

**Unaudited Financial Statements**  
**for the Year Ended 31 December 2021**  
**for**  
**TWP Invest Ltd**

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**for the Year Ended 31 December 2021**

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**TWP Invest Ltd**  
**Company Information**  
**for the Year Ended 31 December 2021**

**DIRECTOR:** Mr T W Powter

**REGISTERED OFFICE:** Eldo House  
Kempson Way  
Bury St Edmunds  
Suffolk  
IP32 7AR

**BUSINESS ADDRESS:** Powters  
Wellington Street  
Newmarket  
Suffolk  
CB8 0HT

**REGISTERED NUMBER:** 12179699 (England and Wales)

**ACCOUNTANTS:** Knights Lowe Chartered Accountants  
Eldo House  
Kempson Way  
Bury St Edmunds  
Suffolk  
IP32 7AR

**Balance Sheet**  
**31 December 2021**

	Notes	2021 £	£	2020 £	£
<b>FIXED ASSETS</b>					
Investment property	4		310,000		-
<b>CURRENT ASSETS</b>					
Debtors	5	101		-	
Cash at bank and in hand		<u>1,463</u>		<u>100</u>	
		1,564		100	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>81,920</u>		-	
<b>NET CURRENT (LIABILITIES)/ASSETS</b>			<u>(80,356)</u>		<u>100</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>229,644</u>		<u>100</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		(180,564)		-
<b>PROVISIONS FOR LIABILITIES</b>			<u>(9,796)</u>		-
<b>NET ASSETS</b>			<u>39,284</u>		<u>100</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	9		100		100
Capital redemption reserve	10		41,765		-
Retained earnings	10		<u>(2,581)</u>		-
<b>SHAREHOLDERS' FUNDS</b>			<u>39,284</u>		<u>100</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2021 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 December 2021**

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 29 August 2022 and were signed by:

Mr T W Powter - Director

**Notes to the Financial Statements**  
**for the Year Ended 31 December 2021**

**1. STATUTORY INFORMATION**

TWP Invest Ltd 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.

The presentation currency of the financial statements is the Pound Sterling (£).

**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.

Having considered the projected results and cash flows of the company, the director is confident that the company will continue to generate cash in the year ending 31 December 2022 and beyond. The company currently has the support of its director in order that the cash demands can be met. Whilst there is always considerable uncertainty in predicting cash flows more than a few months into the future, the director is confident that the cash demands of the company will be satisfied, and it is therefore appropriate to prepare the financial statements on the going concern basis.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Rental income is recognised in the period of occupancy.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 December 2021**

**2. ACCOUNTING POLICIES - continued**

**Financial instruments**

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, and loans from banks or other related parties.

Debt instruments, like loans and other accounts receivable and payable, are initially measured at present value of the future payments and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an outright short-term loan not at market rate, the financial asset or liability is measured, initially and subsequently, at the present value of the future payment discounted at a market rate of interest for a similar debt instrument.

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 Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the balance sheet date.

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.

**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.

**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.

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 December 2021**

**2. ACCOUNTING POLICIES - continued**

**Impairment**

At each reporting date, goodwill and other fixed assets, including tangible fixed assets and investments but excluding investment properties, are assessed to determine whether there is an indication that the carrying amount of an asset may be more than its recoverable amount and that the asset should be impaired. If there is an indication of possible impairment, the recoverable amount of an asset, which is the higher of its value in use and its net realisable value, is estimated and compared with its carrying amount. If the recoverable amount is lower, the carrying amount of the asset is written down to its estimated recoverable amount and an impairment loss is recognised in the income statement.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2020 - NIL) .

**4. INVESTMENT PROPERTY**

	<b>Total £</b>
<b>FAIR VALUE</b>	
Additions	<b>258,439</b>
Revaluations	<b>51,561</b>
At 31 December 2021	<b><u>310,000</u></b>
<b>NET BOOK VALUE</b>	
At 31 December 2021	<b><u>310,000</u></b>

Fair value at 31 December 2021 is represented by:

	<b>£</b>
Valuation in 2021	<b>51,561</b>
Cost	<b><u>258,439</u></b>
	<b><u>310,000</u></b>

If investment property had not been revalued it would have been included at the following historical cost:

	<b>2021 £</b>	<b>2020 £</b>
Cost	<b><u>258,439</u></b>	<b><u>-</u></b>

Investment property was valued on an open market basis on 31 December 2021 by the director .

**5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2021 £</b>	<b>2020 £</b>
Other debtors	<b><u>101</u></b>	<b><u>-</u></b>

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2021 £</b>	<b>2020 £</b>
Other creditors	<b><u>81,920</u></b>	<b><u>-</u></b>



**Notes to the Financial Statements - continued**  
**for the Year Ended 31 December 2021**

**7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>2021</b>	2020
	<b>£</b>	£
Other creditors	<b><u>180,564</u></b>	<u>-</u>

Amounts falling due in more than five years:

Repayable by instalments		
Other creditors	<b><u>153,282</u></b>	<u>-</u>

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>2021</b>	2020
	<b>£</b>	£
Other loans	<b><u>187,384</u></b>	<u>-</u>

The loan is secured by a charge over the company's freehold property.

**9. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	<b>2021</b>	2020
			<b>£</b>	£
100	Ordinary	£1	<b><u>100</u></b>	<u>100</u>

**10. RESERVES**

	<b>Retained earnings</b>	<b>Capital redemption reserve</b>	<b>Totals</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Profit for the year	<b>39,184</b>		<b>39,184</b>
Non-distributable transfer	<b><u>(41,765)</u></b>	<b><u>41,765</u></b>	<u>-</u>
At 31 December 2021	<b><u>(2,581)</u></b>	<b><u>41,765</u></b>	<b><u>39,184</u></b>

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.