

Company Registration No. 00464224 (England and Wales)

C&UCO PROPERTIES LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019

C&UCO PROPERTIES LIMITED

COMPANY INFORMATION

Directors	Lord Fink	
	Mr M A Spencer	
	Dr C J Moran	
	Mr D J Mott	(Appointed 26 October 2020)
	Miss A A Milling	(Appointed 26 October 2020)
	Mr S C Day	(Resigned 14 October 2020)
	Rt Hon B K Lewis MP	(Resigned 14 October 2020)
Secretary	T&H Secretarial Services Limited	
Company number	00464224	
Registered office	4 Matthew Parker Street London SW1H 9HQ	
Auditor	BDO LLP, statutory auditor 55 Baker Street London W1U 7EU	
Solicitors	Trowers & Hamlins LLP 3 Bunhill Row London EC1Y 8YZ	

C&UCO PROPERTIES LIMITED

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C&UCO PROPERTIES LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2019

The directors present their annual report and financial statements for the year ended 31 December 2019.

Principal activities

The principal activity of the company and its subsidiaries continued to be to promote the welfare of the British people and to support the objectives of the Conservative Party. The company also holds operating leases of properties occupied by the Party.

Directors

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

Lord Fink	
Mr M A Spencer	
Mr S C Day	(Resigned 14 October 2020)
Rt Hon B K Lewis MP	(Resigned 14 October 2020)
Dr C J Moran	
Mr D J Mott	(Appointed 26 October 2020)
Miss A A Milling	(Appointed 26 October 2020)

Auditor

The auditor, BDO LLP, statutory auditor, are deemed to be reappointed in accordance with section 487(2) of the Companies Act 2006.

Statement of directors' responsibilities

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

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

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

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

C&UCO PROPERTIES LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

Statement of disclosure to auditor

(a) so far as each director at the date of approval of this report is aware, there is no relevant audit information of which the company's auditors are unaware, and

(b) each director has taken all the steps that he ought to have taken to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

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

On behalf of the board

Mr D J Mott

Director

15 December 2020

C&UCO PROPERTIES LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF C&UCO PROPERTIES LIMITED

Opinion

We have audited the financial statements of C&UCO Properties Limited (the 'company') for the year ended 31 December 2019 which comprise the profit and loss account, the balance sheet 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 United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2019 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

C&UCO PROPERTIES LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE MEMBERS OF C&UCO PROPERTIES LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <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 an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

**Nicholas Carter-Pegg (senior statutory auditor)
for and on behalf of BDO LLP, statutory auditor
London, UK**

16 December 2020

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

C&UCO PROPERTIES LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2019

	Notes	2019 £	2018 £
Administrative expenses		(120,280)	(119,340)
Operating loss		(120,280)	(119,340)
Interest receivable and similar income		1,502	1,325
Loss before taxation		(118,778)	(118,015)
Taxation		-	-
Loss for the financial year		(118,778)	(118,015)

Loss for the financial year represents total comprehensive expense as there is no other comprehensive income or expenses in the year or the preceding year.

All amounts are derived from continuing activities.

C&UCO PROPERTIES LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2019

	Notes	£	2019 £	£	2018 £
Fixed assets					
Tangible assets	3		174,837		279,531
Investments	4		33		33
			<u>174,870</u>		<u>279,564</u>
Current assets					
Debtors	6	11,480,691		11,494,432	
Cash at bank and in hand		832,097		830,840	
		<u>12,312,788</u>		<u>12,325,272</u>	
Creditors: amounts falling due within one year		<u>(10,700)</u>		<u>(9,100)</u>	
Net current assets			<u>12,302,088</u>		<u>12,316,172</u>
Total assets less current liabilities			<u>12,476,958</u>		<u>12,595,736</u>
Provisions for liabilities	7		<u>(250,000)</u>		<u>(250,000)</u>
Net assets			<u><u>12,226,958</u></u>		<u><u>12,345,736</u></u>
Capital and reserves					
Called up share capital	8		26		26
Profit and loss reserves			<u>12,226,932</u>		<u>12,345,710</u>
Total equity			<u><u>12,226,958</u></u>		<u><u>12,345,736</u></u>

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

The financial statements were approved by the board of directors and authorised for issue on 15 December 2020 and are signed on its behalf by:

Mr D J Mott
Director

Company Registration No. 00464224

C&UCO PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2019

1 Accounting policies

Company information

C&UCO Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is 4 Matthew Parker Street, London, SW1H 9HQ.

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with FRS102 Section 1A Small Entities. The principal accounting policies adopted are set out below.

The financial statements are prepared in sterling, which is the functional currency of the company.

The company has taken advantage of the exemption under section 400 of the Companies Act 2006 not to prepare consolidated accounts. The financial statements present information about the company as an individual entity and not about its group.

The company's objects under its memorandum of association are to support and further the objectives of the Conservative Party. Although no shares are legally owned by Conservative Central Office ("CCO"), in the opinion of the directors the company is under the control of CCO and is treated as a quasi subsidiary in the CCO financial statements. Accordingly, the results of C&UCO Properties Limited and its subsidiaries are included in the consolidated financial statements of CCO, which are available from the Electoral Commission.

1.2 Going concern

The Directors consider it necessary to acknowledge there is uncertainty created by the current global situation with COVID-19. The company is in a net assets position overall with a significant cash balance. The company does not generate any revenue and expected costs are not likely to increase due to limited activity in the company. As such the Directors consider the company to have low exposure to risks arising from COVID-19 and believe it is appropriate to prepare these financial statements on the going concern basis.

1.3 Tangible fixed assets

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

Land and buildings	Over the term of the lease
Plant and machinery	15% and 20% per annum on the straight line basis

1.4 Fixed asset investments

Interests in subsidiaries are initially measured at cost and subsequently measured at cost less any accumulated impairment losses.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

1.5 Impairment of fixed assets

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

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

C&UCO PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2019

1 Accounting policies

(Continued)

1.6 Cash and cash equivalents

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

1.7 Financial instruments

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

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

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method. Financial assets classified as receivable within one year are not amortised.

Impairment of financial assets

Financial assets are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

Classification of financial liabilities

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

Basic financial liabilities

Basic financial liabilities including creditors that are classified as debt are initially recognised at transaction price. Financial liabilities classified as payable within one year are not amortised.

1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs.

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

1.9 Taxation

The tax expense represents the sum of the tax currently payable.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

C&UCO PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2019

1 Accounting policies

(Continued)

1.10 Provisions

Provisions are recognised when the company has a legal or constructive present obligation as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation.

2 Auditor's remuneration

	2019 £	2018 £
Fees payable to the company's auditor and associates:		
For audit services		
Audit of the financial statements of the company	3,500	3,500
	<u> </u>	<u> </u>

3 Tangible fixed assets

	Land and buildings £	Plant and machinery £	Total £
Cost			
At 1 January 2019 and 31 December 2019	125,000	668,911	793,911
	<u> </u>	<u> </u>	<u> </u>
Depreciation and impairment			
At 1 January 2019	61,373	453,007	514,380
Depreciation charged in the year	8,576	96,118	104,694
	<u> </u>	<u> </u>	<u> </u>
At 31 December 2019	69,949	549,125	619,074
	<u> </u>	<u> </u>	<u> </u>
Carrying amount			
At 31 December 2019	55,051	119,786	174,837
	<u> </u>	<u> </u>	<u> </u>
At 31 December 2018	63,627	215,904	279,531
	<u> </u>	<u> </u>	<u> </u>

4 Fixed asset investments

	2019 £	2018 £
Investments	33	33
	<u> </u>	<u> </u>

The fixed asset investments comprise the company's subsidiaries valued at cost, details of which are provided in note 5 below.

C&UCO PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2019

5 Subsidiaries

Details of the company's subsidiaries at 31 December 2019 are as follows:

Name of undertaking and country of incorporation or residency		Nature of business	Class of shareholding	% Held Direct
C&UCO Management Limited	England	See below	Ordinary	100.00
C&UCO Services Limited	England	See below	Ordinary	100.00

The aggregate capital and reserves and the results for the year of the subsidiaries noted above was as follows:

Name of undertaking	Results	Capital and Reserves
	£	£
C&UCO Management Limited	-	68
C&UCO Services Limited	-	32

C&UCO Management Limited and C&UCO Services Limited's principal activities are to promote the welfare of the British People and to support the Conservative Party. They are both prohibited from paying a dividend and upon a winding up the members are only entitled to repayment of £1 per share credited as paid up.

The registered office of the company's subsidiaries is 4 Matthew Parker Street, London, SW11 9HQ.

6 Debtors

	2019	2018
Amounts falling due within one year:	£	£
Other debtors	11,480,691	11,494,432

Other debtors comprise an amount due by Conservative Central Office. The amount due is interest free and repayable on demand.

7 Provisions for liabilities

	2019	2018
	£	£
Provision for dilapidations	250,000	250,000

The provisions balance is in respect of a dilapidations clause within an operating lease which expires on 2 June 2026.

C&UCO PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2019

8 Called up share capital

	2019	2018
	£	£
Ordinary share capital		
Issued and fully paid		
26 Shares of £1 each	26	26

The memorandum of association prohibits the payment of a dividend and upon winding up the members are only entitled to repayment of the amount credited as paid up on the shares.

9 Operating lease commitments

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2019	2018
	£	£
Within one year	642,738	642,738
Between two and five years	2,570,952	2,570,952
In over five years	912,160	1,554,898
	<u>4,125,850</u>	<u>4,768,588</u>

Obligations totalling £4,125,850 (2018 - £4,768,588) will be recovered from Conservative Central Office.

10 Controlling party

As explained above, although no shares are legally owned by Conservative Central Office ("CCO"), in the opinion of the directors the company is under the control of CCO and is treated as a quasi subsidiary in the CCO financial statements.

The Board of the Conservative Central Office is responsible for the management and administration of the Conservative Central Office and the Leader of the Party is considered to be a person of significant control due to the right to appoint or remove a majority of the board of the party.

11 Events after the reporting date

The COVID-19 outbreak represents an event after the reporting period. However, this is considered to be a non-adjusting event, as the pandemic was declared on 12th March 2020, and is therefore after the date of the statement of financial position. It therefore constitutes a new event that does not impact on the conditions existing at the date of the statement of financial position.

C&UCO PROPERTIES LIMITED
UNAUDITED MANAGEMENT INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2019

C&UCO PROPERTIES LIMITED

UNAUDITED DETAILED TRADING AND PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2019

	£	2019 £	£	2018 £
Administrative expenses		(120,280)		(119,340)
		<u> </u>		<u> </u>
Operating loss		(120,280)		(119,340)
Investment revenues				
Bank interest received	1,502		1,325	
	<u> </u>		<u> </u>	
		1,502		1,325
		<u> </u>		<u> </u>
Loss before taxation		(118,778)		(118,015)
		<u> </u>		<u> </u>

C&UCO PROPERTIES LIMITED

UNAUDITED SCHEDULE OF ADMINISTRATIVE EXPENSES FOR THE YEAR ENDED 31 DECEMBER 2019

	2019	2018
	£	£
Administrative expenses		
Rates	-	(2,902)
Power, light and heat	-	(680)
Legal and professional fees	6,400	259
Accountancy	5,442	3,600
Audit fees	3,500	3,500
Bank charges	244	5,244
Depreciation	104,694	110,319
	<hr/>	<hr/>
	120,280	119,340
	<hr/>	<hr/>
