

**OPA INVESTMENTS LTD
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2022**

OPA Investments Ltd
Unaudited Financial Statements
For The Year Ended 30 November 2022

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OPA Investments Ltd
Balance Sheet
As At 30 November 2022

Registered number: 11047550

		2022		2021	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	4		188		320
Investment Properties	5		380,000		380,000
			380,188		380,320
CURRENT ASSETS					
Debtors	6	958		94	
Cash at bank and in hand		1,708		1,645	
		2,666		1,739	
Creditors: Amounts Falling Due Within One Year	7	(27,481)		(25,998)	
NET CURRENT ASSETS (LIABILITIES)			(24,815)		(24,259)
TOTAL ASSETS LESS CURRENT LIABILITIES			355,373		356,061
Creditors: Amounts Falling Due After More Than One Year	8		(339,847)		(342,135)
NET ASSETS			15,526		13,926
CAPITAL AND RESERVES					
Called up share capital	10		100		100
Revaluation reserve	11		15,425		15,425
Profit and Loss Account			1		(1,599)
SHAREHOLDERS' FUNDS			15,526		13,926

OPA Investments Ltd
Balance Sheet (continued)
As At 30 November 2022

For the year ending 30 November 2022 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 Hugh Pattison-Appleton

Director

23 August 2023

The notes on pages 3 to 7 form part of these financial statements.

OPA Investments Ltd
Notes to the Financial Statements
For The Year Ended 30 November 2022

1. General Information

OPA Investments Ltd is a private company, limited by shares, incorporated in England & Wales, registered number 11047550 . The registered office is 41 Millbrook Street, Hereford, HR4 9LF.

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:

Computer Equipment	25% on cost
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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. Financial Instruments

Debtors and creditors with no stated interest rate and receivable or payable within one year or on demand are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss in other operating expenses.

Basic financial instruments are recognised at amortised cost using the effective interest method, except for investments in nonconvertible preference and non puttable ordinary shares which are measured at fair value, with changes recognised in the profit and loss. Derivative financial instruments are initially recorded at cost and thereafter at fair value with changes recognised in profit or loss.

Directors loans are recognised at transaction price.

2.6. 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 years 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 assets reflect 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.

2.7. Registrar Filing Requirements

The company has taken advantage of Companies Act 2006 section 444(1) and opted not to file the profit and loss account, directors report, and notes to the financial statements relating to the profit and loss account.

3. Average Number of Employees

Average number of employees, including directors, during the year was as follows: 3 (2021: 3)

OPA Investments Ltd
Notes to the Financial Statements (continued)
For The Year Ended 30 November 2022

4. Tangible Assets

	Computer Equipment £
Cost	
As at 1 December 2021	530
As at 30 November 2022	530
Depreciation	
As at 1 December 2021	210
Provided during the period	132
As at 30 November 2022	342
Net Book Value	
As at 30 November 2022	188
As at 1 December 2021	320

5. Investment Property

	2022 £
Fair Value	
As at 1 December 2021 and 30 November 2022	380,000

If investment property had been accounted for under historical cost accounting rules, the amounts would be:

	2022 £	2021 £
Cost		
	364,575	364,575

Investment Property was valued by the director at 30 November 2022 at market value.

6. Debtors

	2022 £	2021 £
Due within one year		
Trade debtors	126	-
Other debtors	102	94
Amounts owed by associates	730	-
	958	94

OPA Investments Ltd
Notes to the Financial Statements (continued)
For The Year Ended 30 November 2022

7. Creditors: Amounts Falling Due Within One Year

	2022	2021
	£	£
Trade creditors	746	979
Bank loans and overdrafts	1,144	-
Other loans	10,000	-
Corporation tax	1,204	-
Other creditors	-	668
Directors' loan accounts	14,387	17,921
Amounts owed to group undertakings	-	6,430
	<u>27,481</u>	<u>25,998</u>

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

	2022	2021
	£	£
Bank loans	7,433	9,721
Other loans	332,414	332,414
	<u>339,847</u>	<u>342,135</u>

Of the creditors falling due after more than one year the following amounts are due after more than five years.

Loans £50,000 (2021 £50,000)
Mortgage £252,414 (2021 £252,414)

	2022	2021
	£	£
Other Creditors	302,414	302,414

9. Secured Creditors

Of the other loans the following amounts are secured by way of a First Charge on property owned by the company.

	2022	2021
	£	£
Other Creditors	252,414	252,414

10. Share Capital

	2022	2021
	£	£
Allotted, Called up and fully paid	<u>100</u>	<u>100</u>

OPA Investments Ltd
Notes to the Financial Statements (continued)
For The Year Ended 30 November 2022

11. Reserves

**Revaluation
Reserve**

£

As at 1 December 2021

15,425

As at 30 November 2022

15,425

12. Ultimate Controlling Party

The company's 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.