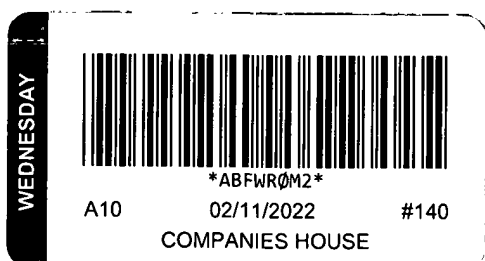


**Brownfield Investments Limited**  
**Annual Report and Unaudited Financial Statements**  
**Year Ended 28 February 2022**  
Registration number: 01169572



# **Brownfield Investments Limited**

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# **Brownfield Investments Limited**

## **Company Information**

<b>Directors</b>	I Dunlop M Giddings B J Ballard
<b>Registered office</b>	Old Mine Offices Wheal Jane Baldhu Truro Cornwall TR3 6EE
<b>Solicitors</b>	Stephens Scown LLP Osprey House Malpas Road Truro Cornwall TR1 1UT
<b>Accountants</b>	Francis Clark LLP Lowin House Tregolls Road Truro Cornwall TR1 2NA

# Brownfield Investments Limited

## Balance Sheet

28 February 2022

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Investment property	4	2,354,840	2,354,840
<b>Current assets</b>			
Stocks	5	236,989	236,989
Debtors	6	72,413	139,374
Cash at bank and in hand		<u>798,834</u>	<u>700,131</u>
		1,108,236	1,076,494
<b>Creditors: Amounts falling due within one year</b>	7	<u>(406,605)</u>	<u>(486,969)</u>
<b>Net current assets</b>		<u>701,631</u>	<u>589,525</u>
<b>Total assets less current liabilities</b>		3,056,471	2,944,365
<b>Creditors: Amounts falling due after more than one year</b>	7	(479,603)	(567,052)
<b>Provisions for liabilities</b>		<u>(117,884)</u>	<u>(79,616)</u>
<b>Net assets</b>		<u>2,458,984</u>	<u>2,297,697</u>
<b>Capital and reserves</b>			
Called up share capital	10	513,000	513,000
Capital redemption reserve		171,000	171,000
Profit and loss account		<u>1,774,984</u>	<u>1,613,697</u>
<b>Total equity</b>		<u>2,458,984</u>	<u>2,297,697</u>

# Brownfield Investments Limited

## Balance Sheet

28 February 2022

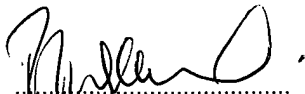
For the financial year ending 28 February 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

### Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared and delivered in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 23/05/22 and signed on its behalf by:

  
.....  
B. Ballard  
Director

Company Registration Number: 01169572

# **Brownfield Investments Limited**

## **Notes to the Unaudited Financial Statements**

**Year Ended 28 February 2022**

### **1 General information**

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

Old Mine Offices

Wheal Jane

Baldhu

Truro

Cornwall

TR3 6EE

### **2 Accounting policies**

#### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### **Statement of compliance**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of Section 1A of FRS102 have been applied other than where additional disclosure is required to show a true and fair view.

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

Monetary amounts in these financial statements are rounded to the nearest pound.

#### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

#### **Covid-19 statement**

The directors of the company have considered the impact of COVID-19. In the opinion of the directors the company has sufficient working capital within existing facilities to continue to trade for the foreseeable future, and therefore the financial statements have been prepared on a going concern basis.

# **Brownfield Investments Limited**

## **Notes to the Unaudited Financial Statements**

**Year Ended 28 February 2022**

### **Revenue recognition**

Revenue comprises the total amount in respect of sales of land sites, and other related revenue streams. Sales of property developments are recognised upon completion.

The company is a lessor in respect of the investment property which it owns. Rental income is recognised within other operating income in the financial statements, and is accounted for on an accruals basis.

### **Tax**

Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current corporation tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Deferred tax is recognised on all timing differences at the balance sheet date unless indicated below. Timing differences are differences between taxable profits and the results as stated in the profit and loss account and other comprehensive income. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

### **Stocks**

Stocks comprise of development work in progress, which includes development land.

Stock is stated at the lower of cost and net realisable value. At each reporting date stocks are assessed for impairment. If stocks are impaired the carrying amount is reduced to its selling price less costs to complete and sell; the impairment loss is recognised immediately in profit and loss.

### **Investment property**

Investment property is carried at fair value, derived by the Directors upon consideration of current market values, rental yields, and valuations undertaken for lending purposes.

The Directors use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset.

Changes in fair value are recognised within other operating income within profit and loss.

# **Brownfield Investments Limited**

## **Notes to the Unaudited Financial Statements**

**Year Ended 28 February 2022**

### **Financial instruments**

#### **Classification**

The company holds the following financial instruments:

- Short term trade and other debtors and creditors;
- Bank loans; and
- Cash and bank balances.

All financial instruments are classified as basic.

#### **Recognition and measurement**

The company has chosen to apply the recognition and measurement principles in FRS102.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument and derecognised when in the case of assets, the contractual rights to cash flows from the assets expire or substantially all the risks and rewards of ownership are transferred to another party, or in the case of liabilities, when the company's obligations are discharged, expire or are cancelled.

Except for bank loans, such instruments are initially measured at transaction price, including transaction costs, and are subsequently carried at the undiscounted amount of the cash or other consideration expected to be paid or received, after taking account of impairment adjustments.

Bank loans are initially measured at transaction price, including transaction costs, and are subsequently carried at amortised cost using the effective interest method.

#### **Critical judgements and estimation uncertainty**

In applying the company's accounting policies, 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.

The following areas are where the Directors have applied judgement in the preparation of the financial statements:

#### **Valuation of investment properties**

As described within the accounting policies, the investment properties are held at the balance sheet date at their market value. The director has applied his professional knowledge of the sector, coupled with discussions with other professionals in evaluating opportunities in order to derive market values.



# Brownfield Investments Limited

## Notes to the Unaudited Financial Statements

Year Ended 28 February 2022

### 3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 3 (2021 - 3).

### 4 Investment properties

	2022 £
At 1 March 2021 and 28 February 2022	<u>2,354,840</u>

The valuation of investment properties has been derived by the Directors using readily available market information.

In the assessment of the Directors there has been no material movement in the valuation of investment properties in the current period.

### 5 Stocks

	2022 £	2021 £
Development work in progress	<u>236,989</u>	<u>236,989</u>

### 6 Debtors

	2022 £	2021 £
Trade debtors	72,413	137,580
Amounts due from connected undertakings	-	1,397
Prepayments	-	397
	<u>72,413</u>	<u>139,374</u>

# Brownfield Investments Limited

## Notes to the Unaudited Financial Statements

Year Ended 28 February 2022

### 7 Creditors

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

	Note	2022 £	2021 £
<b>Due within one year</b>			
Loans and borrowings	8	253,818	254,263
Trade creditors		780	3,563
Amounts due to connected undertakings		18,764	12
Corporation tax		45,135	92,026
Social security and other taxes		25,509	21,723
Other creditors		62,599	115,382
		<u>406,605</u>	<u>486,969</u>

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

	Note	2022 £	2021 £
<b>Due after one year</b>			
Loans and borrowings	8	170,971	249,343
Deferred income		308,632	317,709
		<u>479,603</u>	<u>567,052</u>

# Brownfield Investments Limited

## Notes to the Unaudited Financial Statements

Year Ended 28 February 2022

### 8 Loans and borrowings

	2022 £	2021 £
<b>Current loans and borrowings</b>		
Bank borrowings	79,658	75,260
Other borrowings	174,160	179,003
	<u>253,818</u>	<u>254,263</u>
	2022 £	2021 £
<b>Loans and borrowings due after one year</b>		
Bank borrowings	<u>170,971</u>	<u>249,343</u>

The security and key terms in relation to each of the loan balances above can be summarised as follows:

#### Bank borrowings

The amounts disclosed as bank borrowings above are secured by means of fixed and floating charges over certain assets owned by the company.

#### Other borrowings

The amounts in respect of other borrowings relates to loans from Directors and shareholders. These loans are unsecured and repayable upon demand.

### 9 Reserves

The profit and loss account comprises of two elements:

- An unrealised loss of £134,632 (2021 - £143,709), which relates to the difference between the historical cost of investment properties and their current carrying value (being their current market value), adjusted for deferred income movements.
- A realised profit of £1,909,616 (2021 - £1,757,406).

The unrealised element of the profit and loss is not distributable.

## **Brownfield Investments Limited**

### **Notes to the Unaudited Financial Statements**

**Year Ended 28 February 2022**

#### **10 Share capital**

##### **Allotted, called up and fully paid shares**

	<b>No.</b>	<b>2022 £</b>	<b>No.</b>	<b>2021 £</b>
Ordinary shares of £1 each	<u>513,000</u>	<u>513,000</u>	<u>513,000</u>	<u>513,000</u>