxation	(10,118)	38,939
	<u>(431,578)</u>	<u>526,466</u>
Decrease/(Increase) in inventories	(17,876)	1,461,130
Decrease/(Increase) in trade and other receivables	634,104	998,196
(Decrease)/Increase in trade and other payables	(272,781)	(304,680)
<b>Net cash outflow from operating activities</b>	<u><u>(88,132)</u></u>	<u><u>1,628,180</u></u>

### 22. Reserves

The following is a description of each of the reserve accounts that comprise equity shareholders' funds:

Share capital	The share capital comprises the issued ordinary shares of the company at par.
Retained earnings	Retained earnings comprise the Company's cumulative accounting profits and losses since inception.

# EAST CAMBS TRADING COMPANY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

---

### 23. Changes in liabilities arising from financing activities

	<b>Lease liability £</b>	<b>Bank loans £</b>	<b>Total £</b>
Balance at 1 April 2023	173,051	6,153,322	6,326,373
Net cash used in financing activities	(63,148)	(1,255,455)	(1,318,603)
Interest expense (including capitalised interest)	7,425	251,173	258,598
	<hr/>	<hr/>	<hr/>
Balance at 1 April 2024	117,328	5,149,040	5,266,368
Net cash used in financing activities	(47,594)	(1,263,947)	(1,311,541)
Loans advanced	-	1,675,000	1,675,000
Interest expense (including capitalised interest)	4,695	264,907	269,602
	<hr/>	<hr/>	<hr/>
Balance at 31 March 2024	<u>74,429</u>	<u>5,825,000</u>	<u>5,899,429</u>

