

Company registration number 12630969 (England and Wales)

CCF INVESTMENTS LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023
PAGES FOR FILING WITH REGISTRAR

CCF INVESTMENTS LIMITED

CONTENTS

	Page
Balance sheet	1 - 2
Notes to the financial statements	3 - 4

CCF INVESTMENTS LIMITED

BALANCE SHEET

AS AT 31 MARCH 2023

	Notes	2023 £	£	2022 £	£
Fixed assets					
Investment properties	3		622,730		-
Current assets					
Debtors	4	1,176		-	
Cash at bank and in hand		9,737		-	
		<u>10,913</u>		<u>-</u>	
Creditors: amounts falling due within one year	5	(284,968)		30	
Net current (liabilities)/assets			(274,055)		30
Total assets less current liabilities			348,675		30
Creditors: amounts falling due after more than one year	6	(359,669)			-
Net (liabilities)/assets			<u>(10,994)</u>		<u>30</u>
Capital and reserves					
Called up share capital			30		30
Profit and loss reserves			(11,024)		-
Total equity			<u>(10,994)</u>		<u>30</u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 March 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

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.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

CCF INVESTMENTS LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2023

The financial statements were approved by the board of directors and authorised for issue on 2 November 2023 and are signed on its behalf by:

Mrs F J Jagger
Director

Company Registration No. 12630969

CCF INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

Company information

CCF Investments Limited is a private company limited by shares incorporated in England and Wales. The registered office is C/O Azets Burnham Yard, London End, Beaconsfield, Bucks, HP9 2JH.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

These financial statements are prepared on the going concern basis. The directors have a reasonable expectation that the company will continue in operational existence for the foreseeable future as the company is being supported by themselves.

1.3 Turnover

Turnover represents rents receivable for the year.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2023 Number	2022 Number
Total	2	-

3 Investment property

	2023 £
Fair value	
At 1 April 2022	-
Additions	622,730
At 31 March 2023	622,730

CCF INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

4 Debtors

	2023	2022
	£	£
Amounts falling due within one year:		
Other debtors	1,176	-
	<u>1,176</u>	<u>-</u>

5 Creditors: amounts falling due within one year

	2023	2022
	£	£
Deferred income	1,225	-
Other creditors	282,003	(30)
Accruals and deferred income	1,740	-
	<u>284,968</u>	<u>(30)</u>

6 Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Other creditors	359,669	-
	<u>359,669</u>	<u>-</u>

7 Secured Debts

At 31 March 23 secured debts of £369,460 are included within other creditors.

A legal charge dated 24 June 2022 over a property in Kildare Gardens, London, was created for securing all monies due or to become due to Landbay Partners Limited.

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.