

UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 DECEMBER 2022
FOR
BUY TO LET INVESTMENTS LIMITED

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 DECEMBER 2022

	Page
Company Information	1
Statement of Financial Position	2
Notes to the Financial Statements	3
Chartered Accountants' Report	8

BUY TO LET INVESTMENTS LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 30 DECEMBER 2022

DIRECTOR: L C Freilich

SECRETARY: B Grossman

REGISTERED OFFICE: 5 Sentinel Square
Hendon
London
NW4 2EL

REGISTERED NUMBER: 11427533 (England and Wales)

ACCOUNTANTS: The Paris Partnership LLP
Chartered Accountants
Russell House
140 High Street
Edgware
Middlesex
HA8 7LW

BUY TO LET INVESTMENTS LIMITED (REGISTERED NUMBER: 11427533)**STATEMENT OF FINANCIAL POSITION****30 DECEMBER 2022**

	Notes	2022 £	2021 £
FIXED ASSETS			
Investment property	4	1,259,268	1,259,268
CURRENT ASSETS			
Debtors	5	537,938	598,929
Cash in hand		4	4
		<u>537,942</u>	<u>598,933</u>
CREDITORS			
Amounts falling due within one year	6	(419,937)	(516,712)
NET CURRENT ASSETS		<u>118,005</u>	<u>82,221</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,377,273	1,341,489
CREDITORS			
Amounts falling due after more than one year	7	(863,778)	(863,778)
PROVISIONS FOR LIABILITIES	8	<u>(82,395)</u>	<u>(82,395)</u>
NET ASSETS		<u>431,100</u>	<u>395,316</u>
CAPITAL AND RESERVES			
Called up share capital	9	4	4
Fair value reserve	10	433,655	433,655
Retained earnings	10	(2,559)	(38,343)
SHAREHOLDERS' FUNDS		<u>431,100</u>	<u>395,316</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 December 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 December 2022 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 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 director and authorised for issue on 1 December 2023 and were signed by:

L C Freilich - Director

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 DECEMBER 2022

1. STATUTORY INFORMATION

Buy To Let Investments Limited 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.

The presentation currency of the financial statements is the Pound Sterling (£).

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 represents rental income receivable.

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 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.

Cash and cash equivalent

Cash and cash equivalent include cash in hand, deposits held at call with banks, other short term liquid investments with original maturities of three months or less.

Basic financial assets

Basic financial assets, which include trade and other debtors and cash and bank balances, are initially measured at transaction price including transaction and where material are subsequently measured at amortised cost using the effective interest method, less any impairment.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 DECEMBER 2022

2. ACCOUNTING POLICIES - continued

Basic financial liabilities

Basic financial liabilities, including trade and other payables and loans from company undertakings that are classified as debt are initially measured at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at the market rate of interest.

Trade creditors are obligations to pay for goods or services that have been acquired that have been acquired in the ordinary course of business from suppliers. Accounts payables are classified as current liabilities if a payment is due within one year or less. If not, they are present as non current liabilities. Short term creditors are initially recognised at transaction price and where material are subsequently measured at amortised cost using the effective interest method.

Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transactions price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

3. EMPLOYEES AND DIRECTORS

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

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 31 December 2021 and 30 December 2022	1,259,268
NET BOOK VALUE	
At 30 December 2022	1,259,268
At 30 December 2021	1,259,268

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Amounts owed by group undertakings	402,382	463,373
Other debtors	135,556	135,556
	537,938	598,929

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Amounts owed to group undertakings	372,961	478,837
Taxation and social security	19,725	10,624
Other creditors	27,251	27,251
	419,937	516,712

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 DECEMBER 2022

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR			
		2022	2021
		£	£
Bank loans		<u>863,778</u>	<u>863,778</u>
Amounts falling due in more than five years:			
Repayable otherwise than by instalments			
Bank loans more 5 yrs non-inst		<u>863,778</u>	<u>863,778</u>
8. PROVISIONS FOR LIABILITIES			
		2022	2021
		£	£
Deferred tax		<u>82,395</u>	<u>82,395</u>
			Deferred tax
			£
Balance at 31 December 2021			<u>82,395</u>
Balance at 30 December 2022			<u>82,395</u>
9. CALLED UP SHARE CAPITAL			
Allotted, issued and fully paid:			
Number:	Class:	Nominal value:	
			2022
			£
4	Ordinary	£1	<u>4</u>
			<u>4</u>
10. RESERVES			
	Retained earnings	Fair value reserve	Totals
	£	£	£
At 31 December 2021	(38,343)	433,655	395,312
Profit for the year	35,784		35,784
At 30 December 2022	<u>(2,559)</u>	<u>433,655</u>	<u>431,096</u>
11. CONTINGENT LIABILITIES			
The company joined a "VAT Group" during the year and as such is jointly and severally liable for the VAT liabilities of the whole group.			

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 DECEMBER 2022

12. RELATED PARTY DISCLOSURES

Chancery Lane Investments Limited

A company under common control.

This is repayable on demand.

	2022 £	2021 £
Amount due to related party at the balance sheet date	<u>102,124</u>	<u>208,000</u>

Ground Rent Trading Liverpool Limited

A company under common control.

This is repayable on demand.

	2022 £	2021 £
Amount due to related party at the balance sheet date	<u>44,573</u>	<u>44,573</u>

MW Freeholds Limited

A company under common control.

This is repayable on demand.

	2022 £	2021 £
Amount due to related party at the balance sheet date	<u>47,437</u>	<u>47,437</u>

Ground Rent Trading Limited

A company under common control.

This is repayable on demand.

	2022 £	2021 £
Amount due to related party at the balance sheet date	<u>178,827</u>	<u>178,827</u>

MP Group Services Ltd

A company under common control.

This is repayable on demand.

	2022 £	2021 £
Amount due from related party at the balance sheet date	<u>402,382</u>	<u>463,373</u>

13. **ULTIMATE PARENT COMPANY**

The Moreland Property Group is regarded by the director as being the ultimate parent company.

ULTIMATE CONTROLLING PARTY

The director considers the ultimate controlling party of the company to be the board of the Moreland Property Group Limited.

CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR
ON THE UNAUDITED FINANCIAL STATEMENTS OF
BUY TO LET INVESTMENTS LIMITED

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 Statement of Financial Position. 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 Buy To Let Investments Limited for the year ended 30 December 2022 which comprise the Income Statement, Statement of Financial Position 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 Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the director of Buy To Let Investments Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Buy To Let Investments Limited and state those matters that we have agreed to state to the director of Buy To Let Investments Limited in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Buy To Let Investments Limited and its director for our work or for this report.

It is your duty to ensure that Buy To Let Investments Limited 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 Buy To Let Investments Limited. You consider that Buy To Let 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 financial statements of Buy To Let 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 financial statements.

The Paris Partnership LLP
Chartered Accountants
Russell House
140 High Street
Edgware
Middlesex
HA8 7LW

1 December 2023

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.