

Report of the Directors and
Unaudited Financial Statements for the Year Ended 31 July 2022
for
Cattell Properties Ltd

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for the Year Ended 31 July 2022

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Cattell Properties Ltd
Company Information
for the Year Ended 31 July 2022

DIRECTORS:

Mrs W Binnian
D J Binnian
B Binnian
S Binnian
Mrs J R Binnian
Mrs R M Binnian

REGISTERED OFFICE:

Bodenham Farm
Wolverley
Kidderminster
Worcestershire
DY11 5SY

REGISTERED NUMBER:

11528713 (England and Wales)

ACCOUNTANTS:

Taylor Hobbs
Cherry Tree Barn
Walcot Lane
Drakes Broughton
Persnore
Worcestershire
WR10 2AL

**Report of the Directors
for the Year Ended 31 July 2022**

The directors present their report with the financial statements of the company for the year ended 31 July 2022.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of commercial and residential property rentals.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 August 2021 to the date of this report.

Mrs W Binnian
D J Binnian
B Binnian
S Binnian
Mrs J R Binnian
Mrs R M Binnian

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:

D J Binnian - Director

28 November 2022

Balance Sheet
31 July 2022

	Notes	31.7.22 £	£	31.7.21 £	£
FIXED ASSETS					
Investment property	4		698,603		691,107
CURRENT ASSETS					
Debtors	5	1,299		10,694	
Cash at bank		<u>47,645</u>		<u>13,812</u>	
		48,944		24,506	
CREDITORS					
Amounts falling due within one year	6	<u>676,000</u>		<u>674,681</u>	
NET CURRENT LIABILITIES			<u>(627,056)</u>		<u>(650,175)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>71,547</u>		<u>40,932</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			<u>71,447</u>		<u>40,832</u>
SHAREHOLDERS' FUNDS			<u>71,547</u>		<u>40,932</u>

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 directors acknowledge their 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 Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 28 November 2022 and were signed on its behalf by:

D J Binnian - Director

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

1. **STATUTORY INFORMATION**

Cattell Properties 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.

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.

Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost which includes the purchase cost and directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Statement of Income and Retained Earnings, 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.

Going concern

During the year the Company completed the conversion of a commercial property into residential dwellings with all properties having tenants by the financial year end.

Based on the information above, the directors have concluded the accounts are prepared on a going concern basis.

3. **EMPLOYEES AND DIRECTORS**

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

Notes to the Financial Statements - continued
for the Year Ended 31 July 20224. **INVESTMENT PROPERTY**

	Total £
COST	
At 1 August 2021	691,107
Additions	7,496
At 31 July 2022	<u>698,603</u>
NET BOOK VALUE	
At 31 July 2022	<u>698,603</u>
At 31 July 2021	<u>691,107</u>

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

	31.7.22	31.7.21
	£	£
Other debtors	<u>1,299</u>	<u>10,694</u>

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

	31.7.22	31.7.21
	£	£
Trade creditors	1,470	991
Taxation and social security	7,181	5,829
Other creditors	<u>667,349</u>	<u>667,861</u>
	<u>676,000</u>	<u>674,681</u>

7. **DIRECTORS' ADVANCES, CREDITS AND GUARANTEES**

At the end of the financial year the amount owed to Directors was £664,216 (2021: £664,375).

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.