

**Chubb Fire & Security Limited**

**Annual Report  
for the year ended 31 December 2024**

Registered number: **0524469**



# Chubb Fire & Security Limited

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# **Chubb Fire & Security Limited**

## **Strategic Report**

The directors present their Strategic Report for the company for the year ended 31 December 2024.

The directors, in preparing this Strategic Report, have complied with s414C of the Companies Act 2006.

### **Review of the business**

#### ***Financial Performance During Year***

The directors are satisfied with the operating results for the year and anticipate sustainable results in the future. The company's profit for the financial year is £21,203,000 (2023: £2,122,000), which will be transferred to reserves. The net assets of the company at the end of the financial year are £178,528,000 (2023: £157,220,000).

#### ***Business Acquisitions***

On 1 January 2024 the company purchased the trade and assets of its wholly owned subsidiary, Frontline Security Solutions Limited. Following the purchase, the company trades as Frontline Security Solutions and designs, installs and maintains complete security systems.

The acquisition was made to streamline the UK operations, allowing the company to go to market as one legal entity with a number of different offerings, simplifying how the company trades with its customers and the internal processes.

#### ***Impairment Review***

During the year, the directors have reviewed the value of goodwill. The directors have considered recent performance and the expected performance of the entity to calculate the value in use of the business. Whilst considering whether the value of goodwill is impaired or not, the directors have used a pre tax discount rate of 14.7% and a terminal growth rate of 2%. With these assumptions the directors are of the opinion that no impairment of goodwill is required (2023: nil).

At the year end the sale of the trade and assets of its subsidiary and subsequent liquidation had completed. The directors deemed that following the purchase of the trade and assets on 1 January 2024, there would be no operating cashflows remaining in the subsidiary. As such the directors have impaired the value of the subsidiary down to its net operating value, recognising an impairment of £13,747,000 in exceptional items (2023: £7,965,000).

#### ***Dividend***

Dividends of £13,747,000 were received during the year (2023: £nil).

#### **Key performance indicators**

Turnover shows an overall year on year increase of 22% from £239,344,000 in 2023 to £292,039,000 in 2024. Of this revenue increase 12.4% related to the purchase of the trade and assets of Frontline Security Solutions Limited, and the remaining 9.6% related to organic growth.

Gross profit, at £99,898,000 (2023: £77,974,000) shows a year on year change to 34.2% of turnover from 32.6% of turnover in 2023.

Operating profit has increased from £11,277,000 in 2023 to £27,197,000 in 2024. This is due to the positive result of the purchase of trade and assets of the Frontline Security Solutions Limited.

# Chubb Fire & Security Limited

## Strategic Report

### Principal risks and uncertainties

The directors and senior managers review the company's financial risk profile on a regular basis. This process of risk acceptance and risk management is addressed through a framework of policies, procedures and internal controls. Compliance with regulation, legal and ethical standards is of extreme importance not only within the company, but the API Group Corporation as a whole. The key business risks affecting the company are considered to relate to the economic environment, including credit risk, and competition.

### *Business environment*

The UK fire and security industry is highly competitive as many companies offer similar coverage. This gives rise to competitive pricing structures. The company regularly assesses the impact of market conditions and technological changes in relation to the products supplied, and strive to be ahead of the market in offering new and innovative fire and security solutions.

### *Credit risk*

The company's principal financial assets are cash at bank, intercompany debt, trade debtors and other debtors. The credit risk is primarily attributable to its trade debtors. The amounts presented in the balance sheet are net of allowances for doubtful debts. Cash collections are monitored on a regular basis.

### *Margin risk*

The company's profitability is sensitive to changes in gross margins. While the company actively manages its pricing strategies and cost of sales, the competitive market, inflation and other unexpected changes costs employment costs could negatively impact gross margins. The company adopts dynamic pricing models and ongoing analysis to help adapt its pricing strategy. The company also engages with a diverse supply base to help keep costs down as well as keeping up to date with economic predictions and government policies

### *Liquidity risk*

Liquidity risk is managed centrally by the company's ultimate parent.

### *Interest rate risk*

The company has interest-bearing liabilities and interest-bearing assets consisting of intercompany balances. Rates of interest vary according to market conditions prevailing at the time.

### Section 172 Statement

In accordance with section 172 of the Companies Act 2006, each director of the Company acts in the way that they consider, in good faith, would be most likely to promote the success of the Company for the benefit of its members as a whole. The directors have regard amongst other matters, to the:

- likely consequences of any decision in the long term,
- interests of the company's employees,
- need to foster the company's business relationships with suppliers, customers and others,
- impact of the company's operations on the community and the environment,
- company maintaining a reputation for high standards of business conduct, and
- need to act fairly taking account of the interests of the members of the company.

# Chubb Fire & Security Limited

## Strategic Report

### Section 172 Statement (continued)

When the company makes its principal decisions, the interests of key relevant stakeholders will always be considered including employees, suppliers, customers, the ultimate shareholders, the community and the environment. The decisions made consider the benefits, impact and risks involved, as well as investment for the future.

Details on employee and other stakeholder engagement can be found in the Directors report on page 7 and form part of this report by cross reference.

### Future developments

The directors expect the general level of activity to grow in the forthcoming year. The UK fire and security industry remains relatively static, and the directors believe they will be able to hold the value of the portfolio. The directors anticipate that economic conditions will remain challenging in 2025. Customer satisfaction and ultimately retention will continue to be a key priority for the company.

### Events after the balance sheet date

During May 2025 Frontline Security Solutions Limited, a subsidiary of the company, which was in voluntary liquidation at the end of the year was dissolved.

### Approval

Approved by the Board and signed on its behalf by:



C Coward  
Director  
5 September 2025

Chubb House  
Shadsworth Road  
Blackburn  
BB1 2PR

# Chubb Fire & Security Limited

## Directors' Report

The directors present their Report and audited financial statements of the company for the year ended 31 December 2024.

### Future developments and events after the balance sheet date

Details of future developments and events that have occurred after the balance sheet date can be found in the Strategic Report on page 3 and form part of this report by cross-reference.

### Going concern

The financial statements have been prepared on a going concern basis, which assumes the company will continue to be able to meet its liabilities as they fall due, within 12 months of the date of approval of these financial statements. As at 31 December 2024 the company had net current liabilities of £90,856,000. This is made up of current assets of £148,937,000 and current liabilities of £239,793,000. The company has net assets at that date of £178,528,000. Liquidity as at that date was £20,742,000, made up of cash and cash equivalents.

The company's business activities, together with the factors likely to affect its future development, performance and position are set out in the Strategic Report. The Strategic Report also describes the financial position of the company; liquidity position; the company's objectives, policies and processes for managing its capital; its financial risk management objectives; details of its financial instruments; and its exposure to credit risk and liquidity risk.

The company meets its day to day working capital requirements from operational cash flows and due to legacy arrangements the company also has intercompany loans.

The company has developed financial forecasts which model a number of scenarios which the Directors have reviewed covering the 12 month period from the date of approving these financial statements. These forecasts include a number of severe but plausible scenarios incorporating assumptions such as sensitising future revenue amounts. This assessment is dependant on its fellow subsidiary's not seeking repayment of the amounts currently due to the group, which at 31 December 2024 amount to £138,478,000.

These forecasts are deemed by the directors to provide severe but plausible stress tests of the company's ability to adopt the going concern basis for the preparation of the financial statements. Additionally, API Group Corporation, the ultimate parent company, has indicated its intention to not seek repayment of intercompany amounts due unless adequate alternative financing is secured by the company. Having assessed the company's risk, existing financing and performance, the Directors have concluded that the company has adequate resources to continue in operational existence for at least 12 months from the date of approval of the financial statements. As with any company placing reliance on other group entities for financial support, the Directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so. Thus, the Directors continue to apply the going concern basis of accounting when preparing the annual financial statements.

### Financial risk management objectives and policies

Details of the financial risk management objectives and policies can be found in the strategic report on pages 1 to 3 form part of this report by cross-reference.

### Dividends

No dividend was proposed or paid in the year ended 31 December 2024 (2023: nil).

# Chubb Fire & Security Limited

## Directors' Report

### Directors

The directors, who served throughout the year, and up to the date of signing the financial statements were as follows:

C Forbes  
S D Dunnagan (resigned 27 January 2025)  
A White  
G Moffatt (appointed 27 January 2025)  
C Coward (appointed 27 January 2025)

### Directors indemnities

The company has made qualifying third party indemnity provisions for the benefit of its directors which were made during the year and remain in force at the date of this report.

### Streamlined Energy and Carbon Reporting (SECR)

The company is required to report under the SECR due to changes introduced by the 2013 and 2018 Regulations.

### Quantification and Reporting Methodology

The company has followed the UK Government GHG Conversion Factors for company reporting. GHG Conversion Factors for each reporting year have been utilised. The company has taken 2019 (pre-pandemic) as the baseline year to establish carbon reduction targets. All measurements are conducted in Kg CO<sub>2</sub>e.

### Organisational Boundary

The company has used the financial control approach, whereby the company directs the financial and operating policies of its operations to gain economic benefits from its activities.

### Operation Scopes

The company have included SCOPE 1, SCOPE 2 & SCOPE 3 emissions as a direct output from utilities usage as per the below:

<b>Scope 1</b>	<b>2024</b>	<b>2023</b>
GHG from gas consumption	105,570	84,611
<b>Scope 2</b>	<b>2024</b>	<b>2023</b>
GHG from electricity consumption	323,324	423,488
<b>Scope 3</b>	<b>2024</b>	<b>2023</b>
GHG from water consumption	2,243	807

# Chubb Fire & Security Limited

## Directors' Report

### Results of Fleet Operations/travel & business trips

The company also calculates GHG produced from operating fleet vehicles, air, rail, or maritime travel, and hotel accommodation. Further SCOPE 1 emissions as a direct result of fuel usage from the companies fleet vehicles, and SCOPE 3 emissions from our travel and accommodation bookings can be found below:

Scope 1	2024	2023
GHG from fuel	5,866,748	6,011,198
Scope 3	2024	2023
GHG from travel	861,875	118,332

### Total (calculated) carbon footprint

The company has verified SCOPE 1 and SCOPE 2 emissions using the Carbon Trusts Carbon Footprint Calculator.

Total	2024	2023
Scope 1	5,972,318	6,095,809
Scope 2	323,324	423,488
Scope 3	864,118	119,139
Grand Total	7,159,760	6,638,436

The greenhouse gases per £1 of revenue is 0.025 (2023: 0.028).

### Targets

The company is committed to using the site utilities efficiently and minimising the impact on the environments. Wherever it is cost effective, the company will employ a continuous improvement process to reduce utility consumption and greenhouse gas emissions. The company's policy is to control utility consumption to

- Avoid unnecessary expenditure
- Improve cost effectiveness and efficiency
- Improve environmental performance

### Environmental Efficiency Improvements

During 2024, the company continued with various environmental improvement measures. Since the 2019 baseline a number of initiatives have been completed or implemented including;

- Altering the fleet profile to include increasing numbers of hybrid and electric vehicles
- Carbon offsetting programmes on travel and accommodation
- Reducing our property portfolio
- Obtaining ISO 14001 certification across all business streams
- Actions towards the zero to landfill waste management at some locations

# **Chubb Fire & Security Limited**

## **Directors' Report**

### **Disabled employees**

Applications for employment by disabled persons are always fully considered, bearing in mind the abilities of the applicant concerned. In the event of members of staff becoming disabled every effort is made to ensure that their employment with the company continues and that appropriate training is arranged. It is the policy of the company that the training, career development and promotion of disabled persons should, as far as possible, be identical to that of other employees.

### **Stakeholder engagement**

Engaging, consulting and acting on the needs of different stakeholders is critical for the development of a culture and strategy that achieves long term sustainable success. The directors always aim to act in the best interests of the company and to be fair and balanced in their approach.

The needs of different stakeholders are always considered as well as the consequences of a decision for the long term and the importance of maintaining the company's reputation for high standards of ethical conduct. The directors consider all relevant information before making any decisions, and take account of competing priorities and other relevant factors when making them. Customer service is key to our strategy, and day to day engagement with our customers together with responding to their feedback is critical. Engaging with our suppliers, employees and other stakeholders is also key to achieving our strategy and business plans.

### **Employee engagement**

The company values the involvement of its employees and continues to keep them informed on matters affecting them as well as on the various factors affecting the performance of the company. This is achieved by a variety of means including:

- in person and virtual meetings with senior leadership teams
- weekly e-letters and update communications as required
- periodic employee surveys, the results of which are analysed by the leadership team and fed back by the respective line managers to employees.

In addition, the company has also expanded its Marketing and Communications Team to strengthen its approach to both internal and external communications. The company invests in its employees through recognition, training, development and coaching, as well as providing opportunity. By engaging with its employees in this way, the objective is to improve customer focus, provide prospects and encourage a collaborative and empowered way of working.

Further, the company continues to operate an apprenticeship program, and has expanded it from engineers to non-engineering roles as well to provide opportunity for new people to join the company and develop their careers with us.

The company works collaboratively with the Trade Union and engages in frequent communication with them. The company also operates a Works Council where nominated employees from across the business have the opportunity to engage with senior management on matters affecting them and provide feedback, with appropriate actions being taken.

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

The directors are responsible for preparing the Strategic Report, 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), comprising FRS 101 "Reduced Disclosure Framework", and applicable law.

# Chubb Fire & Security Limited

## Directors' Report

### Statement of directors' responsibilities (continued)

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 the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 101 have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

### Disclosure of information to auditors

In the case of each director in office at the date the Directors' Report is approved:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Approved by the Board and signed on its behalf by:



C Coward  
Director  
5 September 2025

Chubb House  
Shadsworth Road  
Blackburn  
BB1 2PR

# Chubb Fire & Security Limited

## Independent Auditors' Report to the Members of Chubb Fire & Security Limited

### Opinion

We have audited the financial statements of Chubb Fire & Security Limited ("the Company") for the year ended 31 December 2024 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2024 and of its profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 101 *Reduced Disclosure Framework*; 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 are described below. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

### Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the Company or to cease its operations, and as they have concluded that the Company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the directors' conclusions, we considered the inherent risks to the Company's business model and analysed how those risks might affect the Company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the Company will continue in operation.

### Fraud and breaches of laws and regulations – ability to detect.

#### ***Identifying and responding to risks of material misstatement due to fraud***

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud.

Our risk assessment procedures included:

- Enquiring of directors and inspection of policy documentation as to the Company's high-level policies and procedures to prevent and detect fraud and the Company's channel for "whistleblowing", as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board minutes.
- Considering remuneration incentive schemes and performance targets for management and directors
- Using analytical procedures to identify any unusual or unexpected relationships.

## **Chubb Fire & Security Limited**

### **Independent Auditors' Report to the Members of Chubb Fire & Security Limited**

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards and taking into account our overall knowledge of the control environment, we perform procedures to address the risk of management override of controls and the risk of fraudulent revenue recognition, in particular the risk that management may be in a position to make inappropriate accounting entries and the risk of bias in accounting estimates and judgements such as the key assumptions used to determine the recoverable amount of goodwill.

On this audit we do not believe there is a fraud risk related to revenue recognition because a significant proportion of the revenue is comprised of a high volume of low value transactions and there is no significant complexity.

We did not identify any additional fraud risks.

In determining the audit procedures we took into account the results of our evaluation and testing of the design and implementation of some of the Company wide fraud risk management controls

We performed procedures including:

- Identifying journal entries and other adjustments to test based on risk criteria and comparing the identified entries to supporting documentation. These included journals posted to unusual accounts or seldom used accounts.
- Assessing whether the judgements made in making accounting estimates are indicative of a potential bias.

#### ***Identifying and responding to risks of material misstatement related to compliance with laws and regulations***

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, through discussion with the directors and other management (as required by auditing standards), and from inspection of the Company's regulatory and legal correspondence and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the Company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the Company is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation or the loss of the Company's license to operate. We identified the following areas as those most likely to have such an effect: health and safety, data protection laws, anti-bribery, employment law, and certain aspects of company legislation recognising the nature of the Company's activities and its legal form.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and inspection of regulatory and legal correspondence, if any. Therefore, if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

## **Chubb Fire & Security Limited**

### **Independent Auditors' Report to the Members of Chubb Fire & Security Limited**

#### ***Context of the ability of the audit to detect fraud or breaches of law or regulation***

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

#### **Strategic report and directors' report**

The directors are responsible for the strategic report and directors' report. Our opinion on the financial statements does not cover these reports and we do not express an audit opinion thereon.

Our responsibility is to read the strategic report and the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the strategic report and the directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

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

Under the Companies Act 2006 we are required 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.

We have nothing to report in these respects.

#### **Directors' responsibilities**

As explained more fully in their statement set out on pages 7 and 8, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; 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 they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

## **Chubb Fire & Security Limited**

### **Independent Auditors' Report to the Members of Chubb Fire & Security Limited**

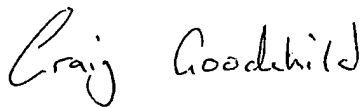
#### **Auditor's responsibilities**

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities).

#### **The purpose of our audit work and to whom we owe our responsibilities**

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.



Craig Goodchild (Senior Statutory Auditor)  
**for and on behalf of KPMG LLP, Statutory Auditor**  
*Chartered Accountants*  
1 Sovereign Square,  
Sovereign Street  
Leeds  
LS1 4DA

5 September 2025

# Chubb Fire & Security Limited

## Statement of Comprehensive Income

For the year ended 31 December 2024

	Note	2024 £'000	2023 £'000
<b>Revenue</b>	<b>3</b>	<b>292,039</b>	239,344
Cost of sales		(192,141)	(161,370)
<b>Gross profit</b>		<b>99,898</b>	77,974
Distribution costs		(21,775)	(19,390)
Administrative expenses		(51,272)	(47,654)
Other operating income	3	346	347
<b>Operating profit/(loss) before exceptional items</b>		<b>27,197</b>	11,277
Exceptional items	4	(13,992)	(8,063)
Profit/(loss) on sale of tangible fixed assets		36	(179)
Income from shares in group undertakings		13,747	—
<b>Profit/(loss) before finance income and finance costs</b>		<b>26,988</b>	3,035
Finance income	5	884	380
Finance costs	6	(737)	(802)
<b>Profit/(loss) before taxation</b>	<b>7</b>	<b>27,135</b>	2,613
Tax on profit/(loss)	11	(5,932)	(491)
<b>Profit/(loss) for the financial year</b>		<b>21,203</b>	2,122
<b>Other comprehensive income</b>		<b>—</b>	—
<b>Total comprehensive income/(expense) for the year</b>		<b>21,203</b>	2,122

All results are derived from continuing operations.

The notes on pages 16 to 44 form part of these financial statements.

# Chubb Fire & Security Limited

## Balance Sheet

As at 31 December 2024

Registered number: 0524469

	Note	2024 £'000	2023 £'000
<b>Fixed assets</b>			
Intangible assets	12	257,650	258,416
Property, plant and equipment	13	10,608	11,721
Right of use assets	14	16,254	8,890
Investments in subsidiaries	15	—	13,747
		<b>284,512</b>	<b>292,774</b>
<b>Current assets</b>			
Inventory	16	5,866	6,071
Debtors			
- due within one year	17	120,390	92,356
Cash and cash equivalents		20,742	12,152
Deferred tax asset	21	1,939	2,524
		<b>148,937</b>	<b>113,103</b>
<b>Creditors: Amounts falling due within one year</b>	19	<b>(239,793)</b>	<b>(238,098)</b>
<b>Net current liabilities</b>		<b>(90,856)</b>	<b>(124,995)</b>
<b>Total assets less current liabilities</b>		<b>193,656</b>	<b>167,779</b>
<b>Creditors: Amounts falling due after more than one year</b>	20	<b>(11,379)</b>	<b>(6,266)</b>
<b>Provisions for liabilities</b>	22	<b>(3,749)</b>	<b>(4,293)</b>
<b>Net assets</b>		<b>178,528</b>	<b>157,220</b>
<b>Equity</b>			
Called up share capital	23	1	1
Share premium account	24	173,438	173,438
Capital contribution	24	925	819
Retained earnings/(deficit)	24	4,164	(17,038)
<b>Total shareholders' funds</b>		<b>178,528</b>	<b>157,220</b>

The notes on pages 16 to 44 form part of these financial statements.

The financial statements on pages 13 to 44 were approved by the board of directors on 5 September 2025 and were signed on its behalf by:



C Coward  
Director

## Chubb Fire & Security Limited

### Statement of Changes in Equity

For the year ended 31 December 2024

	Called up share capital (Note 23) £'000	Share premium account £'000	Capital contribution £'000	Retained (deficit)/ earnings £'000	Total shareholders' funds £'000
As at 1 January 2023	1	173,438	704	(19,160)	154,983
Profit for the financial year	—	—	—	2,122	2,122
Total comprehensive income for the year	—	—	—	2,122	2,122
Share based payment contribution	—	—	115	—	115
Total transactions with owners recognised directly in equity	—	—	115	—	115
<b>Balance at 31 December 2023</b>	<b>1</b>	<b>173,438</b>	<b>819</b>	<b>(17,038)</b>	<b>157,220</b>
Profit for the financial year	—	—	—	21,203	21,203
Total comprehensive expense for the year	—	—	—	21,203	21,203
Share based payment contribution	—	—	106	—	106
Total transactions with owners recognised directly in equity	—	—	106	—	106
<b>Balance at 31 December 2024</b>	<b>1</b>	<b>173,438</b>	<b>925</b>	<b>4,164</b>	<b>178,528</b>

The notes on pages 16 to 44 form part of these financial statements.

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 1. Accounting Policies

Chubb Fire & Security Limited ('the company') is a provider of fire and security products and services, who installs, rents, services and maintains intruder detection systems and fire protection equipment.

The company is a private limited company, limited by shares, and is incorporated and domiciled in the United Kingdom. The address of its registered office is Chubb House, Shadsworth Road, Blackburn, BB1 2PR.

The principal accounting policies are summarised below. They have all been applied consistently throughout the year and all the years presented, unless otherwise stated.

#### **Basis of accounting**

The company meets the definition of a qualifying entity under FRS 100 (Financial Reporting Standard 100) issued by the Financial Reporting Council.

These financial statements were prepared in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework'. The financial statements are therefore prepared in accordance with the Companies Act 2006 as applicable to companies using FRS 101.

The company's financial statements are presented in Sterling and all values are rounded to the nearest thousand pounds (£'000), except where otherwise indicated. The presentational currency is also the company's functional currency.

The financial statements have been prepared on a going concern basis, under the historical cost convention, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for the goods and services.

The financial statements contain information about Chubb Fire & Security Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under section 401 of the Companies Act 2006 from the requirement to prepare consolidated financial statements as it and its subsidiary undertakings are included by full consolidation in the consolidated financial statements of its ultimate parent, API Group Corporation, a company incorporated in the United States of America.

As permitted by FRS 101, the company has taken advantage of some of the disclosure exemptions available under that standard. The key exemptions taken are as follows:

IFRS 3 – not to restate business combinations before the date of transition

IFRS 15 - requirements of paragraphs 110, second sentence, 113(a), 114, 115, 118, 119(a) to (c), 120 to 127 & 129

IAS 1 – Information on management of capital

IAS 7 – statement of cash flows

IAS 8 – disclosures in respect of new standards and interpretations that have been issued but are not yet effective

IAS 24 - disclosure of key management compensation and for related party disclosures entered into between two or more members of a group;

IAS 1 - the requirement to present roll forward reconciliations in respect of share capital and

IAS 16 - the requirement to present roll forward reconciliations in respect of property, plant and equipment

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 1. Accounting Policies (continued)

#### Basis of accounting (continued)

Where required, equivalent disclosures are given in the group financial statements of Chubb Group Security Limited. The group financial statements of API Group Corporation are available to the public and can be obtained as set out in note 30.

#### Adoption of new and revised Standards

No new accounting standards, or amendments to accounting standards, or IFRIC interpretations that are effective for the year ended 31 December 2024 have had a material impact on the company.

The directors are considering the impact of IFRS 18 on the presentation of the Company's financial statements from the effective date of 1 January 2027. There are no other issued but not yet effective standards, interpretations and amendments, which have not been applied in these financial statements, that will or may have a material impact on the company financial statements in future.

#### Going concern

The financial statements have been prepared on a going concern basis, which assumes the company will continue to be able to meet its liabilities as they fall due, within 12 months of the date of approval of these financial statements. As at 31 December 2024 the company had net current liabilities of £90,856 thousand. This is made up of current assets of £148,937 thousand and current liabilities of £239,793 thousand. The company has net assets at that date of £178,528 thousand. Liquidity as at that date was £20,742 thousand, made up of cash and cash equivalents.

The company's business activities, together with the factors likely to affect its future development, performance and position are set out in the Strategic Report. The Strategic Report also describes the financial position of the company; liquidity position; the company's objectives, policies and processes for managing its capital; its financial risk management objectives; details of its financial instruments; and its exposure to credit risk and liquidity risk.

The company meets its day to day working capital requirements from operational cash flows and due to legacy arrangements the company also has intercompany loans.

The company has developed financial forecasts which model a number of scenarios which the Directors have reviewed covering the 12 month period from the date of approving these financial statements. These forecasts include a number of severe but plausible scenarios incorporating assumptions such as sensitising future revenue amounts. This assessment is dependant on its fellow subsidiary's not seeking repayment of the amounts currently due to the group, which at 31 December 2024 amount to £138,478 thousand.

These forecasts are deemed by the directors to provide severe but plausible stress tests of the company's ability to adopt the going concern basis for the preparation of the financial statements. Additionally, API Group Corporation, the ultimate parent company, has indicated its intention to not seek repayment of intercompany amounts due unless adequate alternative financing is secured by the company. Having assessed the company's risk, existing financing and performance, the Directors have concluded that the company has adequate resources to continue in operational existence for at least 12 months from the date of approval of the financial statements. As with any company placing reliance on other group entities for financial support, the Directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so. Thus, the Directors continue to apply the going concern basis of accounting when preparing the annual financial statements.

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 1. Accounting Policies (continued)

#### Intangible assets acquired separately

Intangible assets with finite useful lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight-line basis over their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less accumulated impairment losses.

Software - 5 - 10 years

Other intangibles - 6 - 10 years

#### Internally-generated intangible assets

Expenditure on research activities is recognised as an expense in the period in which it is incurred. An internally-generated intangible asset arising from the company's software development is recognised if, and only if, all of the following conditions have been demonstrated:

- the technical feasibility of completing the intangible assets so that it will be available for use or sale;
- the intention to complete the intangible asset and use or sell it;
- the ability to use or sell the intangible asset;
- how the intangible asset will generate probable future economic benefits;
- the availability of adequate technical, financial and other resources to complete the development and to use or sell the intangible assets; and
- the ability to measure reliably the expenditure attributable to the intangible asset during its development.

The amount initially recognised for internally-generated intangible assets is the sum of the expenditure incurred from the date when the intangible asset first meets the recognition criteria listed above. Where no internally-generated intangible asset can be recognised, development expenditure is recognised in the profit and loss in the period in which it is incurred. Subsequent to initial recognition, internally-generated intangible assets are reported at cost less accumulated amortisation and accumulated impairment losses, on the same basis as intangible assets that are acquired separately.

#### Derecognition of intangible assets

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in profit or loss when the asset is derecognised.

#### Property, plant and equipment

Land and buildings held for use in the production or supply of goods or services, or for administrative purposes, are stated in the balance sheet at cost. Depreciation on buildings is charged to admin expenses.

Properties in the course of construction for production, supply or administrative purposes, or for purposes not yet determined, are carried at cost, less any recognised impairment loss. Cost includes professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the company's accounting policy. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use. Freehold land is not depreciated.

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 1. Accounting Policies (continued)

#### Property, plant and equipment (continued)

Plant and machinery are stated at cost less accumulated depreciation and any recognised impairment loss. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost of each asset, less any residual value, on a straight-line basis over its expected useful life, as follows:

Freehold land & buildings	40 years
Short leasehold	Over term of lease
Plant and machinery	3-10 years
Equipment on lease and hire	3-10 years

Useful lives are reviewed, and adjusted if appropriate, at the end of every reporting period.

#### Goodwill

Goodwill is shown as the excess of purchase price less any value of intangible or tangible assets and liabilities. Goodwill is subject to an annual review for impairment.

#### Impairment of tangible and intangible assets

At each balance sheet date, the company reviews the carrying amounts of its tangible and intangible 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 to determine the extent of the impairment loss (if any). Where the asset does not generate cash flows that are independent from other assets, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs. An intangible asset with an indefinite useful life is tested for impairment at least annually and whenever there is an indication that the asset may be impaired.

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

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

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

#### Investments

Fixed asset investments, including investments in subsidiaries and associates, are shown at cost less provision for impairment and any purchase price adjustments relating to a change to the cash paid. Current asset investments are stated at the lower of cost and net realisable value.

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 1. Accounting Policies (continued)

#### Inventories

Stocks are stated at the lower of cost and net realisable value. Cost is based on a standard cost methodology and includes materials and freight costs from some foreign suppliers. Net realisable value is based on estimated selling price, less further costs expected to be incurred to completion and costs to be incurred in marketing, selling and distribution. Provision is made for obsolete, slow-moving or defective items where appropriate.

#### Cash and cash equivalents

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

#### Share capital

Ordinary shares are classified as equity. Preference shares are classified as liabilities.

#### Taxation

Current tax, including UK corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date. The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement 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.

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised based on tax laws and rates that have been enacted or substantively enacted at the balance sheet date. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited in other comprehensive income, in which case the deferred tax is also dealt with in other comprehensive income.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the company intends to settle its current tax assets and liabilities on a net basis.

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 1. Accounting Policies (continued)

#### Taxation (continued)

##### Current tax and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

#### Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods supplied, stated net of discounts, returns and value added taxes. The company recognises revenue when performance obligations have been satisfied and for the company this is when the goods or services have transferred to the customer and the customer has control of these. The company's activities are described in detail below. The company bases its estimate of the return on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

##### Sales of goods

The company sells a range of fire extinguishers, fire alarms and security alarms and systems. Revenue from the sale of goods is recognised when the risks and rewards of ownership have been transferred to the customer, the amount of revenue can be measured reliably and the recovery of the consideration is considered probable. For product sales with no installation requirements, revenue is recognised when the product is delivered to the customer in accordance with the agreed delivery terms. Where installation is also required, revenue on both the product and installation is recognised once the customer has confirmed its acceptance procedures.

A receivable is recognised when the goods are delivered as this is the point in time that the consideration is unconditional because only the passage of time is required before payment is due.

##### Sales of services - Fire safety and security solution installation and maintenance services.

The company provides fire and security installation services under fixed price and variable price contracts. Revenue from providing services is recognised in the accounting period in which the services are rendered. For fixed price contracts, revenue is recognised based on the actual service provided to the end of the reporting period as a proportion of the total services to be provided because the customer receives and uses the benefits simultaneously. This is determined based on actual labour hours spent relative to the total expected labour hours.

Some contracts include multiple deliverables, such as the sale of equipment and related installation services. However, the installation is simple, does not include an integration service and could be performed by another party. It is therefore accounted for as a separate performance obligation. Where the contracts include multiple performance obligations, the transaction price will be allocated to each performance obligation based on the stand alone selling prices. Where these are not directly observable, they are estimated based on expected cost plus margin. If contracts include the installation of equipment, revenue for the equipment is recognised at a point in time when the hardware is delivered, the legal title has passed and the customer has accepted the hardware.

Estimates of revenues, costs or extent of progress toward completion are revised if circumstances change. Any resulting increases or decreases in estimated revenues or costs are reflected in profit or loss in the period in which the circumstances that give rise to the revision become known by management.

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 1. Accounting Policies (continued)

#### Revenue recognition (continued)

In case of fixed price contracts, the customer pays the fixed amount based on a payment schedule. If the services rendered by the company exceeds the payment, a contract asset is recognised. If the payments exceeds the services rendered, a contract liability is recognised.

If the contract includes an hourly fee, revenue is recognised in the amount to which the company has a right to invoice. Customers are invoiced on a monthly basis and consideration is payable when invoiced.

#### Rental income

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease.

#### Dividend and interest income

Dividend income from investments is recognised when the shareholders' rights to receive payment have been established (provided that it is probable that the economic benefits will flow to the company and the amount of revenue can be measured reliably).

Interest income is recognised when it is probable that the economic benefits will flow to the company and the amount of revenue can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

#### **Pension costs**

Payments to defined contribution retirement benefit schemes are recognised as an expense when employees have rendered service entitling them to the contributions.

The company participates in a group defined benefit scheme which is the legal responsibility of a fellow group company as the sponsoring employer. There is no contractual agreement or stated policy for charging the net defined benefit cost. In accordance with IAS 19 (Revised 2011), the company recognises a cost equal to its contribution payable for the period, which is presented within other operating expenses in the profit and loss account.

#### **Foreign currency**

The financial statements are presented in pounds sterling, which is the currency of the primary economic environment in which the company operates (its functional currency).

Transactions in currencies other than the functional currency are recorded at the rate of exchange at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are reported at the rates of exchange prevailing at that date. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences are recognised in profit or loss in the period in which they arise.

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 1. Accounting Policies (continued)

#### Leases

##### *The company as lessee*

The company leases various offices, equipment and vehicles. Rental contracts are typically made for fixed periods of 3 years to 10 years but may have extension options.

Contracts may contain both lease and non-lease components. The company allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices. However, for leases of real estate for which the company is a lessee and for which it has major leases, it has elected not to separate lease and non-lease components and instead accounts for these as a single lease component.

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the company.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- Fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- Variable lease payments that are based on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable by the company under residual value guarantees;
- The exercise price of a purchase option if the company is reasonably certain to exercise that option; and
- Payments of penalties for terminating the lease, if the lease term reflects the company exercising that option.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the company, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

The company is exposed to potential future increases in variable lease payments based on an index or rate, which are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is reassessed and adjusted against the right-of-use asset.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 1. Accounting Policies (continued)

#### Leases (continued)

Right-of-use assets are measured at cost comprising the following:

- The amount of the initial measurement of lease liability;
- Any lease payments made at or before the commencement date less any lease incentives received;
- Any initial direct costs; and
- Restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the company is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life. While the company revalues its land and buildings that are presented within property, plant and equipment, it has chosen not to do so for the right-of-use buildings held by the company.

Payments associated with short-term leases of equipment and vehicles and all leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less. Low-value assets comprise IT equipment and small items of office furniture.

Information about critical accounting estimates and judgements in the application of lease accounting is disclosed in note 2.

#### Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial assets and financial liabilities are recognised in the company's balance sheet when the company becomes a party to the contractual provisions of the instrument.

#### Financial Assets

Financial assets are classified into the following specified categories: at fair value through profit or loss (FVTPL); and loans and receivables. The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition.

#### ***Financial assets at fair value through profit or loss or at fair value through other comprehensive income***

Financial assets at fair value through other comprehensive income (FVOCI) comprise:

- Equity securities which are not held for trading, and which the company has irrevocably elected at initial recognition to recognise in this category. These are strategic investments and the group considers this classification to be more relevant.
- Debt securities where contractual cash flows are solely principal and interest and the objective of the company's business model is achieved both by collecting contractual cash flows and selling financial assets

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 1. Accounting Policies (continued)

#### Financial Assets (continued)

##### *Financial assets at amortised cost*

The company classifies its financial assets as at amortised cost only if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cash flows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

##### *Financial assets at fair value through profit and loss*

The following financial assets are classified at fair value through profit or loss (FVPL):

- debt investments that do not qualify for measurement at either amortised cost
- equity investments that are held for trading, and
- equity investments for which the entity has not elected to recognise fair value gains and losses through OCI.

##### *Assets carried at amortised cost*

The company assesses, at the end of each reporting period, whether there is objective evidence that a financial asset or group of financial assets is impaired.

#### Trade and other receivables

Trade and other receivables are amounts due from customers for merchandise sold or services performed in the ordinary course of business. If collection is expected in one year or less (or in the normal operating cycle of the business, if longer), they are classified as current assets. If not, they are presented as non-current assets.

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

#### Creditors

Creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers.

Creditors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

#### Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the income statement over the period of the borrowings using the effective interest method.

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 1. Accounting Policies (continued)

#### Borrowings (continued)

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent that there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Preference shares, which do not have a redemption entitlement, have mandatory dividend payments paid half-yearly in arrears and are classified as liabilities. The dividends on these preference shares are recognised in the income statement as interest expense.

#### Borrowing costs

General and specific borrowing costs directly attributable to the acquisition, construction and production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary statement of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

#### Share-based payments

Where the company's parent company has granted rights to its equity instruments to employees of the company, such arrangements are accounted for as equity-settled share-based payment arrangements. In such instances a capital contribution is recognised to the extent that the company is not recharged by its parent.

Where the company grants to its employees rights to equity instruments of its parent, the company accounts for such arrangements as cash-settled share-based payment arrangements. Equity-settled share-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date. The fair value excludes the effect of non market-based vesting conditions.

The fair value determined at the grant date of the equity-settled share-based payments is expensed on a straight-line basis over the vesting period, based on the company's estimate of equity instruments that will eventually vest. At each balance sheet date, the company revises its estimate of the number of equity instruments expected to vest as a result of the effect of non market-based vesting conditions. The impact of the revision of the original estimates, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to equity reserves.

#### Provisions

Provisions are recognised when the company has a present obligation (legal or constructive) 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 balance sheet date, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows.

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 1. Accounting Policies (continued)

#### Provisions (continued)

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

Provisions are discounted where the impact of discounting is material.

#### *Restructuring*

A restructuring provision is recognised when the company has developed a detailed formal plan for the restructuring and has raised a valid expectation in those affected that it will carry out the restructuring by starting to implement the plan or announcing its main features to those affected by it. The measurement of a restructuring provision includes only the direct expenditures arising from the restructuring, which are those amounts that are both necessarily entailed by the restructuring and not associated with the ongoing activities of the entity.

#### Exceptional items

Exceptional items are recognised at the date at which they occur. Items are considered exceptional when they are unusual in nature and infrequent in occurrence.

#### Business Acquisitions

Acquisitions are accounted for in line with the acquisition method in accordance with IFRS3. Assets and liabilities have been valued at the acquisition date fair value. Intangible assets (not including goodwill) have been recognised if they are separable and/or arise from contractual or legal rights and fair value can be reliably measured. Goodwill is recognised as the difference between the fair value of the assets and liabilities acquired and the consideration.

### 2. Critical Accounting Judgements and Key Sources of Estimation Uncertainty

In the application of the company's accounting policies, which are described in note 1 above, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

#### *Critical judgements in applying the company's accounting policies*

The directors do not believe there are any critical judgements, apart from those involving estimations (which are dealt with separately below), that the directors have made in the process of applying the Company's accounting policies.

#### *Key sources of estimation uncertainty*

The key assumptions concerning the future, and other key sources of estimation uncertainty at the balance sheet date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 2. Critical Accounting Judgements and Key Sources of Estimation Uncertainty (continued)

#### Revenue Recognition

Revenue is recognised on long term contracts where the outcome of the contract can reliably be estimated. Revenue and costs are recognised based on the work performed at the date of the balance sheet. This is measured looking at the actual costs incurred to date as a percentage of the total estimated costs of the project. The estimated costs of a contract are based on detailed models of expected costs, which are regularly reviewed as the project progresses.

Adjustments to total expected costs are updated as required. Revenue is based on contracted amounts, and variations to the extent that they are considered reliable and receipt can be considered probable. Management assess the likelihood that variations will be recovered considering: the contractual position, success rate of similar claims and the ability of the customer to accept the variation.

#### Lease accounting

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the company, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

To determine the incremental borrowing rate, the company;

- Where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received;
- Uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by the company, which does not have recent third party financing; and
- Makes adjustments specific to the lease, e.g. term, currency and security.

The company used incremental borrowing rates specific to each lease and the rates range between 1.53%-8.61% (2023: 0.89%-8.61%) translating to an average rate of 5.53.% (2023: 5.45%). The total value of liabilities in creditors due within one year and creditors due after 1 year is £16,734 thousand (2023: £9,293 thousand).

#### Useful economic lives of properties, plant and equipment

The annual depreciation charge for property, plant and equipment is sensitive to changes in estimated useful economic lives of the assets. The useful lives of the assets are assessed on an annual basis and are amended when necessary to reflect current estimates. See note 13 for the carrying amount for the property, plant and equipment, and note 1 for the useful economic lives for each class of assets.

#### Impairment of trade receivables

The company makes an estimate of the recoverable value of trade and other debtors. When assessing impairment of trade and other receivables, management considers factors including the credit rating of the receivable, the age profile of the receivable and historic experience. See note 17 for the net carrying amount of the receivables and the associated impairment provision.

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 2. Critical Accounting Judgements and Key Sources of Estimation Uncertainty (continued)

#### Impairment of investments in subsidiaries

Determining whether the company's investments in subsidiaries have been impaired requires estimations of the investments' values in use. The value in use calculations require the entity to estimate the future cash flows expected to arise from the investments and suitable discount rates in order to calculate present values. The carrying amount of investments in subsidiaries at the balance sheet date was £nil (2023: £13,747 thousand) with an impairment loss recognised in 2024 of £13,747 thousand (2023: £7,965). See note 15 for details.

#### Impairment of goodwill

Determining whether the company's goodwill has been impaired requires estimations of the companies values in use. The value in use calculations require the entity to estimate the future cash flows expected to arise and suitable discount rates in order to calculate present values. The carrying amount of goodwill at the balance sheet date was £254,161 thousand (2023: £254,161 thousand) with no impairment loss recognised in 2024 (2023: no impairment loss). Sensitivities and key assumptions used in the impairment review are described in note 12.

### 3. Revenue

An analysis of the company's revenue is as follows:

	2024	2023
	£'000	£'000
<b>Continuing operations</b>		
Sales of goods	18,520	19,566
Rendering of services	154,407	132,444
Revenue from construction contracts	119,112	87,334
	<b>292,039</b>	<b>239,344</b>
Other operating income	346	347
	<b>292,385</b>	<b>239,691</b>

An analysis of the company's revenue by class of business is set out below:

	2024	2023
	£'000	£'000
<b>Revenue:</b>		
Fire revenue	121,724	122,015
Security revenue	170,315	117,329
	<b>292,039</b>	<b>239,344</b>

An analysis of the company's revenue by geographical market is set out below:

	2024	2023
	£'000	£'000
<b>Revenue:</b>		
Sales to the United Kingdom	286,808	237,187
Sales to the rest of world	5,231	2,157
	<b>292,039</b>	<b>239,344</b>

## Chubb Fire & Security Limited

### Notes to the financial statements for the year ended 31 December 2024

#### 4. Exceptional Items

During 2024, the company continued to incur a small amount of costs related to the separation, mainly for the ongoing internal controls project.

At the year end the sale of the trade and assets of its subsidiary and subsequent liquidation had completed. The directors deemed that following the purchase of the trade and assets on 1 January 2024, there would be no operating cashflows remaining in the subsidiary. As such the directors have impaired the value of the subsidiary down to its net operating value, recognising an impairment of £13,747 thousand in exceptional items (2023: £7,965 thousand).

The effects of the exceptional items reported were:

	<b>2024</b>	2023
	<b>£'000</b>	£'000
Separation costs	245	98
Investment impairment	13,747	7,965
	<b>13,992</b>	8,063

#### 5. Finance Income

	<b>2024</b>	2023
	<b>£'000</b>	£'000
Other loans and receivables	884	380
	<b>884</b>	380

#### 6. Finance Costs

	<b>2024</b>	2023
	<b>£'000</b>	£'000
Finance leases and hire purchase contracts	673	335
Other interest	1	—
Interest payable to group companies	63	467
	<b>737</b>	802

## Chubb Fire & Security Limited

### Notes to the financial statements for the year ended 31 December 2024

#### 7. Profit/(Loss) Before Taxation

Profit/(Loss) before taxation is stated after charging/(crediting):

	<b>2024</b>	2023
	<b>£'000</b>	£'000
Net foreign exchange profit (loss)	139	(130)
Depreciation of tangible fixed assets:		
– owned (note 13)	2,193	2,353
– held under finance leases and hire purchase contracts (note 14)	5,118	3,465
Profit/(loss) on disposal of plant, property and equipment	36	(179)
Amortisation of intangible assets included in other operating expenses (note 12)	766	1,841
Inventory recognised as expense	42,888	29,183
Increase/(decrease) in impairment of inventory	190	174
Increase/(decrease) in impairment of trade receivables	77	21
Staff costs (see note 9)	<b>113,928</b>	95,548

#### 8. Auditors' Remuneration

Fees payable to KPMG LLP for the audit of the company's annual financial statements were £445 thousand (2023: KPMG LLP £404 thousand).

Fees payable to KPMG LLP for non-audit services to the company were £0 (2023: KPMG LLP £0).

#### 9. Staff Costs

The average monthly number of employees (including executive directors) was:

	<b>2024</b>	2023
	<b>Number</b>	Number
Production	1,110	929
Sales and distribution	433	321
Administration	398	397
	<b>1,941</b>	1,647

Their aggregate remuneration comprised:

	<b>2024</b>	2023
	<b>£'000</b>	£'000
Wages and salaries	98,004	82,233
Social security costs	11,327	9,448
Share based payments	106	115
Other pension costs (see note 25)	4,491	3,752
	<b>113,928</b>	95,548

Other pension costs' includes items included within operating costs.

# Chubb Fire & Security Limited

## Notes to the financial statements for the year ended 31 December 2024

### 10. Directors' Remuneration and Transactions

	2024	2023
	£'000	£'000
<b>Directors' remuneration</b>		
Emoluments	617	505
Company contributions to money purchase pension schemes	30	23
	<u>647</u>	<u>528</u>

Some directors are remunerated through other group companies.

	2024	2023
	Number	Number
<b>The number of directors who:</b>		
Are members of a pension scheme	<u>2</u>	<u>3</u>

	2024	2023
	£'000	£'000
<b>Remuneration of the highest paid director:</b>		
Emoluments	331	206
Company contributions to money purchase pension schemes	<u>15</u>	<u>11</u>

The highest paid director exercised no share options in the year (2023: 65 share options) and had 8,749 shares receivable under long-term incentive schemes (2023: 2,344).

No director received compensation for loss of office during the year (2023: no director).

#### Directors' transactions

Details of transactions with directors during the year are disclosed in note 29.

## Chubb Fire & Security Limited

### Notes to the financial statements for the year ended 31 December 2024

#### 11. Tax on Profit/(Loss)

##### Tax (credit)/expense included in profit/(loss):

	2024	2023
	£'000	£'000
<b>Current tax</b>		
UK corporation tax on profit/(loss) for the year	4,138	—
Adjustments in respect of prior years		
UK corporation tax	1,184	—
Foreign tax	25	—
<b>Total current tax</b>	<b>5,347</b>	<b>—</b>
<b>Deferred tax</b>		
Origination and reversal of timing differences	303	504
Impact of rate change	—	16
Adjustment in respect of prior years	282	60
Amounts due to transfer of trade	—	(89)
<b>Total deferred tax (see note 21)</b>	<b>585</b>	<b>491</b>
<b>Total tax on profit/(loss)</b>	<b>5,932</b>	<b>491</b>

The (credit)/charge for the year can be reconciled to the profit/(loss) in the profit and loss account as follows:

	2024	2023
	£'000	£'000
<b>Profit/(loss) before tax</b>	<b>27,135</b>	<b>2,613</b>
Profit/(loss) before tax at standard UK corporation tax rate of 25% (2023: 23.52%)	6,784	615
Effects of:		
Expenses not deductible for tax purposes	3,571	2,186
Amortisation of intangibles	—	433
Transfer pricing adjustments	(1,809)	(1,406)
Re-measurement of deferred tax - changes in UK tax rates	—	31
Amounts transferred in on purchase of trade and assets	—	(51)
Movement in initial recognition exemption assets	(37)	(38)
Group relief	(237)	(1,339)
Income not subject to tax	(3,831)	—
Adjustments to deferred tax charge in respect of prior years	282	60
Adjustments to current tax charge in respect of prior years	1,184	—
Foreign tax suffered	25	—
<b>Total tax (credit)/charge for year</b>	<b>5,932</b>	<b>491</b>

In the UK Budget, it was announced that the main rate of corporation tax would increase from 19% to 25% with effect from 1 April 2023. As the 25% rate was substantively enacted by the balance sheet date, deferred tax balances have been calculated and recorded using this rate.

## Chubb Fire & Security Limited

### Notes to the financial statements for the year ended 31 December 2024

#### 12. Intangible Assets

	Goodwill £'000	Other intangibles £'000	Software £'000	Total £'000
<b>Cost</b>				
At 1 January 2024	420,346	18,925	6,449	445,720
At 31 December 2024	<b>420,346</b>	<b>18,925</b>	<b>6,449</b>	<b>445,720</b>
<b>Accumulated amortisation and impairment</b>				
At 1 January 2024	166,185	14,670	6,449	187,304
Amortisation	—	766	—	766
At 31 December 2024	<b>166,185</b>	<b>15,436</b>	<b>6,449</b>	<b>188,070</b>
<b>Net book value</b>				
At 31 December 2024	<b>254,161</b>	<b>3,489</b>	—	<b>257,650</b>
At 31 December 2023	254,161	4,255	—	258,416

Amortisation has been included in the income statement within administration expenses. Other intangible assets relate to unregistered trade names and customer relationships, which were acquired.

As required, the directors have performed a review of the value of the company's goodwill at the year end. The directors and their management team review the company's performance on a geographic basis and can distinguish between different types of revenue streams. However the company structure does not allow identification of specific assets or groupings of assets that generate a specific revenue stream. On this basis the directors have performed the impairment review on the basis that the company as a whole is the smallest identifiable cash generating unit.

The recoverable amount of the cash generating unit has been determined based on a value-in-use calculation. This calculation used post-tax cash flow projections based on financial budgets approved by management covering the next financial year and estimates for the following four financial years. Cash flows beyond this period are extrapolated using the estimated growth rates stated below.

The company's organic revenue is assumed to increase by 3% year on year, reflecting growth plans in the competitive segments the company operates in. Gross margin has been assumed to be 35.2% reflecting the initiatives put in place over the past couple of years. The operating margin is assumed to increase slightly year on year. The directors believe that any significant increases in costs will be offset by the synergies received from its business combinations in the years up to the balance sheet date and new cost saving initiatives being undertaken.

Whilst considering whether the value of goodwill is impaired or not, the directors have used a calculated using a pre tax discount rate of 14.7% (2023: 14.9%) and a terminal growth rate of 2%. Using these assumptions, the directors have concluded that an impairment of £nil (2023: £nil) is required.

The directors acknowledge that the valuation is based on assumptions and as such considered the following sensitivities. A decrease of 0.5% in the terminal growth rate would lead a drop in value in use of £14,517 thousand. Maintenance of the 2025 to 2029 gross margin at the 2024 level would lead to a decrease in the value in use of £29,062 thousand. A drop in the revenue growth at 0.5% each year leads to a decrease in the value in use of £11,498 thousand. None of the above scenarios lead to an impairment in the goodwill balance.

## Chubb Fire & Security Limited

### Notes to the financial statements for the year ended 31 December 2024

#### 13. Property, Plant and Equipment

	Freehold land and buildings	Short leasehold	Plant and machinery	Assets under construction	Equipment on lease or hire	Total
	£'000	£'000	£'000	£'000	£'000	£'000
<b>Cost</b>						
At 1 January 2023	8,338	1,225	6,606	444	15,726	32,339
Additions	23	10	701	—	1,094	1,828
Disposals	(957)	(137)	(87)	—	(2,192)	(3,373)
Transfer in on purchase of trade and assets (note 24)	—	—	862	—	—	862
Transfers	—	10	434	(444)	—	—
<b>At 31 December 2024</b>	<b>7,404</b>	<b>1,108</b>	<b>8,516</b>	<b>—</b>	<b>14,628</b>	<b>31,656</b>
<b>Accumulated depreciation</b>						
At 1 January 2023	1,400	706	5,608	145	12,759	20,618
Depreciation	167	132	642	—	1,252	2,193
Disposals	(383)	(49)	(4)	(122)	(2,042)	(2,600)
Transfer in on purchase of trade and assets (note 24)	—	—	837	—	—	837
Transfers	—	—	23	(23)	—	—
<b>At 31 December 2024</b>	<b>1,184</b>	<b>789</b>	<b>7,106</b>	<b>—</b>	<b>11,969</b>	<b>21,048</b>
<b>Net book value</b>						
At 31 December 2024	6,220	319	1,410	—	2,659	10,608
At 31 December 2023	6,938	519	998	299	2,967	11,721

## Chubb Fire & Security Limited

### Notes to the financial statements for the year ended 31 December 2024

#### 14. Leases

The company has lease contracts for various offices, warehouses, equipment and tools used in the operations. The amounts recognised in the financial statements in relation to the leases are detailed below.

##### Right of use assets

	Short leasehold £'000	Plant and machinery £'000	Total £'000
<b>Cost</b>			
At 1 January 2024	3,251	13,603	16,854
Additions	575	12,876	13,451
Disposals	—	(4,524)	(4,524)
At 31 December 2024	<b>3,826</b>	<b>21,955</b>	<b>25,781</b>
<b>Accumulated depreciation</b>			
At 1 January 2024	1,731	6,233	7,964
Depreciation	450	4,668	5,118
Disposals	—	(3,555)	(3,555)
At 31 December 2024	<b>2,181</b>	<b>7,346</b>	<b>9,527</b>
<b>Net book value</b>			
At 31 December 2024	<b>1,645</b>	<b>14,609</b>	<b>16,254</b>
At 31 December 2023	1,520	7,370	8,890

##### Lease liabilities

	Minimum lease payments	
	2024 £'000	2023 £'000
<b>Amounts payable under finance leases:</b>		
Not later than one year	6,017	3,289
Later than one year and not later than five years	11,758	6,305
Later than five years	178	178
Total gross payments	17,953	9,772
Less: future finance charges	(1,219)	(479)
Carrying value of liability	<b>16,734</b>	<b>9,293</b>
<b>Analysed as:</b>		
Amounts due for settlement within 12 months	5,355	3,027
Amounts due for settlement after 12 months	11,379	6,266
	<b>16,734</b>	<b>9,293</b>

## Chubb Fire & Security Limited

### Notes to the financial statements for the year ended 31 December 2024

#### 14. Leases (continued)

##### Amounts recognised in the income statement

	2024	2023
	£'000	£'000
Depreciation	5,118	3,465
Interest expense included in finance cost (see note 6)	673	335

#### 15. Investments

	£'000
<b>Cost</b>	
At 1 January 2024	21,712
At 31 December 2024	<u>21,712</u>
<b>Provisions for impairment</b>	
At 1 January 2024	7,965
Impairment	13,747
At 31 December 2024	<u>21,712</u>
<b>Net book value at 31 December 2024</b>	<u>—</u>
Net book value at 31 December 2023	13,747

Frontline Security Solutions Limited has been treated as subsidiary undertaking because the Group exercises dominant influence over this investment, directing its financial and operating policies.

Details of the company's directly owned subsidiaries at 31 December 2024 are as follows:

Name	Principal Activity	Registered Office	Class of share	Proportion of ownership interest %
Frontline Security Solutions Limited	Electronic security system provider	Chubb House, Shadsworth Road, Blackburn, Lancashire, BB1 2PR	Ordinary	100

The investments in subsidiaries are stated at cost including any adjustments to purchase price less provision for impairment.

At the year the sale of the trade and assets of its subsidiary and subsequent liquidation completed. The directors deemed that following the purchase of the trade and assets on 1 January 2024, there would be no operating cashflows remaining in the subsidiary. As such the directors have impaired the value of the subsidiary down to its net operating value, recognising an impairment of £13,747 thousand in exceptional items (2023: £7,965).

The directors have performed the impairment review based on the subsidiary's value in use as at the balance sheet date and have used a calculated pre tax discount rate of 14.7% (2023: 11.6%)

## Chubb Fire & Security Limited

### Notes to the financial statements for the year ended 31 December 2024

#### 16. Inventory

	2024	2023
	£'000	£'000
Raw materials and consumables	—	720
Finished goods and goods for resale	5,866	5,351
	<b>5,866</b>	<b>6,071</b>

Inventories are stated after provision for impairment of £207 thousand (2023: £258 thousand).

#### 17. Debtors

##### Amounts falling due within one year:

	2024	2023
	£'000	£'000
Trade receivables	54,596	49,971
Amounts due on construction contracts (note 18)	37,241	15,148
Amounts owed by group undertakings	7,079	11,240
Other receivables	11,076	8,015
Prepayments and accrued income	10,399	7,982
	<b>120,390</b>	<b>92,356</b>

Trade receivables are stated after provision for impairment of £920 thousand (2023: £792 thousand).

Included within amounts owed by group undertakings is a balance due by Chubb Group Limited of £6,911 thousand, (2023: £6,470 thousand). Interest is due on this balance on an average of 4.8% (2023: 3.76%). This balance is unsecured, has no fixed date of repayment and is repayable on demand.

All other amounts owed by group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

#### 18. Construction Contracts

	2024	2023
	£'000	£'000
<b>Contracts in progress at the balance sheet date:</b>		
Amounts due from contract customers included in debtors	37,241	15,148
Amounts due from contract customers included in creditors	<b>(28,189)</b>	<b>(5,858)</b>
	<b>9,052</b>	<b>9,290</b>
Contract costs incurred plus recognised profits less recognised losses to date	164,616	107,387
Less: progress billings	<b>(155,564)</b>	<b>(98,097)</b>
	<b>9,052</b>	<b>9,290</b>

## Chubb Fire & Security Limited

### Notes to the financial statements for the year ended 31 December 2024

#### 18. Construction Contracts (continued)

At 31 December 2024, retentions held by customers for contract work amounted to £2,478 thousand (2023: £1,934 thousand). Advances received from customers for contract work amounted to £nil (2023: £nil).

#### 19. Creditors: Amounts Falling Due Within One Year

	2024	2023
	£'000	£'000
Payments on account in respect of construction contracts	28,189	5,858
Trade creditors	14,411	14,624
Amounts owed to group undertakings	138,478	163,265
Finance leases (note 14)	5,355	3,027
Other taxation and social security	11,483	13,673
Other creditors	168	143
Accruals and deferred income	41,709	37,508
	<b>239,793</b>	<b>238,098</b>

Included in amounts owed to group undertakings is balance of £ nil thousand (2023: £1,579 thousand) owed to Chubb Group Limited. Interest was payable on this balance at an average of 5.43% (2023: 3.73%) from January to September when the loan was repaid in full. In the prior year this balance was unsecured, had no fixed date of repayment and was repayable on demand.

All other amounts owed to group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

#### 20. Creditors: Amounts Falling Due After More Than One Year

	2024	2023
	£'000	£'000
Finance leases (note 14)	11,379	6,266
	<b>11,379</b>	<b>6,266</b>

#### 21. Deferred Tax

The analysis of deferred tax assets is as follows:

	2024	2023
	£'000	£'000
Deferred tax assets due after more than 12 months	1,939	2,524
Net deferred tax asset	<b>1,939</b>	<b>2,524</b>

The movement in deferred tax is as follows:

## Chubb Fire & Security Limited

### Notes to the financial statements for the year ended 31 December 2024

#### 21. Deferred Tax (continued)

Deferred tax assets:

	Accelerated tax depreciation £'000	Short term timing differences £'000	Share options £'000	Total £'000
At 1 January 2023	2,606	349	110	3,065
(Charged)/credited to profit and loss	(242)	(261)	—	(503)
Adjustment in respect of prior years (charged)/credited to profit and loss	(50)	(72)	62	(60)
Credited directly to equity	(28)	(23)	—	(51)
Adjustment in respect of acquired balance	64	25	—	89
Effect of change in tax rate	—	(16)	—	(16)
<b>At 1 January 2024</b>	<b>2,350</b>	<b>2</b>	<b>172</b>	<b>2,524</b>
(Charge)/credit to profit and loss	(303)	—	—	(303)
Adjustment in respect of prior years (charged)/credited to profit and loss	(218)	(2)	(62)	(282)
<b>At 31 December 2024</b>	<b>1,829</b>	<b>—</b>	<b>110</b>	<b>1,939</b>

The directors consider that it is more likely than not that there will be sufficient taxable profits in the future such as to realise the deferred tax asset, and therefore the deferred tax asset has been recognised in these financial statements.

In 2023 the deferred tax movement in the year does not equal the deferred tax through the profit and loss due to an amount of £51 thousand being acquired.

The company also has an unrecognised deferred tax asset of £148 thousand (2023 £11 thousand), related to capital losses. The asset is unrecognised as the directors cannot confirm with any certainty when the company will generate capital gains to offset against these losses.

## Chubb Fire & Security Limited

### Notes to the financial statements for the year ended 31 December 2024

#### 22. Provisions for Liabilities

	Vacant Property	Litigation	Restructuring	Total
	£'000	£'000	£'000	£'000
At 1 January 2023	1,394	100	1,428	2,922
Charged to the income statement	530	1,990	(564)	1,956
Transfers in	426	—	—	426
Unused amounts reversed to the income statement	—	(54)	—	(54)
Amounts utilised	(26)	(67)	(864)	(957)
At 31 December 2023	2,324	1,969	—	4,293
Charged to the income statement	59	(44)	—	15
Transfers in	120	—	—	120
Unused amounts reversed to the income statement	(125)	(2)	—	(127)
Amounts utilised	(305)	(247)	—	(552)
At 31 December 2024	2,073	1,676	—	3,749

#### Vacant property

This will be utilised over the period of various onerous leases held by the company, the longest being until November 2029.

#### Litigation

These balances are held to cover claims filed against the company. It is anticipated that the majority of these items will be settled within the next 12 months.

#### Restructuring

This balance is to cover the costs of restructuring the business following a change in ownership.

#### 23. Called Up Share Capital

##### Ordinary shares

	2024	2023
	£'000	£'000
<b>Authorised</b>		
3,000 (2023: 3,000) ordinary shares of £1 each	3	3
<b>Allotted and fully-paid</b>		
1,004 (2023: 1,004) ordinary shares of £1 each	1	1
	1	1

The holders of ordinary shares are entitled to receive dividends from time to time, following declaration by an ordinary resolution.

## Chubb Fire & Security Limited

### Notes to the financial statements for the year ended 31 December 2024

#### 24. Reserves

The share premium account represents amount paid to the company for the sale of shares, which is above the nominal value of the shares.

The capital contribution reserve represents the value of stock options granted to employees by the ultimate parent for which the company did not reimburse the parent entity.

Retained earnings represent accumulated profits and losses less equity dividends paid.

#### 25. Business Acquisitions

On 1st January 2024, the company purchased the trading business and assets of Frontline Security Solutions Limited, another group entity, for a consideration of £1,192 thousand. The company supplies, installs and maintains electronic security systems including CCTV and access control. In the 12 months to 31 December 2024 the business contributed revenue of £29,706 thousand and net profit of £5,026 thousand to the total revenue and total net profit for the year. This acquisition occurred on the first day of the accounting period.

The acquisition was made to streamline the UK operations, allowing the company to go to market as one legal entity with a number of different offerings, simplifying who the company trades with its customers and simplifying the internal processes

#### *Effect of acquisitions*

The acquisitions had the following effect on the company's assets and liabilities;

	<b>Frontline Security Solutions Limited</b>	<b>Total</b>
	<b>£'000</b>	<b>£'000</b>
<b><i>Acquirees net assets at acquisition date</i></b>		
Fixed assets	33	33
Inventory	33	33
Trade and other debtors	9,740	9,740
Trade and other creditors	(8,614)	(8,614)
	<hr/>	<hr/>
Net identifiable assets and liabilities	1,192	1,192
<b><i>Consideration paid</i></b>		
Intercompany loans	1,192	1,192
Goodwill created on acquisition	—	—
	<hr/>	<hr/>

#### **Acquired debtors**

The fair value of acquired debtors was £9,740 thousand. The gross contractual amounts receivable are £9,807 thousand and at the acquisition date £9,740 thousand of the contractual were expected to be received

#### **Acquisition related costs**

These acquisitions were all from within the group and as such the company was able to utilise existing resources to carry out the acquisitions. There were no external acquisition costs.

## **Chubb Fire & Security Limited**

### **Notes to the financial statements for the year ended 31 December 2024**

#### **26. Retirement Benefit Schemes**

##### **Defined contribution schemes**

The company operates defined contribution retirement benefit schemes for all qualifying employees. The assets of the schemes are held separately from those of the company in funds under the control of trustees. Where there are employees who leave the schemes prior to vesting fully in the contributions, the contributions payable by the company are reduced by the amount of forfeited contributions.

The total cost charged to income of £4,491 thousand (2023: £3,752 thousand) represents contributions payable to these schemes by the company at rates specified in the rules of the plans. As at 31 December 2024, contributions of £nil (2023: £nil) due in respect of the current reporting period had not been paid over to the schemes.

##### **Defined benefit schemes**

The company participates in two group defined benefit scheme for qualifying employees, the Chubb Security Pension Fund and the Chubb Pension Plan. Under the Chubb Security Pension Fund, the majority of employees are entitled to post-retirement yearly instalments amounting to 1/60th of final salary for each complete month and year of pensionable service on attainment of a retirement age of 65. The pensionable salary is based on the yearly rate of basic earnings plus a 3 year average of bonuses and commissions. In addition, the service period is limited to 40 years resulting in a maximum yearly entitlement (life-long annuity) of 2/3 of final salary.

Under the Chubb Pension Plan, the majority of employees are entitled to post-retirement yearly instalments amounting to 1/60th of final salary for each complete month and year of pensionable service on attainment of a retirement age of 65. The pensionable salary is based on earnings in the tax year prior to leaving service, reduced by the Lower Earnings Limit and subject to an earnings cap. In addition, the service period is limited to 40 years resulting in a maximum yearly entitlement (life-long annuity) of 2/3 of final salary.

Both of these schemes were closed in March 2020 but the company continues to meet funding requirements to ensure the schemes liabilities as at the date of closure remain covered.

There is no contractual agreement or stated policy for charging the net defined benefit cost and, therefore, a fellow group company, which is the sponsoring employer of the scheme, recognises the whole of the scheme surplus or deficit in its financial statements. In accordance with IAS 19 (Revised 2011), the company recognises a cost equal to its contribution payable for the year, which in the year ended 31 December 2024 was £nil (year ended 31 December 2023: £nil).

Further details of the Chubb Security Pension Fund are disclosed in the financial statements of Chubb International Holdings Limited. Further details of the Chubb Pension Plan are disclosed in the financial statements of Chubb Group Limited.

#### **27. Share Based Payments**

##### **Equity-settled share option scheme**

The company participates in a share option scheme for all employees. Options are exercisable on the shares of the parent company at a price equal to the estimated fair value of the parent company's shares on the date of grant. The vesting period is between one and three years. If the options remain unexercised after a period of five years from the date of grant the options expire. Options are forfeited if the employee leaves the company before the options vest.

## **Chubb Fire & Security Limited**

### **Notes to the financial statements for the year ended 31 December 2024**

#### **27. Share Based Payments (continued)**

The options outstanding at 31 December 2024 had exercise prices ranging from £15.76 to £28.22 (2023: £15.76 to £19.41), and a weighted average remaining contractual life of 1.4 years (2023: 2.7 years). In 2024, 5,265 options were granted on 26 February 2024. The aggregate of the estimated fair values of the options granted on those dates is £28.22 (2023: £19.41). No options were exercised during the year (2023: 1,897 options were exercised at a weighted average £19.41).

#### **28. Subsequent Events**

During May 2025 Frontline Security Solutions Limited, a subsidiary of the company, which was in voluntary liquidation at the end of the year was dissolved.

#### **29. Related Party Transactions**

##### **Directors' transactions**

Other than the directors emoluments disclosed in note 10 there are no other transactions between the company and its directors.

##### **Trading transactions**

The company has no disclosure to make on related party transactions as all transactions with other group companies are wholly owned companies within the API Group Corporation as allowed by the exemption from IAS24.

#### **30. Controlling Party**

The company's immediate parent undertaking is Chubb Group Security Limited.

The company's ultimate parent undertaking and controlling party is API Group Corporation, a company incorporated in the United States of America.

API Group Corporation is the smallest and largest group to consolidate these financial statements.

Copies of the API Group Corporation group financial statements are publicly available and can be obtained from [www.apigroupinc.com](http://www.apigroupinc.com).