

**BATF PROPERTIES LIMITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

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**BATF PROPERTIES LIMITED**

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**COMPANY INFORMATION**

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<b>DIRECTORS</b>	A F Hinds M Sweeney
<b>COMPANY SECRETARY</b>	L Hadfield
<b>REGISTERED NUMBER</b>	10074643
<b>REGISTERED OFFICE</b>	Federation House Vyse Street Hockley Birmingham B18 6LT
<b>INDEPENDENT AUDITOR'S</b>	Crowe U.K. LLP Black Country House Rounds Green Road Oldbury West Midlands B69 2DG

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**BATF PROPERTIES LIMITED**

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## BATF PROPERTIES LIMITED

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### DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

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The directors present their report and the financial statements for the year ended 31 December 2020.

#### **DIRECTORS' RESPONSIBILITIES STATEMENT**

The directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### **DIRECTORS**

The directors who served during the year were:

A F Hinds  
M Sweeney

#### **DISCLOSURE OF INFORMATION TO AUDITORS**

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

#### **AUDITORS**

The auditors, Crowe U.K. LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

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**BATF PROPERTIES LIMITED**

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**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**SMALL COMPANIES NOTE**

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 29 April 2021 and signed on its behalf.



**L Hadfield**  
Secretary

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## BATF PROPERTIES LIMITED

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BATF PROPERTIES LIMITED

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#### OPINION

We have audited the financial statements of BATF Properties Limited (the 'Company') for the year ended 31 December 2020, which comprise the Profit and loss account, the Balance sheet and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2020 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

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## BATF PROPERTIES LIMITED

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BATF PROPERTIES LIMITED (CONTINUED)

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#### OTHER INFORMATION

The directors are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Auditors' report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### OPINION ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' report has been prepared in accordance with applicable legal requirements.

#### MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' report and from the requirement to prepare a Strategic report.

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## BATF PROPERTIES LIMITED

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BATF PROPERTIES LIMITED (CONTINUED)

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#### RESPONSIBILITIES OF DIRECTORS

As explained more fully in the Directors' responsibilities statement set out on page 1, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

#### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We obtained an understanding of the legal and regulatory frameworks within which the company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the company and the group for fraud. The laws and regulations we considered in this context for the UK operations were General Data Protection Regulation (GDPR), Anti-fraud, bribery and corruption legislation, Environmental protection legislation, Health and safety legislation, Taxation legislation and Employment legislation.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Directors and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the timing of recognition of income, the re-valuation of the investment property and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management about their own identification and assessment of the risks of irregularities, review of income recognition policy, corroborating and challenging the investment property valuation, sample testing on the posting of journals and reviewing accounting estimates for biases.



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## BATF PROPERTIES LIMITED

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BATF PROPERTIES LIMITED (CONTINUED)

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Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' report.

#### USE OF OUR REPORT

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



Helen Drew (Senior statutory auditor)

for and on behalf of  
**Crowe U.K. LLP**

Black Country House  
Rounds Green Road  
Oldbury  
West Midlands  
B69 2DG  
Date: 29 April 2021

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**BATF PROPERTIES LIMITED**

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**PROFIT AND LOSS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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	Note	2020 £	2019 £
Turnover		-	66,552
<b>Gross profit</b>		-	66,552
Administrative expenses		<b>(65,508)</b>	(134,940)
<b>Operating loss</b>		<b>(65,508)</b>	(68,388)
Fair value loss on investment property revaluation		<b>(691,177)</b>	-
<b>Loss before tax</b>		<b>(756,685)</b>	(68,388)
Tax on loss		<b>4,895</b>	4,129
<b>Loss for the financial year</b>		<b>(751,790)</b>	(64,259)

The notes on pages 9 to 14 form part of these financial statements.


**BATF PROPERTIES LIMITED**  
**REGISTERED NUMBER: 10074643**

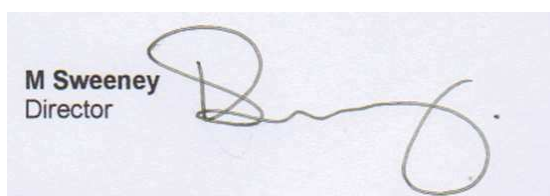
**BALANCE SHEET**  
**AS AT 31 DECEMBER 2020**

	Note	2020 £	2019 £
<b>Fixed assets</b>			
Tangible assets	6	79,815	1,591,177
29 April 2021 property	7	2,400,000	1,500,000
		<u>2,479,815</u>	<u>3,091,177</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	8	2,556	4,657
Cash at bank and in hand		23,283	23,355
		<u>25,839</u>	<u>28,012</u>
Creditors: amounts falling due within one year	9	(3,175,260)	(3,032,110)
<b>Net current liabilities</b>		<u>(3,149,421)</u>	<u>(3,004,098)</u>
<b>Total assets less current liabilities</b>		<u>(669,606)</u>	<u>87,079</u>
<b>Provisions for liabilities</b>			
Deferred tax		-	(4,895)
		<u>-</u>	<u>(4,895)</u>
<b>Net (liabilities)/assets</b>		<u><u>(669,606)</u></u>	<u><u>82,184</u></u>
<b>Capital and reserves</b>			
Called up share capital		100	100
Profit and loss account		(669,706)	82,084
		<u>(669,606)</u>	<u>82,184</u>

The financial statements have been prepared 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 financial statements were approved and authorised for issue by the board and were signed on its behalf on 29 April 2021

  
**A F Hinds**  
 Director

  
**M Sweeney**  
 Director

The notes on pages 9 to 14 form part of these financial statements.

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## BATF PROPERTIES LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

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#### 1. GENERAL INFORMATION

BATF Properties Limited is a company limited by shares and the registered number is 10074643. It is incorporated in England and Wales. The address of the registered office is Federation House, Vyse Street, Hockley, Birmingham, B18 6LT.

#### 2. ACCOUNTING POLICIES

##### 2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention, except for investment properties that are held at valuation, and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

##### 2.2 GOING CONCERN

As stated in the Director's Report, the Directors believe there are no material uncertainties that call into doubt the Company's ability to continue as a going concern and the accounts have therefore been prepared on the going concern basis. In light of the current climate in relation to the COVID-19 pandemic the Directors have reviewed the company's finances. In the short term cash holdings are sufficient to ensure adequate cashflow for the foreseeable future.

##### 2.3 REVENUE

Turnover comprises of revenue recognised by the company in respect of rent received from investment properties. Rent is recognised in the year to which it relates, on a straight line basis over the term of the lease.

##### 2.4 CURRENT AND DEFERRED TAXATION

The tax charge for the year comprises current and deferred tax. Tax is recognised in the Profit and loss account, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

Deferred tax is recognised in respect of timing differences that have originated but not reversed at the balance sheet date.

Both current and deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

##### 2.5 TANGIBLE FIXED ASSETS

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

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## BATF PROPERTIES LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

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#### 2. ACCOUNTING POLICIES (CONTINUED)

##### 2.5 TANGIBLE FIXED ASSETS (continued)

Depreciation is provided on the following basis:

Freehold property	-	2% Straight line
Fixtures and fittings	-	10% Straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

##### 2.6 INVESTMENT PROPERTY

Investment property is carried at fair value determined annually by management and external valuers as necessary 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. Changes in fair value are recognised in the Profit and loss account.

##### 2.7 FINANCIAL INSTRUMENTS

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

###### DEBTORS

Short term debtors are measured at transaction price, less any impairment.

###### CASH AND CASH EQUIVALENTS

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

###### CREDITORS

Short term creditors are measured at the transaction price.

#### 3. JUDGMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Preparation of the financial statements requires management to make significant judgements and estimates. The items in the financial statements where these judgments and estimates have been made include the following:

##### *Investment property valuation*

The investment property is revalued annually to the estimated open market value as at the year-end.

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**BATF PROPERTIES LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**4. EMPLOYEES**

The Company has no employees other than the directors, who did not receive any remuneration through this Company.

**5. TAXATION**

	2020 £	2019 £
<b>TOTAL CURRENT TAX</b>	-	-
<b>DEFERRED TAX</b>		
Fixed asset timing differences	(4,895)	(1,430)
Losses and other deductions	-	(2,699)
<b>TOTAL DEFERRED TAX</b>	(4,895)	(4,129)
<b>TAXATION ON PROFIT</b>	(4,895)	(4,129)

**BATF PROPERTIES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

**6. TANGIBLE FIXED ASSETS**

	Freehold property £	Fixtures and fittings £	Total £
<b>COST OR VALUATION</b>			
At 1 January 2020	1,692,741	-	1,692,741
Additions	-	84,428	84,428
Transfer to investment property	(1,692,741)	-	(1,692,741)
	<hr/>	<hr/>	<hr/>
At 31 December 2020	-	84,428	84,428
	<hr/>	<hr/>	<hr/>
<b>DEPRECIATION</b>			
At 1 January 2020	101,564	-	101,564
Charge for the year	-	4,613	4,613
Transfer to investment property	(101,564)	-	(101,564)
	<hr/>	<hr/>	<hr/>
At 31 December 2020	-	4,613	4,613
	<hr/>	<hr/>	<hr/>
<b>NET BOOK VALUE</b>			
At 31 December 2020	<hr/>	<hr/>	<hr/>
	-	79,815	79,815
	<hr/>	<hr/>	<hr/>
At 31 December 2019	1,591,177	-	1,591,177
	<hr/>	<hr/>	<hr/>

The net book value of land and buildings may be further analysed as follows:

	2020 £	2019 £
Freehold	-	1,591,177
	<hr/>	<hr/>

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**BATF PROPERTIES LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**7. INVESTMENT PROPERTY**

	Freehold investment property £
<b>VALUATION</b>	
At 1 January 2020	1,500,000
Transfer from fixed assets	1,591,177
Loss on revaluation	(691,177)
<b>AT 31 DECEMBER 2020</b>	<b>2,400,000</b>

The investment property was purchased on 23 November 2016 for a total cost, including legal and other associated acquisition costs for £3,082,741. The property was deemed to be of mixed use as at 31 December 2019 however from 1 January 2020 the whole property meets the definition of an investment property and as such a reclassification has been made to transfer the remaining element of this property into investment property from tangible fixed assets.

The investment property has been revalued to its estimated open market value as at 31 December 2020 by Mr M Sweeney (Director) who has experience of the surrounding London property market and it is deemed to be representative of the market values of similar local property sales.

**8. DEBTORS**

	2020 £	2019 £
Prepayments and accrued income	<u>2,556</u>	<u>4,657</u>

**9. CREDITORS: Amounts falling due within one year**

	2020 £	2019 £
Amounts owed to group undertakings	<u>3,175,260</u>	<u>3,032,110</u>



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**BATF PROPERTIES LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**10. CAPITAL COMMITMENTS**

At 31 December 2020 the Company had capital commitments as follows:

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Contracted for but not provided in these financial statements	-	28,859
	<u>          </u>	<u>          </u>

**11. RELATED PARTY TRANSACTIONS**

The company has taken advantage of the exemption conferred in FRS 102, section 33A not to disclose related party transactions between wholly owned members of the same group.

**12. ULTIMATE PARENT UNDERTAKING**

The Company's immediate and ultimate parent undertaking is British Allied Trades Federation, a Company incorporated in England & Wales. Its registered office is Vyse Street, Jewellery Quarter, Birmingham, B18 6LT. The consolidated financial statements of this group are available to the public from Companies House.

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**BATF PROPERTIES LIMITED**

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**DETAILED PROFIT AND LOSS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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	Note	2020 £	2019 £
Turnover		-	66,552
<b>GROSS PROFIT</b>		<u>-</u>	<u>66,552</u>
<b>Gross profit %</b>		<b>0.0 %</b>	<b>100.0 %</b>
<b>LESS: OVERHEADS</b>			
Administration expenses		<b>(65,508)</b>	<i>(134,940)</i>
<b>OPERATING LOSS</b>		<b>(65,508)</b>	<i>(68,388)</i>
Investment property revaluation		<b>(691,177)</b>	-
Tax on loss on ordinary activities		<b>4,895</b>	4,129
<b>LOSS FOR THE YEAR</b>		<b><u>(751,790)</u></b>	<i><u>(64,259)</u></i>

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**BATF PROPERTIES LIMITED**

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**SCHEDULE TO THE DETAILED ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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	2020 £	2019 £
Rent receivable	-	66,552
	<u>          </u>	<u>          </u>
	2020 £	2019 £
General office expenses	1,791	1,600
Marketing	6,180	-
Legal and professional	2,530	750
Bank charges	72	48
NAJ recharge	-	18,000
Rent deposit	10,500	-
Rates	28,611	13,971
Light and heat	4,893	2,887
Security costs	1,518	-
Repairs and maintenance	4,800	45,173
Depreciation - plant and machinery	4,613	4,975
Depreciation - freehold property	-	33,855
Profit/loss on disposal of tangible assets	-	13,681
	<u>          </u>	<u>          </u>
	<b>65,508</b>	<b>134,940</b>
	<u>          </u>	<u>          </u>
	2020 £	2019 £
Investment property revaluation	<b>(691,177)</b>	-
	<u>          </u>	<u>          </u>