

Registered number: 08325543 (England & Wales)

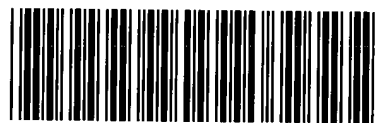
**BROOK FARMHOUSE COTTAGES
LTD**

**DIRECTORS' REPORT AND
UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED
31 DECEMBER 2021**

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BROOK FARMHOUSE COTTAGES LTD

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BROOK FARMHOUSE COTTAGES LTD

COMPANY INFORMATION

Directors	David Camp Hannah Ecclestone
Registered number	08325543
Registered office	53 Waldegrave Park Twickenham Middlesex TW1 4TJ
Accountants	Lewis Golden LLP 40 Queen Anne Street London W1G 9EL

BROOK FARMHOUSE COTTAGES LTD**BALANCE SHEET
AS AT 31 DECEMBER 2021**

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	5	4,415	3,682
Investment property	6	2,648,416	2,650,083
		<u>2,652,831</u>	<u>2,653,765</u>
Current assets			
Debtors	7	50,000	6,739
Cash at bank and in hand		94,766	71,383
		<u>144,766</u>	<u>78,122</u>
Creditors: amounts falling due within one year	8	(2,988,672)	(2,973,850)
Net current liabilities		<u>(2,843,906)</u>	<u>(2,895,728)</u>
Total assets less current liabilities		<u>(191,075)</u>	<u>(241,963)</u>
Net liabilities		<u>(191,075)</u>	<u>(241,963)</u>
Capital and reserves			
Called up share capital		1	1
Profit and loss account		(191,076)	(241,964)
		<u>(191,075)</u>	<u>(241,963)</u>

BROOK FARMHOUSE COTTAGES LTD

**BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2021**

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and 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.

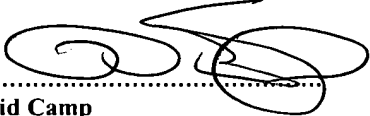
The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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 prepared and 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 Profit and Loss Account 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 by:


.....
David Camp
Director 24/03/2022

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

BROOK FARMHOUSE COTTAGES LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

1. General information

Brook Farmhouse Cottages Limited is a private company limited by share capital, incorporated in England and Wales, registered number 08325543. The address of the registered office is 53 Waldegrave Park, Twickenham, Middlesex, TW1 4TJ.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention, unless otherwise stated within these accounting policies, and in accordance with Section 1A - small entities of Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' ('FRS 102') and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Turnover

Turnover 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 discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before turnover is recognised:

Rent receivable

The Company operates its investment properties as furnished holiday lets available to the general public. Rental income is recognised when the Company has fulfilled its obligations to its customers.

2.3 Government grants

Grants of a revenue nature are recognised in the Profit and Loss Account in the same period as the related expenditure.

2.4 Pensions

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in the Profit and Loss Account when they fall due. Amounts not paid are shown in accruals as a liability in the Balance Sheet. The assets of the plan are held separately from the Company in independently administered funds.

2.5 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, 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.

BROOK FARMHOUSE COTTAGES LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

2. Accounting policies (continued)

2.5 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant and machinery	-	20%
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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 the Profit and Loss Account.

2.6 Investment property

Investment property is carried at fair value. No depreciation is provided. Changes in fair value are recognised in the Profit and Loss Account.

2.7 Debtors

Short term debtors are measured at transaction price, less any impairment.

2.8 Cash and cash equivalents

Cash and cash equivalents are represented by cash in hand, deposits held at call with financial institutions, and other short-term highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.9 Creditors

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

2.10 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 and loans to related parties.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Profit and Loss Account.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an 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.

3. Employees

The average monthly number of employees, including directors, during the year was 4 (2020 - 5).

BROOK FARMHOUSE COTTAGES LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

4. Other operating income

Other operating income of £30,317 comprises government grants received under the Coronavirus Job Retention Scheme of £9,744 and a business grant from the Isle of Wight's local council of £20,573.

5. Tangible fixed assets

	Plant and machinery £
Cost	
At 1 January 2021	78,099
Additions	2,067
At 31 December 2021	80,166
Depreciation	
At 1 January 2021	74,417
Charge for the year	1,334
At 31 December 2021	75,751
Net book value	
At 31 December 2021	4,415
At 31 December 2020	3,682

6. Investment property

	Investment property £
Valuation	
At 1 January 2021	2,650,083
Disposals	(1,667)
At 31 December 2021	2,648,416

The directors consider the fair value of the investment properties as at 31 December 2020 to be equal to their historic cost.

BROOK FARMHOUSE COTTAGES LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

7. Debtors

	2021 £	2020 £
Trade debtors	-	3,177
Other debtors	50,000	3,562
	<u>50,000</u>	<u>6,739</u>

8. Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	8	2,160
Other taxation and social security	3,597	2,336
Other creditors	2,965,567	2,965,567
Accruals and deferred income	19,500	3,787
	<u>2,988,672</u>	<u>2,973,850</u>

9. Related party transactions

As at 31 December 2021, the amounts due from directors totalled £50,000 (2020 - £nil).

10. Deferred tax

As at 31 December 2021, the company has an unrecognised deferred tax asset of £36,239 in relation to carried forward tax losses calculated at a tax rate of 19%. The deferred tax asset has not been recognised as it is not sufficiently certain that there will be future profits against which the losses can be offset