

Unaudited Financial Statements for the Year Ended 30 November 2021

for

OPA Investments Ltd

Contents of the Financial Statements
for the Year Ended 30 November 2021

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4

DIRECTORS:

Mr H R Pattison-Appleton
Mrs A W Pattison-Appleton
Mr O M Pattison-Appleton

REGISTERED OFFICE:

3 The Courtyard
Timothys Bridge Road
Stratford-Upon-Avon
CV37 9NP

REGISTERED NUMBER:

11047550 (England and Wales)

ACCOUNTANTS:

Portfolio Accountants Ltd
3 The Courtyard
Timothys Bridge Road
Stratford-Upon-Avon
CV37 9NP

Balance Sheet
30 November 2021

	Notes	30.11.21 £	£	30.11.20 £	£
FIXED ASSETS					
Tangible assets	4		320		452
Investment property	5		<u>380,000</u>		<u>364,575</u>
			380,320		365,027
CURRENT ASSETS					
Debtors	6	94		-	
Cash at bank		<u>1,645</u>		<u>1,606</u>	
		1,739		1,606	
CREDITORS					
Amounts falling due within one year	7	<u>25,998</u>		<u>28,336</u>	
NET CURRENT LIABILITIES			<u>(24,259)</u>		<u>(26,730)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			356,061		338,297
CREDITORS					
Amounts falling due after more than one year	8		<u>342,135</u>		<u>342,014</u>
NET ASSETS/(LIABILITIES)			<u>13,926</u>		<u>(3,717)</u>
CAPITAL AND RESERVES					
Called up share capital	9		100		100
Revaluation reserve	10		15,425		-
Retained earnings			<u>(1,599)</u>		<u>(3,817)</u>
SHAREHOLDERS' FUNDS			<u>13,926</u>		<u>(3,717)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- 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 Board of Directors and authorised for issue on 27 September 2022 and were signed on its behalf by:

Mr H R Pattison-Appleton - Director

Notes to the Financial Statements
for the Year Ended 30 November 2021

1. STATUTORY INFORMATION

OPA Investments Ltd 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 (£).

All monetary amounts are rounded to the nearest pound.

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 as modified by the revaluation of certain assets.

The company has the continued financial support of its creditors. Hence the accounts are prepared on a going concern basis.

Judgements and estimates

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 25% on cost

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.

Notes to the Financial Statements - continued
for the Year Ended 30 November 2021

2. **ACCOUNTING POLICIES - continued**

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 balance sheet date.

Deferred tax

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

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 3 (2020 - 3) .

4. **TANGIBLE FIXED ASSETS**

COST

At 1 December 2020
and 30 November 2021

Fixtures
and
fittings
£

530

DEPRECIATION

At 1 December 2020
Charge for year
At 30 November 2021

78

132

210

NET BOOK VALUE

At 30 November 2021
At 30 November 2020

320

452

Notes to the Financial Statements - continued
for the Year Ended 30 November 2021

5. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 December 2020	364,575
Revaluations	15,425
At 30 November 2021	<u>380,000</u>
NET BOOK VALUE	
At 30 November 2021	<u>380,000</u>
At 30 November 2020	<u>364,575</u>

The Investment Properties were valued on an open market basis at 30 November 2021 by the board of directors on the basis of open market value.

Following the revaluations, it is the opinion of the directors the carrying value of investment properties are in line with their open market values.

6. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.11.21 £	30.11.20 £
Other debtors	<u>94</u>	<u>-</u>

7. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.11.21 £	30.11.20 £
Trade creditors	979	1,116
Amounts owed to group undertakings	6,430	11,250
Other creditors	<u>18,589</u>	<u>15,970</u>
	<u>25,998</u>	<u>28,336</u>

8. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	30.11.21 £	30.11.20 £
Bank loans	9,721	9,600
Other creditors	<u>332,414</u>	<u>332,414</u>
	<u>342,135</u>	<u>342,014</u>

Notes to the Financial Statements - continued
for the Year Ended 30 November 2021

8. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued**

	30.11.21 £	30.11.20 £
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Other loans more 5yrs non-inst	<u>50,000</u>	<u>50,000</u>
Repayable by instalments		
Bank loans more 5 yr by instalments	<u>-</u>	<u>9,600</u>

9. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	30.11.21 £	30.11.20 £
100	ORDINARY	1	<u>100</u>	<u>100</u>

10. **RESERVES**

	Revaluation reserve £
No description	<u>15,425</u>
At 30 November 2021	<u>15,425</u>

11. **RELATED PARTY DISCLOSURES**

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Notes to the Financial Statements - continued
for the Year Ended 30 November 2021

11. RELATED PARTY DISCLOSURES - continued

Loans from related parties

	Other related parties
	£
2021	
At start of period	11,250
Advanced	0
Repaid	(4,820)
At end of period	<u>6,430</u>
	Other related parties
	£
2020	
At start of period	46,601
Advanced	10,440
Repaid	(45,791)
At end of period	<u>11,250</u>

Terms of loans from related parties

These amounts have been advanced on an interest free basis, there are no fixed repayment terms for the loan facility provided.

12. ULTIMATE CONTROLLING PARTY

The ultimate controlling party is Mr O Pattison-Appleton.

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.