

BOOTLAND PROPERTY INVESTMENTS LIMITED
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 JANUARY 2022

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UNAUDITED ACCOUNTS
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BOOTLAND PROPERTY INVESTMENTS LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 JANUARY 2022

Director	Jonathan Bootland
Company Number	04359127 (England and Wales)
Registered Office	First Floor 85 Great Portland Street London W1W 7LT United Kingdom
Accountants	RAE Business Services (Yorkshire) Limited First Floor 85 Great Portland Street London W1W 7LT

BOOTLAND PROPERTY INVESTMENTS LIMITED

ACCOUNTANTS' REPORT

Accountants' report to the director of Bootland Property Investments Limited on the preparation of the unaudited statutory accounts for the year ended 31 January 2022

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Bootland Property Investments Limited for the year ended 31 January 2022 as set out on pages 5 - 8 from the company's accounting records and from information and explanations you have given us.

This report is made solely to the Board of Directors of Bootland Property Investments Limited, as a body, in accordance with the terms of our engagement. Our work has been undertaken solely to prepare for your approval the accounts of Bootland Property Investments Limited and state those matters that we have agreed to state to them, as a body, in this report. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Bootland Property Investments Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Bootland Property Investments Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and loss of Bootland Property Investments Limited. You consider that Bootland Property Investments 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 accounts of Bootland Property Investments 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 accounts.

RAE Business Services (Yorkshire) Limited

First Floor
85 Great Portland Street
London
W1W 7LT

16 October 2022

BOOTLAND PROPERTY INVESTMENTS LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 31 JANUARY 2022

	Notes	2022 £	2021 £
Fixed assets			
Investment property	5	2,219,000	2,342,218
Investments	6	12	-
		<u>2,219,012</u>	<u>2,342,218</u>
Current assets			
Inventories		36,624	-
Debtors	7	60,253	30,882
Cash at bank and in hand		13,029	28,704
		<u>109,906</u>	<u>59,586</u>
Creditors: amounts falling due within one year	8	(270,650)	(320,145)
Net current liabilities		<u>(160,744)</u>	<u>(260,559)</u>
Total assets less current liabilities		2,058,268	2,081,659
Creditors: amounts falling due after more than one year	9	(1,745,886)	(1,622,649)
Net assets		<u>312,382</u>	<u>459,010</u>
Capital and reserves			
Called up share capital		150	150
Revaluation reserve		186,748	186,748
Profit and loss account		125,484	272,112
Shareholders' funds		<u>312,382</u>	<u>459,010</u>

For the year ending 31 January 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board and authorised for issue on 26 October 2022 and were signed on its behalf by

Jonathan Bootland
Director

Company Registration No. 04359127

BOOTLAND PROPERTY INVESTMENTS LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 JANUARY 2022

1 Statutory information

Bootland Property Investments Limited is a private company, limited by shares, registered in England and Wales, registration number 04359127. The registered office is First Floor, 85 Great Portland Street, London, W1W 7LT, United Kingdom.

2 Compliance with accounting standards

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

3 Accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

Basis of preparation

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

Tangible fixed assets and depreciation

Tangible assets are included at cost less depreciation and impairment. Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives:

Plant & machinery	25% on cost
Fixtures & fittings	25% on cost
Computer equipment	33% on cost

Deferred taxation

Deferred tax arises as a result of including items of income and expenditure in taxation computations in periods different from those in which they are included in the company's accounts. Deferred tax is provided in full on timing differences which result in an obligation to pay more (or less) tax at a future date, at the average tax rates that are expected to apply when the timing differences reverse, based on current tax rates and laws.

Deferred tax assets and liabilities are not discounted.

Investment property

Investment property is included at market fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

Presentation currency

The accounts are presented in £ sterling.

BOOTLAND PROPERTY INVESTMENTS LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 JANUARY 2022

4 Tangible fixed assets	Plant & machinery	Fixtures & fittings	Computer equipment	Total
	£	£	£	£
Cost or valuation	At cost	At cost	At cost	
At 1 February 2021	2,781	5,068	2,244	10,093
At 31 January 2022	2,781	5,068	2,244	10,093
Depreciation				
At 1 February 2021	2,781	5,068	2,244	10,093
At 31 January 2022	2,781	5,068	2,244	10,093
Net book value				
At 31 January 2022	-	-	-	-

5 Investment property	2022
	£
Fair value at 1 February 2021	2,342,218
Additions	16,535
Net loss from fair value adjustments	(139,753)
At 31 January 2022	2,219,000

Investment properties are valued on an 'open market' basis at the year end, by the director.

6 Investments	Subsidiary undertakings
	£
Valuation at 1 February 2021	-
Additions	12
Valuation at 31 January 2022	12

7 Debtors	2022	2021
	£	£
Amounts falling due within one year		
Amounts due from group undertakings etc.	22,817	-
Other debtors	37,436	30,882
	60,253	30,882

8 Creditors: amounts falling due within one year	2022	2021
	£	£
Taxes and social security	4,908	4,991
Other creditors	44,853	105,943
Loans from directors	220,889	209,211
	270,650	320,145

BOOTLAND PROPERTY INVESTMENTS LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 JANUARY 2022

9 Creditors: amounts falling due after more than one year	2022	2021
	£	£
Bank loans	1,498,738	1,501,632
Other creditors	247,148	121,017
	<u>1,745,886</u>	<u>1,622,649</u>
Aggregate of amounts that fall due for payment after five years	<u>1,451,632</u>	<u>1,459,965</u>

In Jun 2020, the company received a Bounce Back Loan of £50,000, which is a 100% UK Government backed loan. Under the terms of the loan, the fees and interest incurred in the first 12 months are settled on behalf of the company by the UK Government.
During this accounting period, grant income of £521 was received to partially cover the interest due on this loan.
After the first 12 months, an interest rate of 2.5% is applicable.
The initial length of the loan is for six years, with an option to extend to ten years under the Bounce Back Loan Scheme.

10 Transactions with related parties

Related parties transactions are as follows:
Directors loans £196,088 (2021 - £209,211) including interest charged of £11,995 (2021 - £11,995).
Related company debtors £45,570 (2021 - £20,583) with the loans being interest-free and repayable on demand.
Related company creditors £115,531 (2021 - £97,454) with the loans being interest-free and repayable on demand.

11 Post balance sheet events

In Feb 2022, an investment property was sold at market value to Boutique Limited, a 100% owned subsidiary. The loss on revaluation of £166,750 has been recognised in the profit and loss account for the year ending 31 January 2022.

12 Average number of employees

During the year the average number of employees was 0 (2021: 0).

