

Unaudited Financial Statements for the Year Ended 31 July 2022

for

Maybrook Investments Limited

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for the Year Ended 31 July 2022

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Balance Sheet
31 July 2022

	Notes	31.7.22 £	£	31.7.21 £	£
FIXED ASSETS					
Tangible assets	4		405,550		450,647
Investments	5		3,717,184		3,717,184
Investment property	6		<u>7,194,102</u>		<u>7,194,102</u>
			11,316,836		11,361,933
CURRENT ASSETS					
Debtors	7	3,692,751		4,436,279	
Cash at bank		<u>34,586</u>		<u>130</u>	
		3,727,337		4,436,409	
CREDITORS					
Amounts falling due within one year	8	<u>4,084,642</u>		<u>4,435,802</u>	
NET CURRENT (LIABILITIES)/ASSETS			<u>(357,305)</u>		<u>607</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			10,959,531		11,362,540
CREDITORS					
Amounts falling due after more than one year	9		(10,475,575)		(10,394,344)
PROVISIONS FOR LIABILITIES			<u>(242,775)</u>		<u>(242,775)</u>
NET ASSETS			<u>241,181</u>		<u>725,421</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Revaluation reserve	10		2,012,252		2,012,252
Retained earnings			<u>(1,771,171)</u>		<u>(1,286,931)</u>
			241,181		725,421

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 July 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 July 2022 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.

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 28 October 2023 and were signed by:

P B O'Dowd - Director

Notes to the Financial Statements
for the Year Ended 31 July 2022

1. **STATUTORY INFORMATION**

Maybrook Investments Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address are as below:

Registered number:	08175829
Registered office:	Meryll House 57 Worcester Road Bromsgrove Worcestershire B61 7DN

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.

Turnover

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

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Investments in subsidiaries

Investments in subsidiary undertakings are recognised at cost.

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.

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 July 2022

2. ACCOUNTING POLICIES - continued

Hire purchase and leasing commitments

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2021 - NIL).

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 August 2021	813,893
Additions	34,952
At 31 July 2022	848,845
DEPRECIATION	
At 1 August 2021	363,246
Charge for year	80,049
At 31 July 2022	443,295
NET BOOK VALUE	
At 31 July 2022	405,550
At 31 July 2021	450,647

5. FIXED ASSET INVESTMENTS

	31.7.22 £	31.7.21 £
Shares in group undertakings	2,054,867	2,054,867
Loans to group undertakings	1,662,317	1,662,317
	<u>3,717,184</u>	<u>3,717,184</u>

Additional information is as follows:

	Shares in group undertakings £
COST	
At 1 August 2021 and 31 July 2022	2,054,867
NET BOOK VALUE	
At 31 July 2022	2,054,867
At 31 July 2021	2,054,867

Notes to the Financial Statements - continued
for the Year Ended 31 July 2022

5. **FIXED ASSET INVESTMENTS - continued**

	Loans to group undertakings £
At 1 August 2021 and 31 July 2022	<u>1,662,317</u>

6. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 August 2021 and 31 July 2022	<u>7,194,102</u>
NET BOOK VALUE	
At 31 July 2022	<u>7,194,102</u>
At 31 July 2021	<u>7,194,102</u>

7. **DEBTORS**

	31.7.22 £	31.7.21 £
Amounts falling due within one year:		
Trade debtors	328,323	328,323
Amounts owed by group undertakings	-	790,372
Other debtors	46,844	90,000
	<u>375,167</u>	<u>1,208,695</u>
Amounts falling due after more than one year:		
Other debtors	<u>3,317,584</u>	<u>3,227,584</u>
Aggregate amounts	<u>3,692,751</u>	<u>4,436,279</u>

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

	31.7.22 £	31.7.21 £
Bank loans and overdrafts	52,435	156,205
Hire purchase contracts	97,221	114,698
Trade creditors	23,439	2,335
Amounts owed to group undertakings	203,625	-
Amounts owed to associates	123,968	459,996
Taxation and social security	541,002	507,597
Other creditors	3,042,952	3,194,971
	<u>4,084,642</u>	<u>4,435,802</u>

Notes to the Financial Statements - continued
for the Year Ended 31 July 2022

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

	31.7.22 £	31.7.21 £
Bank loans	6,308,832	6,173,932
Hire purchase contracts	389,347	455,412
Other creditors	3,777,396	3,765,000
	<u>10,475,575</u>	<u>10,394,344</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Other loans more 5yrs non-inst	<u>3,777,396</u>	<u>3,765,000</u>
Repayable by instalments		
Bank loans more 5 yr by instal	<u>5,460,068</u>	<u>5,460,068</u>

10. **RESERVES**

	Revaluation reserve £
At 1 August 2021	
and 31 July 2022	<u>2,012,252</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.