

C&N Property Investors Ltd

Annual Report and Unaudited Financial Statements
for the Year Ended 31 January 2022

RiverView Portfolio Limited
1 Market Hill
Calne
Wiltshire
SN11 0BT

C&N Property Investors Ltd

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C&N Property Investors Ltd

Company Information

Directors	Mr Christopher John Parkes Mr Neil James Wadmore
Registered office	6 Admirals Close Fawley Southampton Hampshire SO45 1FQ
Accountants	RiverView Portfolio Limited 1 Market Hill Calne Wiltshire SN11 0BT

C&N Property Investors Ltd
(Registration number: 09390332)
Balance Sheet as at 31 January 2022

	Note	2022 £	2021 £
Fixed assets			
Intangible assets	<u>5</u>	847	1,129
Tangible assets	<u>6</u>	10,862	11,239
		<u>11,709</u>	<u>12,368</u>
Current assets			
Debtors	<u>7</u>	38,856	37,755
Cash at bank and in hand		95,209	64,618
		134,065	102,373
Creditors: Amounts falling due within one year	<u>8</u>	(15,165)	(9,878)
Net current assets		118,900	92,495
Total assets less current liabilities		130,609	104,863
Creditors: Amounts falling due after more than one year	<u>8</u>	(104,746)	(110,158)
Net assets/(liabilities)		<u>25,863</u>	<u>(5,295)</u>
Capital and reserves			
Called up share capital		1,000	-
Retained earnings		24,863	(5,295)
Shareholders' funds/(deficit)		<u>25,863</u>	<u>(5,295)</u>

For the financial year ending 31 January 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 in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved and authorised by the Board on 5 April 2022 and signed on its behalf by:

.....
Mr Christopher John Parkes
Director

C&N Property Investors Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 January 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:

6 Admirals Close
Fawley
Southampton
Hampshire
SO45 1FQ
England

These financial statements were authorised for issue by the Board on 5 April 2022.

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 Section 1A smaller entities - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' and the Companies Act 2006 (as applicable to companies subject to the small companies' regime).

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.

Tax

The tax expense for the period comprises current 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 income 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.

Tangible assets

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

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Notes to the Unaudited Financial Statements for the Year Ended 31 January 2022 (continued)

2 Accounting policies (continued)

Asset class	Depreciation method and rate
Fixture and fittings	25% Reducing balance
Office equipment	25% Reducing balance

Amortisation

Amortisation is provided on intangible assets so as to write off the cost, less any estimated residual value, over their useful life as follows:

Asset class	Amortisation method and rate
	25% Reducing balance

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business. Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Dividends

Dividend distribution to the company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 0 (2021 - 0).

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Notes to the Unaudited Financial Statements for the Year Ended 31 January 2022 (continued)

4 Profit/loss before tax

Arrived at after charging/(crediting)

	2022	2021
	£	£
Depreciation expense	3,621	3,747
Amortisation expense	282	376

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Notes to the Unaudited Financial Statements for the Year Ended 31 January 2022 (continued)

5 Intangible assets

	Other intangible assets £	Total £
Cost or valuation		
At 1 February 2021	1,506	1,506
At 31 January 2022	1,506	1,506
Amortisation		
At 1 February 2021	377	377
Amortisation charge	282	282
At 31 January 2022	659	659
Carrying amount		
At 31 January 2022	847	847
At 31 January 2021	1,129	1,129

6 Tangible assets

	Furniture, fittings and equipment £	Total £
Cost or valuation		
At 1 February 2021	21,423	21,423
Additions	3,243	3,243
At 31 January 2022	24,666	24,666
Depreciation		
At 1 February 2021	10,184	10,184
Charge for the year	3,620	3,620
At 31 January 2022	13,804	13,804
Carrying amount		
At 31 January 2022	10,862	10,862
At 31 January 2021	11,239	11,239

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Notes to the Unaudited Financial Statements for the Year Ended 31 January 2022 (continued)

7 Debtors

		2022	2021
Current	Note	£	£
Trade debtors		4,646	252
Amounts owed by related parties		17,348	25,348
Prepayments		1,586	1,597
Other debtors		15,276	10,558
		<u>38,856</u>	<u>37,755</u>

8 Creditors

Creditors: amounts falling due within one year

		2022	2021
		£	£
Due within one year			
Trade creditors		7,345	3,000
Taxation and social security		4,582	2,464
Accruals and deferred income		3,237	4,413
Other creditors		1	1
		<u>15,165</u>	<u>9,878</u>

Creditors: amounts falling due after more than one year

		2022	2021
	Note	£	£
Due after one year			
Loans and borrowings		<u>104,746</u>	<u>110,158</u>

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.