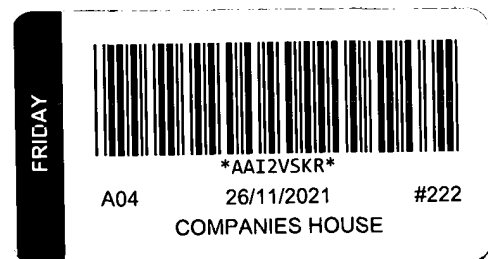


Brownfield Investments Limited
Annual Report and Unaudited Financial Statements
Year Ended 28 February 2021
Registration number: 01169572



Brownfield Investments Limited

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Brownfield Investments Limited

Company Information

Directors	I Dunlop M Giddings N Giddings B J Ballard
Registered office	Old Mine Offices Wheal Jane Baldhu Truro Cornwall TR3 6EE
Solicitors	Stephens Scown LLP Osprey House Malpas Road Truro Cornwall TR1 1UT
Accountants	Francis Clark LLP Lowin House Tregolls Road Truro Cornwall TR1 2NA

Brownfield Investments Limited

Balance Sheet

28 February 2021

	Note	2021 £	2020 £
Fixed assets			
Investment property	4	2,354,840	2,354,840
Current assets			
Stocks	5	236,989	236,989
Debtors	6	139,374	79,147
Cash at bank and in hand		700,131	564,925
		<u>1,076,494</u>	<u>881,061</u>
Creditors: Amounts falling due within one year	7	<u>(486,969)</u>	<u>(431,900)</u>
Net current assets		<u>589,525</u>	<u>449,161</u>
Total assets less current liabilities		2,944,365	2,804,001
Creditors: Amounts falling due after more than one year	7	(567,052)	(648,584)
Provisions for liabilities		<u>(79,616)</u>	<u>(79,070)</u>
Net assets		<u>2,297,697</u>	<u>2,076,347</u>
Capital and reserves			
Called up share capital	10	513,000	513,000
Capital redemption reserve		171,000	171,000
Profit and loss account		<u>1,613,697</u>	<u>1,392,347</u>
Total equity		<u>2,297,697</u>	<u>2,076,347</u>

The notes on pages 4 to 10 form an integral part of these financial statements.

Brownfield Investments Limited

Balance Sheet

28 February 2021

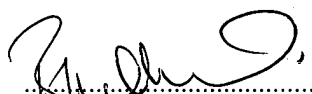
For the financial year ending 28 February 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 and delivered in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 29/12/21 and signed on its behalf by:


B.J. Ballard
Director

Company Registration Number: 01169572

Brownfield Investments Limited

Notes to the Unaudited Financial Statements

Year Ended 28 February 2021

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:

Old Mine Offices

Wheal Jane

Baldhu

Truro

Cornwall

TR3 6EE

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 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of Section 1A of FRS102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in pounds sterling which is the functional currency of the company.

Monetary amounts in these financial statements are rounded to the nearest pound.

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.

Covid-19 statement

The directors of the company have considered the impact of COVID-19. In the opinion of the directors the company has sufficient working capital within existing facilities to continue to trade for the foreseeable future, and therefore the financial statements have been prepared on a going concern basis.

Brownfield Investments Limited

Notes to the Unaudited Financial Statements

Year Ended 28 February 2021

Revenue recognition

Revenue comprises the total amount in respect of sales of land sites, and other related revenue streams. Sales of property developments are recognised upon completion.

The company is a lessor in respect of the investment property which it owns. Rental income is recognised within other operating income in the financial statements, and is accounted for on an accruals basis.

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 corporation 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.

Deferred tax is recognised on all timing differences at the balance sheet date unless indicated below. Timing differences are differences between taxable profits and the results as stated in the profit and loss account and other comprehensive income. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

Stocks

Stocks comprise of development work in progress, which includes development land.

Stock is stated at the lower of cost and net realisable value. At each reporting date stocks are assessed for impairment. If stocks are impaired the carrying amount is reduced to its selling price less costs to complete and sell; the impairment loss is recognised immediately in profit and loss.

Investment property

Investment property is carried at fair value, derived by the Directors upon consideration of current market values, rental yields, and valuations undertaken for lending purposes.

The Directors use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset.

Changes in fair value are recognised within other operating income within profit and loss.

Brownfield Investments Limited

Notes to the Unaudited Financial Statements

Year Ended 28 February 2021

Financial instruments

Classification

The company holds the following financial instruments:

- Short term trade and other debtors and creditors;
- Bank loans; and
- Cash and bank balances.

All financial instruments are classified as basic.

Recognition and measurement

The company has chosen to apply the recognition and measurement principles in FRS102.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument and derecognised when in the case of assets, the contractual rights to cash flows from the assets expire or substantially all the risks and rewards of ownership are transferred to another party, or in the case of liabilities, when the company's obligations are discharged, expire or are cancelled.

Except for bank loans, such instruments are initially measured at transaction price, including transaction costs, and are subsequently carried at the undiscounted amount of the cash or other consideration expected to be paid or received, after taking account of impairment adjustments.

Bank loans are initially measured at transaction price, including transaction costs, and are subsequently carried at amortised cost using the effective interest method.

Critical judgements and estimation uncertainty

In applying the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The following areas are where the Directors have applied judgement in the preparation of the financial statements:

Valuation of investment properties

As described within the accounting policies, the investment properties are held at the balance sheet date at their market value. The director has applied his professional knowledge of the sector, coupled with discussions with other professionals in evaluating opportunities in order to derive market values.

Brownfield Investments Limited

Notes to the Unaudited Financial Statements

Year Ended 28 February 2021

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 2 (2020 - 2).

4 Investment properties

	2021 £
At 1 March 2020 and 28 February 2021	<u>2,354,840</u>

The valuation of investment properties has been derived by the Directors using readily available market information.

In the assessment of the Directors there has been no material movement in the valuation of investment properties in the current period.

5 Stocks

	2021 £	2020 £
Development work in progress	<u>236,989</u>	<u>236,989</u>

6 Debtors

	2021 £	2020 £
Trade debtors	137,580	78,756
Amounts due from connected undertakings	1,397	-
Prepayments	<u>397</u>	<u>391</u>
	<u>139,374</u>	<u>79,147</u>

Brownfield Investments Limited

Notes to the Unaudited Financial Statements

Year Ended 28 February 2021

7 Creditors

Creditors: amounts falling due within one year

	Note	2021 £	2020 £
Due within one year			
Loans and borrowings	8	254,263	249,205
Trade creditors		3,563	-
Amounts due to connected undertakings		12	11,836
Social security and other taxes		21,723	19,535
Other creditors		115,382	110,701
Corporation tax		92,026	40,623
		<u>486,969</u>	<u>431,900</u>

Creditors: amounts falling due after more than one year

	Note	2021 £	2020 £
Due after one year			
Loans and borrowings	8	249,343	321,798
Deferred income		317,709	326,786
		<u>567,052</u>	<u>648,584</u>

Brownfield Investments Limited

Notes to the Unaudited Financial Statements

Year Ended 28 February 2021

8 Loans and borrowings

	2021 £	2020 £
Current loans and borrowings		
Bank borrowings	75,260	70,723
Other borrowings	179,003	178,482
	<u>254,263</u>	<u>249,205</u>
	2021 £	2020 £
Loans and borrowings due after one year		
Bank borrowings	<u>249,343</u>	<u>321,798</u>

The security and key terms in relation to each of the loan balances above can be summarised as follows:

Bank borrowings

The amounts disclosed as bank borrowings above are secured by means of fixed and floating charges over certain assets owned by the company.

Included in bank borrowings due in more than one year above is £nil (2020 - £3,632) which is payable in more than five years. The loan attracts interest at 4.11% above base, and is repayable on a 10 year term from the date of draw-down.

Other borrowings

The amounts in respect of other borrowings relates to loans from Directors and shareholders. These loans are unsecured and repayable upon demand.

9 Reserves

The profit and loss account comprises of two elements:

- An unrealised loss of £143,709 (2020 - £152,786), which relates to the difference between the historical cost of investment properties and their current carrying value (being their current market value), adjusted for deferred income movements.
- A realised profit of £1,757,406 (2020 - £1,545,133).

The unrealised element of the profit and loss is not distributable.

Brownfield Investments Limited

Notes to the Unaudited Financial Statements

Year Ended 28 February 2021

10 Share capital

Allotted, called up and fully paid shares

	No.	2021 £	No.	2020 £
Ordinary shares of £1 each	<u>513,000</u>	<u>513,000</u>	<u>513,000</u>	<u>513,000</u>