

REGISTERED NUMBER: 10923552 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2024

FOR

A&J TRINICK PROPERTY LTD

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FOR THE YEAR ENDED 31 AUGUST 2024**

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STATEMENT OF FINANCIAL POSITION
31 AUGUST 2024

	Notes	31.8.24 £	31.8.23 £
FIXED ASSETS			
Tangible assets	4	30,473	-
Investment property	5	<u>4,469,354</u>	<u>3,498,854</u>
		<u>4,499,827</u>	<u>3,498,854</u>
CURRENT ASSETS			
Debtors	6	59,744	3,133
Cash at bank		<u>30,532</u>	<u>268,273</u>
		90,276	271,406
CREDITORS			
Amounts falling due within one year	7	<u>(770,201)</u>	<u>(838,145)</u>
NET CURRENT LIABILITIES		<u>(679,925)</u>	<u>(566,739)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		3,819,902	2,932,115
CREDITORS			
Amounts falling due after more than one year	8	(2,545,339)	(2,109,237)
PROVISIONS FOR LIABILITIES		<u>(286,804)</u>	<u>(143,652)</u>
NET ASSETS		<u>987,759</u>	<u>679,226</u>
CAPITAL AND RESERVES			
Called up share capital		100	100
Non-distributable reserve		818,513	612,421
Retained earnings		<u>169,146</u>	<u>66,705</u>
		<u>987,759</u>	<u>679,226</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 August 2024.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 August 2024 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.

STATEMENT OF FINANCIAL POSITION - continued
31 AUGUST 2024

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 Board of Directors and authorised for issue on 24 January 2025 and were signed on its behalf by:

A J P Trinick - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 AUGUST 2024**

1. STATUTORY INFORMATION

A&J Trinick Property Ltd 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: 10923552

Registered office: C/O DPC
Stone House
55 Stone Road Business Park
Stoke-on-Trent
Staffordshire
ST4 6SR

The principal activity of the company is that of a property investment company.

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 as modified by the revaluation of certain assets.

Significant judgements and estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Investment properties

The open market value of the investment properties has been determined by the directors, based on their experience of the market.

Revenue recognition

The company is primarily a property investment company and also trades in the sale of properties. Rental income is recognised in the relevant rental period. Property sales are recognised at sale price on exchange of contracts.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Motor vehicles - 20% reducing balance

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 AUGUST 2024**

2. ACCOUNTING POLICIES - continued

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.

Investment property is initially recorded 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 no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

Financial instruments

A financial asset or a financial liability is recognised only when the entity 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.

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.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 AUGUST 2024**

2. ACCOUNTING POLICIES - continued

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 statement of financial position date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2023 - 2) .

4. TANGIBLE FIXED ASSETS

	Motor vehicles £
COST	
Additions	30,990
At 31 August 2024	<u>30,990</u>
DEPRECIATION	
Charge for year	517
At 31 August 2024	<u>517</u>
NET BOOK VALUE	
At 31 August 2024	<u>30,473</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 AUGUST 2024

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 September 2023	3,498,854
Additions	635,226
Revaluations	335,274
At 31 August 2024	<u>4,469,354</u>
NET BOOK VALUE	
At 31 August 2024	<u>4,469,354</u>
At 31 August 2023	<u>3,498,854</u>

The directors consider the investment properties to be stated at fair value as at 31 August 2024.

Fair value at 31 August 2024 is represented by:

	£
Valuation in 2020	245,868
Valuation in 2021	284,266
Valuation in 2022	39,050
Valuation in 2023	186,877
Valuation in 2024	335,274
Cost	<u>3,378,019</u>
	<u>4,469,354</u>

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.8.24 £	31.8.23 £
Amounts owed by connected companies	57,375	-
Other debtors	2,369	1,762
Prepayments	-	1,371
	<u>59,744</u>	<u>3,133</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.8.24 £	31.8.23 £
Hire purchase contracts	4,332	-
Amounts owed to connected companies	-	96,157
Tax	37,290	19,808
Other creditors	244,998	169,405
Directors' loan accounts	476,312	547,348
Accruals and deferred income	7,269	5,427
	<u>770,201</u>	<u>838,145</u>

Amounts due to connected companies are interest free, unsecured and repayable on demand.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 AUGUST 2024

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.8.24	31.8.23
	£	£
Mortgages more than five years non instalments	2,522,012	2,109,237
Hire purchase contracts	<u>23,327</u>	<u>-</u>
	<u>2,545,339</u>	<u>2,109,237</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Mortgages more than five years non instalments	<u>2,522,012</u>	<u>2,109,237</u>
	<u>2,522,012</u>	<u>2,109,237</u>

9. EVENTS AFTER THE END OF THE REPORTING PERIOD

There were no significant events up to the date of the approval of the financial statements by the Board.

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.