

The Phoenix Property and Investment Company, Limited

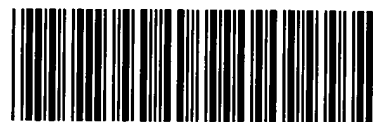
Financial Statements

Year Ended

30 September 2022

Company Number 00032052

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COMPANIES HOUSE

The Phoenix Property and Investment Company, Limited

Company Information

Directors	A. R. Yetton (Chairman) A.W.S. Bullock BSc. FCA Mrs S.E. Paton BA Mrs T.E. Sturgeon
Company secretary	C. N. Malacrida FCA
Registered number	00032052
Registered office	55 Baker Street London W1U 7EU
Independent auditor	BDO LLP 55 Baker Street London W1U 7EU
Bankers	National Westminster Bank plc 67 High Street Sevenoaks Kent TN13 1LA
Solicitors	Penningtons Manches Cooper LLP 125 Wood Street London EC2V 7AW

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The Phoenix Property and Investment Company, Limited

Registered number: 00032052

Balance Sheet As at 30 September 2022

	Note	2022 £	2021 £
Fixed assets			
Investment property	7	7,960,000	8,430,000
Current assets			
Debtors	8	134,209	142,221
Cash balances		1,143,832	1,029,317
		<u>1,278,041</u>	<u>1,171,538</u>
Creditors: amounts falling due within one year	9	(295,989)	(386,124)
Net current assets		<u>982,052</u>	<u>785,414</u>
Net assets		<u><u>8,942,052</u></u>	<u><u>9,215,414</u></u>
Capital and reserves			
Called up share capital	10	10,000	10,000
Non-distributable reserves		1,825,487	2,025,487
Profit and loss account		7,106,565	7,179,927
Total equity		<u><u>8,942,052</u></u>	<u><u>9,215,414</u></u>

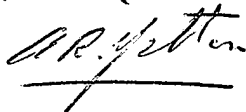
The company financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on

9 March 2023



A. R. Yetton
Director

The notes on pages 3 to 8 form part of these financial statements.

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The Phoenix Property and Investment Company, Limited

Statement of Changes in Equity For the Year Ended 30 September 2022

	Called up share capital	Non- distributable reserves	Profit and loss account	Total equity
	£	£	£	£
At 1 October 2020	10,000	2,100,487	6,994,389	9,104,876
Comprehensive income for the year				
Profit for the year to 30 September 2021	-	-	337,997	337,997
Total comprehensive income for the year	-	-	337,997	337,997
Dividends paid	-	-	(227,459)	(227,459)
Transfer to non-distributable reserves	-	-	75,000	75,000
Decrease in fair value of investment property in year	-	(75,000)	-	(75,000)
At 1 October 2021	10,000	2,025,487	7,179,927	9,215,414
Comprehensive loss for the year				
Loss for the year to 30 September 2022	-	-	(77,523)	(77,523)
Total comprehensive loss for the year	-	-	(77,523)	(77,523)
Dividends paid	-	-	(195,839)	(195,839)
Transfer to non-distributable reserves	-	-	200,000	200,000
Decrease in fair value of investment property in year	-	(200,000)	-	(200,000)
At 30 September 2022	10,000	1,825,487	7,106,565	8,942,052

The notes on pages 3 to 8 form part of these financial statements.

The Phoenix Property and Investment Company, Limited

Notes to the Financial Statements For the Year Ended 30 September 2022

1. General information

The Phoenix Property and Investment Company, Limited is a private company limited by shares and incorporated in England and Wales under the Companies Act 2006. The address of the registered office is given on the company information page and the nature of the company's operations and its principal activity is set out in the directors' report.

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 Section 1A of 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 presentational and functional currency of these financial statements is GBP. Values are rounded to the nearest pound.

The following principal accounting policies have been applied:

2.2 Going concern

The directors at the time of approving the financial statements, have to form a judgement whether there is a reasonable expectation that the company has adequate financial resources to continue in operational existence for the foreseeable future. In forming that judgement, the directors have considered the major financial risks that the company is exposed to.

Maintaining consistent rental income flows is of vital importance to the company, as it is integral to the company's overall performance and success. The directors understand that maintaining strong and positive relationships with tenants is key to timely collection of rental income with the objective being to protect and enhance, as far as possible, the value of the company's investments during the period following the COVID-19 pandemic.

Based on the information disclosed above and the cash flow forecasts, the directors consider that the company will have adequate resources to continue as a going concern. Therefore, these financial statements have been prepared on the going concern basis, which assumes the company will be able to realise its assets and discharge its liabilities as they fall due in the normal course of business for the foreseeable future.

2.3 Rents receivable

Rents receivable include any tenant contributions in respect of dilapidations and external repairs payable under their leases. These are recognised in the financial statements on the basis of rental period to which they relate. Rents received in advance are included in creditors falling due within one year as deferred income. Any rent free periods granted to tenants are spread evenly over the lease term, if material.

The Phoenix Property and Investment Company, Limited

Notes to the Financial Statements For the Year Ended 30 September 2022

2. Accounting policies (continued)

2.4 Investment property

Investment property is carried at fair value determined annually by the directors having taken professional advice from 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.

2.5 Debtors

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

2.6 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.

2.7 Creditors

Short term creditors are measured at the transaction price.

2.8 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

2.9 Taxation

Tax is recognised in the statement of comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet 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 balance sheet 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.

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Notes to the Financial Statements For the Year Ended 30 September 2022

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

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results.

The key estimate in use in the year relates to the valuation of investment property which underlies the carrying value of fixed assets. The board considers valuation material prepared by a third party professional and applies its own experience of the property markets in which the company operates. The process involves unavoidable uncertainties but the board considers that the resulting fair value estimates are reliable.

4. Auditor's remuneration

	2022 £	2021 £
Audit of the company's annual financial statements	<u>10,000</u>	<u>8,750</u>

5. Employees

The average monthly number of employees, including directors, during the year was 5 (2021 - 5).

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Notes to the Financial Statements For the Year Ended 30 September 2022

6. Dividends

	2022 £ per share	2022 £	2021 £ per share	2021 £
Founders' shares				
2021 Interim (paid October 2021)	62.55	43,784	62.55	43,784
2021 Final (paid April 2022)	77.06	53,940	99.64	69,750
	<u>139.61</u>	<u>97,724</u>	<u>162.19</u>	<u>113,534</u>
 Ordinary shares				
2021 Interim (paid October 2021)	4.75	44,175	4.75	44,175
2021 Final (paid April 2022)	5.80	53,940	7.50	69,750
	<u>10.55</u>	<u>98,115</u>	<u>12.25</u>	<u>113,925</u>
 Total dividends paid		<u>195,839</u>		<u>227,459</u>

An interim dividend on both classes of shares in respect of 2022 was paid on 31 October 2022 totalling £87,959. A final dividend totalling £107,880 is proposed, payable on 28 April 2023.

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Notes to the Financial Statements For the Year Ended 30 September 2022

7. Investment property

	Freehold investment property £	Long term leasehold investment property £	Total £
Valuation			
At 1 October 2021	6,505,000	1,925,000	8,430,000
Property impairment	(270,000)	-	(270,000)
Decrease in fair value of investment property	(100,000)	(100,000)	(200,000)
At 30 September 2022	6,135,000	1,825,000	7,960,000

The 2022 valuations were made by the directors, having taken professional advice, on an open market value for existing use basis.

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

	2022 £	2021 £
Historic cost	6,862,471	6,862,471
Less: impairment provisions	(582,958)	(312,958)
Historic book value	6,279,513	6,549,513

8. Debtors

	2022 £	2021 £
Sundry debtors	134,209	142,221

9. Creditors: amounts falling due within one year

	2022 £	2021 £
Taxation	123,900	131,752
Other creditors	2,129	23,031
Accruals and deferred income	169,960	231,341
	295,989	386,124

The Phoenix Property and Investment Company, Limited

Notes to the Financial Statements For the Year Ended 30 September 2022

10. Called up share capital

	2022 £	2021 £
Allotted, called up and fully paid		
9,300 Ordinary shares of £1.00 each	9,300	9,300
700 Founders' shares of £1.00 each	700	700
	<u>10,000</u>	<u>10,000</u>

The Founders' shares and Ordinary shares have different rights as to dividends. The Ordinary shareholders have a first charge on the dividends payable for a year of 4.2 pence per share. The balance of the dividends is payable 50% to the Founders' shareholders and 50% to the Ordinary shareholders.

11. Related party transactions

The following directors, together with their close family members, received dividends from the company during the year.

	2022 Founders' Shares £	2022 Ordinary Shares £	2021 Founders' Shares £	2021 Ordinary Shares £
Mr A.W.S. Bullock	-	348	-	404
Mr A.R. Yetton	6,980	5,317	8,110	5,756
Mrs S.E. Paton	-	1,393	-	1,617
Mrs T. E. Sturgeon	-	13,831	-	16,060
	<u>-</u>	<u>19,581</u>	<u>-</u>	<u>27,837</u>

12. Auditor's information

The auditor's report on the financial statements for the year ended 30 September 2022 was unqualified.

The audit report was signed on 13 March 2023 by Richard Willis (senior statutory auditor) on behalf of BDO LLP.