

Unaudited Financial Statements
For The Year Ended 31st May 2023
for
CL Furnished Lettings Ltd

**Contents of the Financial Statements
For The Year Ended 31st May 2023**

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4
Chartered Certified Accountants' Report	7

CL Furnished Lettings Ltd
Company Information
For The Year Ended 31st May 2023

DIRECTOR: C J Leighton

SECRETARY: P V Leighton

REGISTERED OFFICE: 1 Edward Street
Leckhampton
Cheltenham
Gloucestershire
GL50 2DA

REGISTERED NUMBER: 11344653 (England and Wales)

ACCOUNTANTS: Wildin (Accountants & Auditors) Ltd
Kings Buildings
Lydney
Gloucestershire
GL15 5HE

CL Furnished Lettings Ltd (Registered number: 11344653)

**Balance Sheet
31st May 2023**

	Notes	31.5.23 £	£	31.5.22 £	£
FIXED ASSETS					
Tangible assets	4		241		301
Investment property	5		<u>731,356</u>		<u>726,356</u>
			731,597		726,657
CURRENT ASSETS					
Debtors	6	862		516	
Cash at bank		<u>3,593</u>		<u>887</u>	
		4,455		1,403	
CREDITORS					
Amounts falling due within one year	7	<u>94,545</u>		<u>105,693</u>	
NET CURRENT LIABILITIES			<u>(90,090)</u>		<u>(104,290)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			641,507		622,367
CREDITORS					
Amounts falling due after more than one year	8		(403,033)		(403,033)
PROVISIONS FOR LIABILITIES			<u>(34,866)</u>		<u>(33,916)</u>
NET ASSETS			<u>203,608</u>		<u>185,418</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			<u>203,508</u>		<u>185,318</u>
SHAREHOLDERS' FUNDS			<u>203,608</u>		<u>185,418</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st May 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st May 2023 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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 notes form part of these financial statements

Balance Sheet - continued
31st May 2023

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 and authorised for issue by the director and authorised for issue on 26th February 2024 and were signed by:

C J Leighton - Director

**Notes to the Financial Statements
For The Year Ended 31st May 2023**

1. STATUTORY INFORMATION

CL Furnished Lettings 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 as modified by the revaluation of certain assets.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

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.

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 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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2022 - NIL).

Notes to the Financial Statements - continued
For The Year Ended 31st May 2023

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1st June 2022	
and 31st May 2023	389
DEPRECIATION	
At 1st June 2022	88
Charge for year	60
At 31st May 2023	148
NET BOOK VALUE	
At 31st May 2023	241
At 31st May 2022	301

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1st June 2022	726,356
Revaluations	5,000
At 31st May 2023	731,356
NET BOOK VALUE	
At 31st May 2023	731,356
At 31st May 2022	726,356

During the current period the value of investment properties has continued reflect increases in the current market.. The Director considers that the figures stated in the Financial Statements as at 31 May 2023 reasonably reflect the company's anticipated return in the event of a sale.

Fair value at 31st May 2023 is represented by:

	£
Valuation in 2022	726,356
Valuation in 2023	5,000
	731,356

If investment property had not been revalued it would have been included at the following historical cost:

	31.5.23 £	31.5.22 £
Cost	547,806	547,806

investment properties were valued on a best estimate basis on 31st May 2023 by the director .

Notes to the Financial Statements - continued
For The Year Ended 31st May 2023

6.	DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.5.23	31.5.22
		£	£
	Other debtors	<u>862</u>	<u>516</u>
7.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.5.23	31.5.22
		£	£
	Taxation and social security	3,331	2,521
	Other creditors	<u>91,214</u>	<u>103,172</u>
		<u>94,545</u>	<u>105,693</u>
8.	CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	31.5.23	31.5.22
		£	£
	Other creditors	<u>403,033</u>	<u>403,033</u>
	Amounts falling due in more than five years:		
	Repayable otherwise than by instalments		
	Other loans more 5yrs non-inst	<u>403,033</u>	<u>403,033</u>
	Loan creditors falling due in more than 5 years are secured on the investment properties		

**Chartered Certified Accountants' Report to the Director
on the Unaudited Financial Statements of
CL Furnished Lettings Ltd**

The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of CL Furnished Lettings Ltd for the year ended 31st May 2023 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://www.accaglobal.com/rulebook>.

This report is made solely to the director of CL Furnished Lettings Ltd in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of CL Furnished Lettings Ltd and state those matters that we have agreed to state to the director of CL Furnished Lettings Ltd in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at <http://www.accaglobal.com/factsheet163>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its director for our work or for this report.

It is your duty to ensure that CL Furnished Lettings Ltd 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 CL Furnished Lettings Ltd. You consider that CL Furnished Lettings Ltd 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 CL Furnished Lettings Ltd. 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.

Wildin (Accountants & Auditors) Ltd
Kings Buildings
Lydney
Gloucestershire
GL15 5HE

26th February 2024

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.