

**Caversham Properties (UK) Limited**

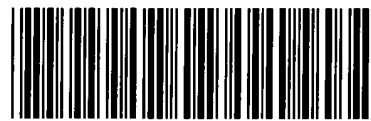
**Unaudited filleted financial statements**

**28 February 2022**

*Andrade Smith & Son*  
Chartered Accountants



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# Caversham Properties (UK) Limited

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**Caversham Properties (UK) Limited**

**Directors and other information**

<b>Directors</b>	Mr Stephen John Connell Mrs Kim Connell
<b>Company number</b>	05713746
<b>Registered office</b>	87 Bean Oak Road Wokingham Berkshire RG40 1RJ
<b>Business address</b>	87 Bean Oak Road Wokingham Berkshire RG40 1RJ
<b>Accountants</b>	Andrade Smith and Son LLP 3 Columba Gardens Foundry Court Wokingham Berkshire RG40 1GB
<b>Bankers</b>	Barclays Bank Plc Leicester LE87 2BB
<b>Solicitors</b>	Clifton Ingram LLP 22-24 Broad Street Wokingham Berkshire RG40 1BA

Andrade Smith & Son  
Chartered Accountants



**Caversham Properties (UK) Limited**

**Directors report  
Year ended 28 February 2022**

The directors present their report and the unaudited financial statements of the company for the year ended 28 February 2022.

**Directors**

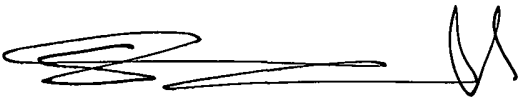
The directors who served the company during the year were as follows:

Mr Stephen John Connell  
Mrs Kim Connell

**Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 26 September 2022 and signed on behalf of the board by:



**Mr Stephen John Connell**  
**Director**

Andrade Smith & Son

Chartered Accountants



**Caversham Properties (UK) Limited**

**Chartered accountants report to the board of directors on the preparation of the  
unaudited statutory financial statements of Caversham Properties (UK) Limited  
Year ended 28 February 2022**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Caversham Properties (UK) Limited for the year ended 28 February 2022 which comprise the statement of financial position, statement of changes in equity and related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance/>.

This report is made solely to the board of directors of Caversham Properties (UK) Limited, as a body, in accordance with the terms of our engagement letter dated 1 June 2012. Our work has been undertaken solely to prepare for your approval the financial statements of Caversham Properties (UK) Limited and state those matters that we have agreed to state to the board of directors of Caversham Properties (UK) Limited as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Caversham Properties (UK) Limited and its board of directors as a body for our work or for this report.

It is your duty to ensure that Caversham Properties (UK) Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Caversham Properties (UK) Limited. You consider that Caversham Properties (UK) Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Caversham Properties (UK) Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

*ANDRADE SMITH & SON*

**Andrade Smith and Son LLP**  
Chartered Accountants  
3 Columba Gardens  
Foundry Court  
Wokingham  
Berkshire  
RG40 1GB

**Date: 26 September 2022**

**Caversham Properties (UK) Limited**

**Statement of financial position  
28 February 2022**

	Note	2022 £	£	2021 £	£
<b>Fixed assets</b>					
Tangible assets	5	423,854		423,854	
			423,854		423,854
<b>Current assets</b>					
Debtors	6	123		121	
Cash at bank and in hand		3,358		4,043	
		3,481		4,164	
<b>Creditors: amounts falling due within one year</b>	7	(144,485)		(112,979)	
<b>Net current liabilities</b>			(141,004)		(108,815)
<b>Total assets less current liabilities</b>			282,850		315,039
<b>Net assets</b>			282,850		315,039
<b>Capital and reserves</b>					
Called up share capital			100		100
Profit and loss account			282,750		314,939
<b>Shareholders funds</b>			282,850		315,039

For the year ending 28 February 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

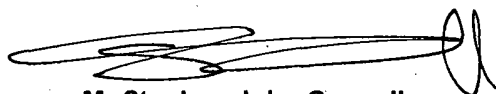
**Directors responsibilities:**

- (a) The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- (b) The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the statement of comprehensive income has not been delivered.

These financial statements were approved by the board of directors and authorised for issue on 26 September 2022, and are signed on behalf of the board by:



**Mr Stephen John Connell**  
Director

**The notes on pages 6 to 9 form part of these financial statements.**

**Caversham Properties (UK) Limited**

**Statement of changes in equity  
Year ended 28 February 2022**

	Called up share capital £	Profit and loss account £	<b>Total £</b>
<b>At 1 March 2020</b>	100	296,496	296,596
Profit for the year		28,443	28,443
<b>Total comprehensive income for the year</b>	-	28,443	28,443
Dividends paid and payable		(10,000)	(10,000)
<b>Total investments by and distributions to owners</b>	-	(10,000)	(10,000)
<b>At 28 February 2021 and 1 March 2021</b>	100	314,939	315,039
Profit for the year		27,811	27,811
<b>Total comprehensive income for the year</b>	-	27,811	27,811
Dividends paid and payable		(60,000)	(60,000)
<b>Total investments by and distributions to owners</b>	-	(60,000)	(60,000)
<b>At 28 February 2022</b>	100	282,750	282,850

Andrade Smith & Son  
Chartered Accountants



# Caversham Properties (UK) Limited

## Notes to the financial statements Year ended 28 February 2022

### 1. General information

Caversham Properties (UK) Limited is a private limited company domiciled in England and Wales, registration number 05713746. The principle activity of the company is commercial property letting.

### 2. Statement of compliance

These financial statements have been prepared in accordance with the provisions of FRS102 Section 1A small entities, 'The Financial Reporting Standards applicable in the United Kingdom and the Republic of Ireland'. There were no material departures from that standard.

### 3. Accounting policies

#### Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

#### Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

#### Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.





## Caversham Properties (UK) Limited

### Notes to the financial statements (continued) Year ended 28 February 2022

#### Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

#### Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Leasehold improvements	- 5%	reducing balance
Fittings fixtures and equipment	- 15%	reducing balance

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

#### Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.



**Caversham Properties (UK) Limited**

**Notes to the financial statements (continued)**  
**Year ended 28 February 2022**

**Financial instruments**

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

**4. Employee numbers**

The average number of persons employed by the company during the year amounted to Nil (2021: Nil).



**Caversham Properties (UK) Limited**

**Notes to the financial statements (continued)  
Year ended 28 February 2022**

**5. Tangible assets**

Freehold  
property

**Cost**

**At 1 March 2021 and 28 February 2022**

£  
423,854

**Depreciation**

**At 1 March 2021 and 28 February 2022**

-

**Carrying amount**

**At 28 February 2022**

423,854

**At 28 February 2021**

423,854

**6. Debtors**

**2022**

**2021**

**£**

**£**

Other debtors

123

121

**7. Creditors: amounts falling due within one year**

**2022**

**2021**

**£**

**£**

Bank loans and overdrafts

-

11,407

Corporation tax

6,519

6,682

Other creditors

137,966

94,890

144,485

112,979

**8. Controlling party**

The company does not have a parent undertaking. The ultimate controlling party of the company is Mr Stephen John Connell.

