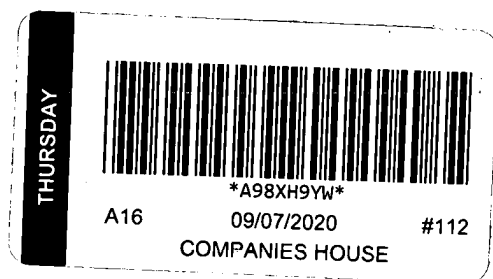


Company registration number: 3873315

Coulson Property Investments Limited

Unaudited filleted abridged financial statements

31 December 2019



Coulson Property Investments Limited

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Coulson Property Investments Limited

Directors and other information

Directors	A. J. Coulson R. Coulson
Secretary	A. J. Coulson
Company number	3873315
Registered office	1160 High Road London N20 0RA
Accountants	Philips 1160 High Road London N20 0RA

Coulson Property Investments Limited

**Abridged statement of financial position
31 December 2019**

	Note	2019 £	£	2018 £	£
Fixed assets					
Tangible assets	5	392,084		-	
			392,084		-
Current assets					
Debtors		116,064		183,018	
Cash at bank and in hand		746,813		1,267,831	
		862,877		1,450,849	
Creditors: amounts falling due within one year		(6,751)		(7,783)	
Net current assets			856,126		1,443,066
Total assets less current liabilities			1,248,210		1,443,066
Net assets			1,248,210		1,443,066
Capital and reserves					
Called up share capital			100		100
Profit and loss account			1,248,110		1,442,966
Shareholders funds			1,248,210		1,443,066

For the year ending 31 December 2019 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 financial statements for the year in question in accordance with section 476;
- 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 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 abridged statement of comprehensive income has not been delivered.

The notes on pages 5 to 7 form part of these financial statements.

Coulson Property Investments Limited

Abridged statement of financial position (continued)
31 December 2019

These financial statements were approved by the board of directors and authorised for issue on 29 June 2020, and are signed on behalf of the board by:

A handwritten signature in black ink, appearing to read 'R. Coulson', written in a cursive style.

R. Coulson
Director

Company registration number: 3873315

The notes on pages 5 to 7 form part of these financial statements.

Coulson Property Investments Limited

**Statement of changes in equity
Year ended 31 December 2019**

	Called up share capital £	Profit and loss account £	Total £
At 1 January 2018	100	1,489,527	1,489,627
Loss for the year	<u> </u>	<u>(6,561)</u>	<u>(6,561)</u>
Total comprehensive income for the year	-	<u>(6,561)</u>	<u>(6,561)</u>
Dividends paid and payable	<u> </u>	<u>(40,000)</u>	<u>(40,000)</u>
Total investments by and distributions to owners	-	<u>(40,000)</u>	<u>(40,000)</u>
At 31 December 2018 and 1 January 2019	<u>100</u>	<u>1,442,966</u>	<u>1,443,066</u>
Loss for the year	<u> </u>	<u>(164,856)</u>	<u>(164,856)</u>
Total comprehensive income for the year	-	<u>(164,856)</u>	<u>(164,856)</u>
Dividends paid and payable	<u> </u>	<u>(30,000)</u>	<u>(30,000)</u>
Total investments by and distributions to owners	-	<u>(30,000)</u>	<u>(30,000)</u>
At 31 December 2019	<u>100</u>	<u>1,248,110</u>	<u>1,248,210</u>

Coulson Property Investments Limited

Notes to the financial statements Year ended 31 December 2019

1. General information

The company is a private company limited by shares, registered in England. The address of the registered office is 1160 High Road, London, N20 0RA.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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.

Income

Income is measured at the fair value of the consideration received representing total rental income and service charges, excluding value added tax, received during the year.

Income is recognised when rental and service charge demands are issued to the tenants.

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.

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.

Coulson Property Investments Limited

Notes to the financial statements (continued) Year ended 31 December 2019

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:

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.

Investment property

Investment property is measured initially at cost, which includes purchase price and any directly attributable expenditure. Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

If a reliable measure of fair value is not available without undue cost or effort it shall be transferred to tangible assets and accounted for under the cost model until it is expected that fair value will be reliably measurable on an on-going basis.

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.

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.

Coulson Property Investments Limited

Notes to the financial statements (continued)
Year ended 31 December 2019

4. Employee numbers

The average number of persons employed by the company during the year amounted to 2 (2018: 2).

5. Tangible assets

	£
Cost	
At 1 January 2019	-
Additions	392,084
At 31 December 2019	<u>392,084</u>
Depreciation	
At 1 January 2019 and 31 December 2019	<u>-</u>
Carrying amount	
At 31 December 2019	<u>392,084</u>
At 31 December 2018	<u>-</u>

Investment property

The freehold property was disposed during the year.