Registered number: 08890121

HOGLEY INVESTMENTS LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2023

Contents

	Page
Balance Sheet	1—2
Notes to the Financial Statements	3—6

Hogley Investments Ltd
Balance Sheet
As At 28 February 2023

Registered number: 08890121

	Notes	2023 £	2023 £	2022 £	2022 £
FIXED ASSETS					
Tangible Assets	**4**		1,994		2,658
Investment Properties	**5**		20,225,000		16,939,000
			20,226,994		16,941,658
CURRENT ASSETS					
Debtors	**6**	27,739		205,369	
Cash at bank and in hand		14,317		215,152	
		42,056		420,521	
Creditors: Amounts Falling Due Within One Year	**7**	(4,821,336)		(5,395,990)	
NET CURRENT ASSETS (LIABILITIES)			(4,779,280)		(4,975,469)
TOTAL ASSETS LESS CURRENT LIABILITIES			15,447,714		11,966,189
Creditors: Amounts Falling Due After More Than One Year	**8**		(11,289,522)		(8,492,794)
PROVISIONS FOR LIABILITIES					
Deferred Taxation	**9**		(677,933)		(582,476)
NET ASSETS			3,480,259		2,890,919
CAPITAL AND RESERVES					
Called up share capital	**10**		2		2
Revaluation reserve	**11**		2,948,591		2,483,187
Profit and Loss Account			531,666		407,730
SHAREHOLDERS' FUNDS			3,480,259		2,890,919

For the year ending 28 February 2023 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 directors acknowledge their 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.

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Mr Robert Hogley

Director

29/11/2023

The notes on pages 3 to 6 form part of these financial statements.

1. General Information

Hogley Investments Ltd is a private company, limited by shares, incorporated in England & Wales, registered number 08890121 . The registered office is 100 Church Street, Brighton, East Sussex, BN1 1UJ.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

2.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

Sale of goods

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

Rendering of services

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

2.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold	not considered necessary
Plant & Machinery	25% reducing balance
Fixtures & Fittings	25% reducing balance

2.4. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the profit and loss account.

2.5. Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other year and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and asset reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

3. Average Number of Employees

Average number of employees, including directors, during the year was:

	2023	2022
Director	2	2
	2	2

4. Tangible Assets

	Fixtures & Fittings
	£
Cost or Valuation	
As at 1 March 2022	9,505
As at 28 February 2023	9,505
Depreciation	
As at 1 March 2022	6,847
Provided during the period	664
As at 28 February 2023	7,511

...CONTINUED

Net Book Value	
As at 28 February 2023	1,994
As at 1 March 2022	2,658

Cost or valuation as at 28 February 2023 represented by:

	Fixtures & Fittings
	£
At cost	9,505
	9,505

5. Investment Property

	2023
	£
Fair Value	
As at 1 March 2022	16,939,000
Additions	3,064,140
Disposals	(339,000)
Revaluations	560,860
As at 28 February 2023	20,225,000

If investment property had been accounted for under historical cost accounting rules, the amounts would be:
2023 Cost £16,656,933
2022 Cost £13,873,337

Properties have been valued by the directors at open market value.

6. Debtors

	2023	2022
	£	£
Due within one year		
Other debtors	27,739	205,369
	27,739	205,369

7. Creditors: Amounts Falling Due Within One Year

	2023	2022
	£	£
Other creditors	4,780,335	5,383,799
Taxation and social security	41,001	12,191
	4,821,336	5,395,990

8. Creditors: Amounts Falling Due After More Than One Year

	2023	2022
	£	£
Bank loans	11,289,522	8,492,794
	11,289,522	8,492,794

9. Deferred Taxation

The provision for deferred taxation is made up of revaluation of investment properties.

	2023	2022
	£	£
Other timing differences	677,933	582,476

10. Share Capital

	2023	2022
	£	£
Allotted, Called up and fully paid	2	2

11. Reserves

	Revaluation Reserve
	£
As at 1 March 2022	2,483,187
Transfer from profit and loss	465,404
As at 28 February 2023	2,948,591

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.