


BROOKACRE ESTATES LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

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BROOKACRE ESTATES LIMITED

COMPANY INFORMATION

Directors	B Ackerman N Ackerman
Registered number	05310781
Registered office	113 Brent Street London NW4 2DX

BROOKACRE ESTATES LIMITED
REGISTERED NUMBER: 05310781

BALANCE SHEET
AS AT 31 DECEMBER 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	4	4,995,796	5,000,000
Current assets			
Debtors	5	149,601	155,031
Creditors: amounts falling due within one year	6	(4,050,861)	(4,251,263)
Net current liabilities		(3,901,260)	(4,096,232)
Net assets		<u>1,094,536</u>	<u>903,768</u>
Capital and reserves			
Allotted, called up and fully paid share capital		2	2
Profit and loss account	8	1,094,534	903,766
Total equity		<u>1,094,536</u>	<u>903,768</u>

The directors consider that the Company is entitled to exemption from audit under section 479A of the Companies Act 2006.

The 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 financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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 Directors' Report and Statement of Income and Retained Earnings in accordance with provisions applicable to companies subject to the small companies regime, under section 444 of the Companies Act 2006.

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

20th September 2023

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B Ackerman
 Director

The notes on pages 2 to 6 form part of these financial statements.

BROOKACRE ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1. General information

Brookacre Estates Limited (company number: 05310781) is a private company limited by shares, incorporated in England and Wales. The registered office is 113 Brent Street, London, NW4 2DX. The trading address is the same as the registered office.

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 Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The financial statements are prepared in GBP sterling, which is the functional currency of the Company. Monetary amounts in these financial statements are rounded to the nearest £ (GBP).

The Company has taken advantage of the exemption in Financial Reporting Standard 102, Section 1A.7 from the requirement to produce a Statement of Cash Flows on the grounds that it is a small company.

The Company has taken advantage of the exemption in Financial Reporting Standard 102, Section 33.1A not to disclose transactions with group entities which are wholly owned by a member of the group.

The following principal accounting policies have been applied:

2.2 Turnover

Turnover comprises rental and other property related income exclusive of Value Added Tax.

Turnover in respect of rental income, lease premiums, insurance and other recharges of property related expenditure is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding Value Added Tax.

2.3 Investment property

Investment property is carried at fair value determined annually by the directors on the basis of open market values for its current use. No depreciation is provided in relation to investment properties. Changes in fair value are recognised in the Statement of Income and Retained Earnings.

BROOKACRE ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

2. Accounting policies (continued)

2.4 Financial instruments

Financial instruments are recognised in the Company's Balance Sheet when the Company becomes party to the contractual provisions of the instrument.

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

Basic financial assets

Basic financial assets, which include debtors, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest rate method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

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

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in The Statement of Income and Retained Earnings.

Basic financial liabilities

Basic financial liabilities, including creditors and loans from fellow group companies, are initially recognised at transaction price.

Short-term creditors are measured at cost/transaction price and not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

BROOKACRE ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

2. Accounting policies (continued)

2.5 Current and deferred taxation

The tax expense for the year comprises current and deferred tax.

The current corporation tax charge is based on taxable profit for the year. Taxable profit differs from net profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

3. Employees

The average monthly number of employees, including directors, during the year was 2 (2021 - 2).

4. Investment property

	Freehold property £
Fair value	
At 1 January 2022	5,000,000
Capital expenditure	113,505
Revaluations	(117,709)
At 31 December 2022	4,995,796

The fair value of investment property has been determined with reference to valuations performed by one of the directors who is a chartered surveyor.

BROOKACRE ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

5. Debtors

	2022 £	2021 £
Amounts falling due within one year		
Prepayments and accrued income	27,591	22,626
Deferred taxation	122,010	132,405
	<u>149,601</u>	<u>155,031</u>

6. Creditors: Amounts falling due within one year

	2022 £	2021 £
Trade creditors	14,687	40,072
Amounts owed to group undertakings	3,891,711	3,866,518
Corporation tax	44,186	-
Other creditors	-	197,582
Accruals and deferred income	100,277	147,091
	<u>4,050,861</u>	<u>4,251,263</u>

7. Deferred taxation

	2022 £	2021 £
At beginning of year	132,405	-
Charged to profit or loss	(10,395)	132,405
At end of year	<u>122,010</u>	<u>132,405</u>

The deferred tax asset is made up as follows:

	2022 £	2021 £
Revaluation of investment property	-	(26,002)
Capital allowances	122,010	158,407
	<u>122,010</u>	<u>132,405</u>

The amount of net reversal of deferred tax expected to occur next year is dependent on and future fair value movements on investment properties and capital allowances.

BROOKACRE ESTATES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

8. Reserves

Profit and loss account

Profit and loss reserves at 31 December 2022 comprise £599,965 (2021: £314,356) distributable and £494,569 (2021: £589,410) non-distributable components.

9. Capital commitments

At 31 December 2022 the Company had capital commitments for property developments of £Nil (2021: £220,000).

10. Parent company

The ultimate parent undertaking is Bana One Limited, a company registered in England and Wales.

Bana One Limited prepares group financial statements and copies can be obtained from 113 Brent Street, London, NW4 2DX.