

**REGISTERED NUMBER: 03455779 (England and Wales)**

**Unaudited Financial Statements for the Year Ended 31 March 2022**

**for**

**THE CAMBRIDGE PROPERTY COMPANY LIMITED**

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**for the Year Ended 31 March 2022**

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**THE CAMBRIDGE PROPERTY COMPANY LIMITED**

**Company Information**  
**for the Year Ended 31 March 2022**

**DIRECTOR:** S J Hadley

**SECRETARY:** N Marritt

**REGISTERED OFFICE:** Archer Road  
Millhouses  
Sheffield  
South Yorkshire  
S8 0JX

**REGISTERED NUMBER:** 03455779 (England and Wales)

**ACCOUNTANTS:** S Burgess & Co Ltd  
11 Slayleigh Avenue  
Sheffield  
South Yorkshire  
S10 3RA

**Balance Sheet**  
**31 March 2022**

	Notes	31.3.22 £	£	31.3.21 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		301		335
Investment property	5		840,500		1,240,000
			<u>840,801</u>		<u>1,240,335</u>
<b>CURRENT ASSETS</b>					
Debtors	6	480,652		429,599	
Cash at bank		<u>4,772</u>		<u>4,609</u>	
		485,424		434,208	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>398,290</u>		<u>331,028</u>	
<b>NET CURRENT ASSETS</b>			<u>87,134</u>		<u>103,180</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			927,935		1,343,515
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		<u>673,262</u>		<u>862,090</u>
<b>NET ASSETS</b>			<u>254,673</u>		<u>481,425</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	9		2		2
Non-distributable reserves	10		141,009		268,032
Retained earnings	10		<u>113,662</u>		<u>213,391</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>254,673</u>		<u>481,425</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

**Balance Sheet - continued**  
**31 March 2022**

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 31 August 2022 and were signed by:

S J Hadley - Director

**Notes to the Financial Statements**  
**for the Year Ended 31 March 2022**

**1. STATUTORY INFORMATION**

The Cambridge Property Company Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

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" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

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

**Turnover**

Turnover comprises rental income from the letting out of investment properties, excluding value added tax. Rental income is recognised in accordance with the underlying leases to each investment property.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings                      - 10% on reducing balance

**Investment property**

Investment properties, for which fair value can be measured reliably without undue cost or effort, are measured at fair value at each reporting date, with changes in fair value recognised in the statement of comprehensive income.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2022**

**2. ACCOUNTING POLICIES - continued**

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**Loans and borrowings**

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment.

**Debtors and creditors due within one year**

Debtors and creditors with no stated interest rate, which are due within one year, are stated at the transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income within administrative expenses.

**Impairment**

At each balance sheet date, assets are reviewed to determine whether there is any indication that any of the individual assets have suffered an impairment. If such indication exists, the recoverable amount of the asset, or the assets cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in the statement of comprehensive income.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2021 - 1).

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2022**

**4. TANGIBLE FIXED ASSETS**

	Fixtures and fittings £
<b>COST</b>	
At 1 April 2021 and 31 March 2022	<u>1,631</u>
<b>DEPRECIATION</b>	
At 1 April 2021	1,296
Charge for year	<u>34</u>
At 31 March 2022	<u>1,330</u>
<b>NET BOOK VALUE</b>	
At 31 March 2022	<u>301</u>
At 31 March 2021	<u>335</u>

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 April 2021	1,240,000
Disposals	(320,000)
Revaluations	<u>(79,500)</u>
At 31 March 2022	<u>840,500</u>
<b>NET BOOK VALUE</b>	
At 31 March 2022	<u>840,500</u>
At 31 March 2021	<u>1,240,000</u>

Fair value at 31 March 2022 is represented by:

	£
Valuation in 2022	141,279
Cost	<u>699,221</u>
	<u>840,500</u>

The company's investment property portfolio was valued on an open market basis by the company's funding provider, The Mortgage Works (UK) Plc. The director believes the valuations fairly reflect the market value of the whole investment property portfolio at the year end.



**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2022**

<b>6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>			
		31.3.22	31.3.21
		£	£
Amounts owed by group undertakings		475,609	428,799
Other debtors		800	800
Prepayments		4,243	-
		<u>480,652</u>	<u>429,599</u>
<b>7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>			
		31.3.22	31.3.21
		£	£
Bank loans and overdrafts		3,718	7,730
Corporation tax		997	2,469
Other creditors		393,575	320,829
		<u>398,290</u>	<u>331,028</u>
<b>8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>			
		31.3.22	31.3.21
		£	£
Bank loans		<u>673,262</u>	<u>862,090</u>
<b>9. CALLED UP SHARE CAPITAL</b>			
Allotted, issued and fully paid:			
Number:	Class:	Nominal value:	31.3.22
		£	31.3.21
2	Ordinary	£1	£
			<u>2</u>
			<u>2</u>
<b>10. RESERVES</b>			
	Retained earnings	Non-distributable reserves	Totals
	£	£	£
At 1 April 2021	213,391	268,032	481,423
Deficit for the year	(187,605)		(187,605)
Dividends	(39,147)		(39,147)
Reclassification	127,023	(127,023)	-
At 31 March 2022	<u>113,662</u>	<u>141,009</u>	<u>254,671</u>

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2022**

**11. RELATED PARTY DISCLOSURES**

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

**12. ULTIMATE CONTROLLING PARTY**

The company's parent company is CPC Holdings Limited, whose registered office is the same as can be found on page 1 of the financial statements.

The ultimate controlling party is S J Hadley.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.