MSV Invest Limited

Annual Report and Financial Statements

For the Year Ended 31 March 2023

Company number 03095928

MSV Invest Limited

Company Information

		Appointed	Resigned
Directors			
	T Edwards (Chair)	24/06/2020	
	C L Norman	05/11/2012	
	D W Holland	28/03/2018	
	Sally Webb	23/09/2021	
Company Secretary			
	J Tucker	01/10/2018	

Registered number 03095928

Registered Office
7th Floor, Trafford House
Chester Road
Stretford
Manchester
M32 0RS

External Auditors
Beever and Struthers
Chartered Accountants and Statutory Auditor
One Express
1 George Leigh Street
Manchester
M4 5DL

Principal bankers
Barclays Bank PLC
51 Mosley Street
Manchester
M60 3DQ

MSV Invest Limited

Contents

MSV Invest Limited

Directors' Report
For the Year Ended 31 March 2023

The directors present their report and the financial statements for the year ended 31 March 2023.

Principal activities

MSV Invest Limited (MSVI, the Company) continues to undertake market renting of properties and is also trading as an investment company for the construction of residential property.

Directors

The directors who served during the year were:

T Edwards (Chair)
D W Holland
C L Norman
S Webb

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

Beever and Struthers LLP were appointed as external auditors of the Mosscare St Vincent’s Housing Group Limited, including MSV Invest Limited, following a competitive tendering exercise. Their continuation as external auditors was formally proposed and approved at the Annual General Meeting on 22 September 2022 in accordance with section 485 of the Companies Act.

Going Concern

The Company has sufficient financial resources to support continued operation and growth. The Board reviewed the Company’s financial forecasts in March 2023, and the long-term financial plan demonstrated that is able to service existing and proposed debt facilities and continue to operate for the foreseeable future. All financial forecasts have been revised to reflect the longer-term impact of Covid-19 and anticipated economic changes.

Equity and loan balances invested in the GMJV Fundco LLP (see Note 8) have been reviewed for recoverability. It has been confirmed that the financial forecasts of GMJV Fundco LLP indicate that loan obligations will be fully paid and the return on equity invested will be in line with business plan assumptions.

Stress testing and scenario modelling has been undertaken on the 2023/24 Business Plan. Modelling has included specific scenarios in relation to economic uncertainty and deterioration in other key variables. The Business Plan continues to demonstrate long-term viability and compliance.

Directors' Report
For the Year Ended 31 March 2023

The longer-term social and economic implications of the Covid-19 outbreak and the war in Ukraine have been felt throughout the financial year. The UK has seen a sustained period of economic volatility, inflation is at its highest rate for over 40 years, and interest rates have risen exponentially throughout the year, with Bank of England base rate rising from 0.75% at the beginning of 2022/23 to 4.25% at the year-end. Despite the challenges of recent years, rent collection has been maintained at around 100%, and the local housing markets and demand for our properties remains strong, and property values are remaining stable in our areas of operation, however economists continue to forecast a potential property market contraction, particularly as interest rate rises increase the pressure on mortgage markets. The Business Plan includes provision for unforeseen spend, and a mitigation strategy is in place to enable to Group and Company to deal with any unforeseen issues, or if high inflation begins to impact operating costs at a level that is unsustainable. The Board believe that, while there is uncertainty, this does not represent a material uncertainty that would cast doubt on the Company's ability to continue as a going concern.

After making enquiries, and considering the current economic and societal conditions, the Board has a reasonable expectation that MSV Invest has adequate resources to continue in operation for the foreseeable future, being a period of at least twelve months after the date on which the report and financial statements are signed. For this reason, MSV Invest continues to adopt the going concern basis in preparing the financial statements.

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 6th September 2023 and signed on its behalf.

Tim Edwards	*Joanne Tucker*
....	....
Tim Edwards: Director	Joanne Tucker: Secretary

Directors' responsibilities statement
For the Year Ended 31 March 2023

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 United Kingdom Generally Accepted Accounting Practice (United Kingdom accounting standards and applicable law). 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 and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether the applicable UK Accounting Standards have been followed, subject to any material departures being disclosed and explained; and
- 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, to 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.

Opinion

We have audited the financial statements of MSV Invest Limited ('the Company') for the year ended 31 March 2023 which comprise the Statement of Comprehensive Income, the Statement of Financial Position and notes to the financial statements 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 FRS 102 Section 1A "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 March 2023 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 Auditor's 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 UK, including the FRC'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 Board's 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 Board with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. 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.

Opinions 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 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.

Responsibilities of directors
As explained more fully in the Directors' Responsibilities Statement, set out on page 3, 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 auditor's 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.

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. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud
We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and addressing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We obtained an understanding of laws and regulations that affect the company, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws and regulations that we identified included the Companies Act 2006, tax legislation and employment legislation.
- We enquired of the Board and reviewed correspondence and Board meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the Board have in place, where necessary, to ensure compliance.
- We gained an understanding of the controls that the Board have in place to prevent and detect fraud. We enquired of the Board about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations was discussed within the audit team and tests were planned and performed to address these risks. We identified the potential for fraud in the following areas: laws relating to taxation matters.
- We reviewed financial statements disclosures and supporting documentation to assess compliance with relevant laws and regulations discussed above.
- We enquired of the Board about actual and potential litigation and claims.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

Due 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, 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 fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

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 auditor's 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.

Sue Hutchinson

Sue Hutchinson FCCA (Senior Statutory Auditor)
For and on behalf of
BEEVER AND STRUTHERS
Chartered Accountants and Statutory Auditor
One Express
1 George Leigh Street
Manchester
M4 5DL

Date: 21 September 2023

MSV Invest Limited
Registered number: 03095928

Statement of Comprehensive Income and Retained Earnings
For the Year Ended 31 March 2023

	Note	Year ending 31 March 2023 £	Year ending 31 March 2022 £
Turnover	4	**191,800**	190,408
Cost of sales		**(50,821)**	(73,947)
Gross profit		**140,979**	116,461
Administrative expenses		**(11,044)**	(14,090)
Operating profit		**129,935**	102,371
Interest payable and similar charges		**(124,932)**	(37,284)
Interest Receivable		**38,034**	-
Fair value gains/(losses) in the year		**27,500**	42,500
Profit on ordinary activities before taxation		**70,537**	107,587
Tax (charge) on profit @19%	6	**-**	4,161
Total comprehensive income for the financial year		**70,537**	111,748
Retained earnings at the beginning of the year		**680,697**	600,948
Profit / (Loss) in year		**70,537**	111,748
Gift Aid Payment		**(154,000)**	(32,000)
Retained earnings at the end of the year		**597,234**	680,697

MSV Invest Limited
Registered number: 03095928

Statement of Financial Position
As at 31 March 2023

	Note		2023		2022
			£		£
Fixed assets					
Investment property	7		**1,497,500**		1,470,000
Investment in jointly controlled entities	8		**572,783**		427,967
			2,070,283		1,897,967
Current assets					
Debtors amounts falling due within one year	9	**19,102**		15,587	
Debtors amounts falling due greater than one year	10	**388,264**		310,684	
Cash at bank and in hand		**14,294**		135,786	
		421,660		462,057	
Creditors: amounts falling due within one year	11	**(358,726)**		(283,258)	
Net current assets			**62,934**		178,799
Total assets add net current assets			**2,113,217**		2,076,766
Creditors: amounts falling due after more than one year	12		**(1,535,983)**		(1,396,069)
Net assets			**597,234**		680,697
Capital and reserves					
Called up share capital	14		**3**		3
Profit and loss account			**597,231**		680,694
			597,234		680,697

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 on pages 8 to 20 were approved and authorised for issue by the board and were signed on its behalf on 6th September 2023.

Tim Edwards .... *Sally Webb* ....

Tim Edwards: Director Sally Webb: Director

The notes on pages 10 to 20 form part of these financial statements.

1. General information

MSV Invest Limited (MSVI, the Company) is a private company, limited by shares, incorporated in England and Wales under the Companies Act 2006. The address of the registered office is given in the Company information page. The principal activity of the Company is that of the market renting of properties and to trade as a developing agent for the construction of the residential property.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies 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 preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Going concern

The Company's business activities, its current financial position and factors likely to affect its future development are set out within the Strategic Report and financial statements.

The Company has in place long-term debt facilities from the parent, Mosscare St Vincent's Housing Group Limited (MSV), which provide adequate resources to finance committed investment, along with the Company's day to day operations. The Company also has a long-term business plan which shows that it is able to service these debt facilities.

Equity and loan balances invested in the GMJV Fundco LLP (see Note 8) have been reviewed for recoverability. It has been confirmed that the financial forecasts of GMJV Fundco LLP indicate that loan obligations will be fully paid and the return on equity invested will be in line with business plan assumptions.

Detailed stress testing and scenario modelling has been undertaken on both the 2023/24 MSV Invest and MSV Group Business Plans. Modelling has included specific scenarios in relation to economic uncertainty and deterioration in other key variables (including development and sales risk). The Business Plan continues to demonstrate long-term viability and compliance.

2. Accounting policies (continued)

After making enquiries, and considering the current economic and societal conditions, the Board has a reasonable expectation that MSVI has adequate resources to continue in operation for the foreseeable future, being a period of at least twelve months after the date on which the report and financial statements are signed. For this reason, MSVI continues to adopt the going concern basis in preparing the financial statements.

2.3 Revenue

Income is measured at the fair value of the consideration received or receivable. The Company generates the following material income streams:

- Rental income receivable (after deducting lost rent from void properties available for letting);
- Service charges receivable; and
- Proceeds from property sales.

Rental income and Services charge receivable are recognised from the point where properties under development reach practical completion or otherwise become available for letting, net of any voids. Revenue Grant income is recognised at the date invoicing, or where no invoice is raised, at the date of receipt. Income from first tranche sales and sales of properties built for sale is recognised at the point of legal completion of the sale.

2.4 Operating leases: the Company as lessor

Rental income from operating leases is credited to the Statement of Comprehensive Income on a straight line basis over the term of the relevant lease.

Amounts paid and payable as an incentive to sign an operating lease are recognised as a reduction to income over the lease term on a straight line basis, unless another systematic basis is representative of the time pattern over which the lessor's benefit from the leased asset is diminished.

The Company has taken advantage of the optional exemption available on transition to FRS 102 which allows lease incentives on leases entered into before the date of transition to the standard dated 1 January 2016 to continue to be charged over the period to the first market rent review rather than the term of the lease.

2.5 Finance costs

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.6 Borrowing costs

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

2. Accounting policies (continued)

2.7 Taxation

Tax is recognised in the Statement of Comprehensive Income, 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.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of Financial Position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.8 Investment property

Investment property is carried at fair value determined annually by external valuers 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. Changes in fair value are recognised in the Statement of Comprehensive Income.

The valuation is based on either third party valuation reports or an update to those reported based on market conditions. The valuation is most sensitive to assumptions on rental growth and the discount rate applied to those cash flows. MSVI relies on the assumptions and estimates applied by the valuer in accordance to the RICS red book valuation standards in determining the market valuation. The MSVI valuation at 31 March 2023 was undertaken by Thompson & Associates Chartered Surveyors, and adopts two valuation bases:

- Market value with vacant possession: where this is available, or properties are let on an assured shorthold basis
- Market value subject to tenancy: where there are assured tenancies and vacant possession cannot be easily achieved

Where a valuation range is provided, MSVI adopts the mid-point value.

2. Accounting policies (continued)

2.9 Debtors

Debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment. Loans receivable are split between balances due within one year and in more than one year.

2.10 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. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.11 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.12 Financial instruments

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than its legal form.

The Company's cash at bank and in hand and trade and other debtors and its trade and other creditors and bank overdrafts are measured initially at the transaction price, including transaction costs, and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year are measured at the undiscounted amount of the cash or other consideration expected to be paid or received.

Investments in unlisted company shares (financial asset) are carried in the statement of financial position at fair value with changes in fair value recognised in profit or loss if their fair value can be measured reliably. Otherwise they are carried as cost less impairment.

2.13 Associates & Joint Ventures (JCE)

An entity is treated as an associated undertaking where the Company exercises significant influence in that it has the power to participate in the operating and financial policy decisions.

An entity is treated as a joint venture where the Company is party to a contractual agreement with one or more parties from outside of the Group to undertake an economic activity that is subject to joint control. In the MSVI accounts, interests in the Fundco LLP are accounted for at the transaction price (including transaction costs) on an historic cost basis.

2.14 Gift Aid

Gift aid payments are approved by the subsidiary Board and are payable via cash transfers.

MSV Invest Limited recognises distribution on payment and Mosscare St Vincent's Housing Group Limited (the parent entity) recognises on receipt.

Gift Aid distributions are shown on the Statement of Comprehensive income for each entity but removed on consolidation at Group level in the accounts of Mosscare St Vincent's Housing Group.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

In the application of the Company's accounting policies, which are described above, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities at the reporting date and the amounts of revenue and expenses incurred during the period that may not be readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Key sources of estimation uncertainty

- Investment properties are professionally valued annually on the basis of market value subject to the existing or proposed tenancy agreements on market terms and also on the basis of market value with vacant possession in accordance with the RICS Valuation Professional Standards January 2020.
- The estimate for rental and other trade receivables relates to the recoverability of the balances outstanding at year end. An agreed formula is applied to debtors based upon the age of the debt, whether the debt is from a current or former tenant and if there is an arrangement to pay in place.
- Investments in joint ventures are disclosed at transaction value subject to an assessment of the expected performance of such investments. Loans to joint ventures are disclosed at transaction value with an estimate of recoverability undertaken and provision for non-recovery applied if relevant. No provision has been applied in the current year.

4. Turnover

	Year ending 31 March 2023 £	Year ending 31 March 2022 £
Net rent & service charges	191,800	190,408
Property sales	-	-
Total turnover	**191,800**	190,408

5. Employees

The Company has no employees other than the directors. The Company did not pay any remuneration (2022:£Nil), all remuneration is paid by Mosscare St Vincent's Housing Group Limited.

6. Taxation

	Year ending 31 March 2023 £	Year ending 31 March 2022 £
Corporation tax		
Current tax on profits for the year/period	**-**	(4,161)
Total current tax	**-**	(4,161)
Taxation on profit on ordinary activities	**-**	(4,161)

Factors affecting the tax charge for the year

The tax assessed for the year is higher than in 2022, the differences are explained below:

	Year ending 31 March 2023 £	Year ending 31 March 2022 £
Adjusted Profit for Tax Calculation Purposes	**-**	-
Profit multiplied by standard rate of corporation tax in the UK of 19% (2020 – 19%)	**-**	-
Effects of:		
Expenses not deductible for tax purposes	**-**	-
Non taxable income	**-**	-
Adjustments to tax charge in respect of previous periods	**-**	(4,161)
Total tax charge for the year	**-**	(4,161)

7. Investment property

	Freehold investment property £
Valuation	
At 1 April 2022	1,470,000
Increase in value	27,500
At 31 March 2023	**1,497,500**

Investment properties are valued annually on 31 March at fair value, determined by an independent, professionally qualified valuer. The valuations were undertaken by Thompson & Associates Chartered Surveyors in accordance with the Royal Institution of Chartered Surveyors' Valuation – Professional Standards 2020 (Red Book).

The gain on revaluation of investment property arising of £27,500 (2022: £42,500) has been credited to the Statement of Comprehensive Income for the year.

If investment property had been accounted for under the historic cost accounting rules, the property would have been measured as follows:

	2023 £	2022 £
Historic cost	**1,643,674**	1,643,674
Accumulated depreciation and impairments	**(196,473)**	(180,366)
	1,447,201	1,463,308

8. Investments in jointly controlled entity

In the accounts of the Company, interests in jointly controlled entities are accounted for using the cost method.

Joint venture entity	Partner(s)	Group interest %	Total investment 2022 £	Amounts invested in the year £	Total investment 2023 £
GMJV Fundco LLP	MSV Invest Ltd and 9 Greater Manchester Registered Providers	10%	427,967	144,816	572,783
Total		**10%**	**427,967**	**144,816**	**572,783**

9. Debtors: amounts receivable within one year

	2023 £	2022 £
Other debtors	**15,369**	11,068
Prepayments and accrued income	**3,733**	4,519
	19,102	15,587

10. Debtors: amounts receivable greater than one year

	2023 £	2022 £
Loan to GMJV Fundco	**388,264**	310,684
	388,264	310,684

11. Creditors: amounts falling due within one year

	2023 £	2022 £
Trade creditors	**5,357**	-
Amounts owed to group undertakings	**259,335**	228,957
Corporation tax	**-**	-
Accruals and deferred income	**93,651**	37,772
Prepaid rents	**383**	16,529
	358,726	283,258

12. Creditors: amounts falling due after more than one year

	2023 £	2022 £
Amounts owed to group undertakings	**1,535,983**	1,396,069
	1,535,983	1,396,069

13. Loans

Analysis of the maturity of sources of debt finance are as follows:

	Loans from parent undertaking 2023 £	Total 2022 £
Amounts falling due within one year	82,481	79,090
Amounts falling due 1-2 years	86,021	82,481
Amounts falling due 2-5 years	1,241,945	1,007,966
Amounts falling due after more than 5 years	208,017	305,622
	1,618,464	1,475,159

Loans from the parent undertaking, Mosscare St Vincent's Housing Group Limited (MSV), excluding those specifically associated with the investment into the GMJV Fundco LLP, are fully drawn and repayable by instalments, with final maturity in 2030. Interest is charged on an arms-length basis at fixed rates ranging from 3.45% to 4.95%.

Loans from the parent undertaking, MSV, that are associated with the investment into the GMJV Fundco LLP (see Note 8) are secured by way of a deed of debenture dated 7 March 2019 which applies a floating charge to all property assets of MSV Invest Limited. At 31 March £961,046 had been drawn from the £3m facility. This facility is solely for investment in the GMJV Fundco LLP. Interest is charged at a fixed rate of 4.3% (rising to 4.7%), with bullet repayment of capital due on maturity of the joint venture, no later than 2030.

14. Share capital

	2023 £	2022 £
Authorised share capital		
100 ordinary shares of £1 each	**100**	100
Allotted, called up and fully paid		
Ordinary shares of £1 each	**3**	3

15. Commitments under operating leases

Lessor

The Company leases out investment properties under non-cancellable operating leases for the following future minimum lease payments. There are no contingent rents.

	2023 £	2022 £
Not later than 1 year	**41,257**	61,744
Later than 1 year and not later than 5 years	**165,028**	165,028
Greater than 5 years	**37,819**	79,076
	244,104	305,848

16. Related party transactions

The Company has taken advantage of the exemption offered by section 33.1A of FRS102 not to disclose transactions with other wholly owned subsidiaries within the group as consolidated accounts, including subsidiary undertakings, are publicly available.

17. Controlling party

The Company is a wholly owned subsidiary of Mosscare St Vincent's Housing Group Limited; this is the ultimate controlling party of the Company.

Mosscare St Vincent's Housing Group Limited is registered as a charitable community benefit society under the Co-operative and Community Benefit Societies Act 2014 with registered number 7609, and as a Registered Provider with the Regulator of Social Housing with registered number 4857.

The financial statements of Mosscare St Vincent's Housing Group Limited are available from its head office at 7th floor, Trafford House, Chester Road, Stretford, Manchester M32 0RS and are also on the Group's website www.msvhousing.co.uk.