

**CALDERWOOD PROPERTY INVESTMENTS LIMITED**

**UNAUDITED**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

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**BALANCE SHEET**  
**AS AT 31 DECEMBER 2020**

	Note	2020 £	2019 £
<b>Fixed assets</b>			
Tangible assets	4	125	156
<b>Current assets</b>			
Stocks		1,947,072	1,947,072
Debtors	5	24,791	16,418
Cash at bank and in hand		31,644	18,515
		<u>2,003,507</u>	<u>1,982,005</u>
Creditors: amounts falling due within one year	6	(391,135)	(360,250)
<b>Net current assets</b>		<u>1,612,372</u>	<u>1,621,755</u>
<b>Total assets less current liabilities</b>		<u>1,612,497</u>	<u>1,621,911</u>
Creditors: amounts falling due after more than one year	7	(864,584)	(906,250)
<b>Net assets</b>		<u><u>747,913</u></u>	<u><u>715,661</u></u>
<b>Capital and reserves</b>			
Called up share capital		1,000	1,000
Profit and loss account		746,913	714,661
		<u><u>747,913</u></u>	<u><u>715,661</u></u>

**BALANCE SHEET (CONTINUED)**  
**AS AT 31 DECEMBER 2020**

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The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The Company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

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

The Company has opted not to file the statement of income and retained earnings in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 19 November 2021.

**Mr R D Mason**  
**Director**

The notes on pages 4 to 7 form part of these financial statements.

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Called up share capital £	Profit and loss account £	Total equity £
<b>At 1 January 2019</b>	<b>1,000</b>	<b>651,596</b>	<b>652,596</b>
<b>Comprehensive income for the year</b>			
Profit for the year	-	63,065	63,065
<b>Other comprehensive income for the year</b>	-	-	-
<b>Total comprehensive income for the year</b>	-	63,065	63,065
<b>Total transactions with owners</b>	-	-	-
<b>At 1 January 2020</b>	<b>1,000</b>	<b>714,661</b>	<b>715,661</b>
<b>Comprehensive income for the year</b>			
Profit for the year	-	40,252	40,252
<b>Other comprehensive income for the year</b>	-	-	-
<b>Total comprehensive income for the year</b>	-	40,252	40,252
Dividends: Equity capital	-	(8,000)	(8,000)
<b>Total transactions with owners</b>	-	(8,000)	(8,000)
<b>At 31 December 2020</b>	<b>1,000</b>	<b>746,913</b>	<b>747,913</b>

The notes on pages 4 to 7 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**1. General information**

Calderwood Property Investments Limited (the Company) is a private company limited by shares, incorporated and domiciled in England. The address of its registered office is Rutland House, 148 Edmund Street, Birmingham, West Midlands, United Kingdom, B3 2FD. The principal place of business is 2nd Floor Offices, 1059-1061 Alcester Road South, Kings Heath, Birmingham, B14 5TN.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

The following principal accounting policies have been applied:

**2.2 Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding vat.

Turnover comprises revenue recognised by the company in respect of property sales completed during the year.

Rent receivable is the amount receivable from the short term rental of properties held as work in progress whilst awaiting development.

**2.3 Tangible fixed assets**

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on the following bases:

Depreciation is provided on the following basis:

Plant and machinery etc	-
	reducing balance - 33 1/3% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**2. Accounting policies (continued)****2.4 Work in progress**

Work in progress is valued on the basis of direct costs. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of work in progress.

**2.5 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.6 Financial instruments**

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

**2.7 Creditors**

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

**2.8 Dividends**

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

**2.9 Borrowing costs**

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

**2.10 Taxation**

Tax is recognised in the Statement of income and retained earnings, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

**3. Employees**

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

	<b>2020</b>	<b>2019</b>
	<b>No.</b>	<b>No.</b>
	<b>4</b>	<b>4</b>
Directors		

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

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4. Tangible fixed assets

	Plant and machinery etc £
<b>Cost</b>	
At 1 January 2020	9,887
At 31 December 2020	<u>9,887</u>
<b>Depreciation</b>	
At 1 January 2020	9,731
Charge for the year on owned assets	<u>31</u>
At 31 December 2020	<u>9,762</u>
<b>Net book value</b>	
At 31 December 2020	<u><u>125</u></u>
At 31 December 2019	<u><u>156</u></u>



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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**5. Debtors**

	2020 £	2019 £
Trade debtors	20,641	13,348
Other debtors	4,150	3,070
	<u>24,791</u>	<u>16,418</u>

**6. Creditors: Amounts falling due within one year**

	2020 £	2019 £
Bank loans	83,333	83,333
Trade creditors	27,932	1,676
Corporation tax	24,211	14,751
Other taxation and social security	27,114	10,664
Other creditors	23,385	32,826
Accruals and deferred income	205,160	217,000
	<u>391,135</u>	<u>360,250</u>

The bank loans are secured over the assets of the company.

**7. Creditors: Amounts falling due after more than one year**

	2020 £	2019 £
Bank loans	<u>864,584</u>	<u>906,250</u>

The bank loans are secured over the assets of the company.

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.