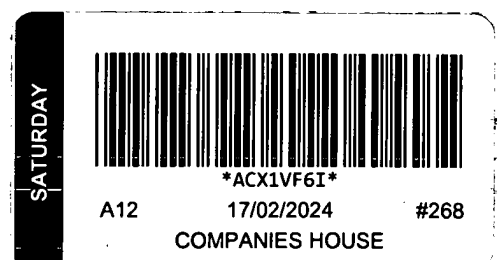


Limited Liability Partnership registration number OC338189 (England and Wales)

AXIS MANCHESTER LLP
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2023
PAGES FOR FILING WITH REGISTRAR



AXIS MANCHESTER LLP

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AXIS MANCHESTER LLP

BALANCE SHEET

AS AT 30 JUNE 2023

	Notes	2023 £	£	2022 £	£
Fixed assets					
Investment property	4		-		999,107
Current assets					
Stocks		-		283,313	
Debtors	5	22,042,411		21,311,104	
Cash at bank and in hand		60,737		270,773	
		<u>22,103,148</u>		<u>21,865,190</u>	
Creditors: amounts falling due within one year	6	<u>(328,333)</u>		<u>(795,944)</u>	
Net current assets			<u>21,774,815</u>		<u>21,069,246</u>
Total assets less current liabilities			<u>21,774,815</u>		<u>22,068,353</u>
Creditors: amounts falling due after more than one year	7		<u>(92,184)</u>		<u>(199,420)</u>
Net assets attributable to members			<u><u>21,682,631</u></u>		<u><u>21,868,933</u></u>
Represented by:					
Loans and other debts due to members within one year					
Amounts due in respect of profits			3,291,622		3,291,622
Other amounts			20,859,371		20,782,496
			<u>24,150,993</u>		<u>24,074,118</u>
Members' other interests					
Members' capital classified as equity			260,200		260,200
Other reserves classified as equity			(2,728,562)		(2,465,385)
			<u>21,682,631</u>		<u>21,868,933</u>
Total members' interests					
Amounts due from members			(3,291,622)		(3,291,622)
Loans and other debts due to members			24,150,993		24,074,118
Members' other interests			(2,468,362)		(2,205,185)
			<u>18,391,009</u>		<u>18,577,311</u>

The members of the limited liability partnership have elected not to include a copy of the profit and loss account within the financial statements.

These financial statements have been prepared and delivered in accordance with the provisions applicable to limited liability partnerships subject to the small limited liability partnerships regime.

AXIS MANCHESTER LLP

BALANCE SHEET (CONTINUED)

AS AT 30 JUNE 2023

The financial statements were approved by the members and authorised for issue on 26/01/2024 and are signed on their behalf by:

David Russell

.....
Property Alliance Group Limited
Designated member

Limited Liability Partnership registration number OC338189 (England and Wales)

AXIS MANCHESTER LLP

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

1 Accounting policies

Limited liability partnership information

Axis Manchester LLP is a limited liability partnership incorporated in England and Wales. The registered office is Alliance House, Westpoint Enterprise Park, Clarence Avenue, Trafford Park, Manchester, M17 1QS.

The limited liability partnership's principal activities are disclosed in the Members' Report.

1.1 Accounting convention

These financial statements have been prepared in accordance with the Statement of Recommended Practice "Accounting by Limited Liability Partnerships" issued in December 2021, together with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the limited liability partnership. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

After reviewing the limited liability partnerships forecasts and projections, the members have a reasonable expectation that the limited liability partnership has adequate resources to continue in operational existence for the foreseeable future.

The limited liability partnership is reliant on the continued support of the ultimate parent company, Property Alliance Group Limited. Property Alliance Group Limited is considered to have the ability to continue to support the limited liability partnership for at least the next 12 months.

Thus, the members continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover is recognised when there is an unconditional contract to sell and there is a right to consideration in exchange for fulfilling contractual obligations. This is achieved on practical completion.

1.4 Members' participating interests

Members' participation rights are the rights of a member against the LLP that arise under the members' agreement (for example, in respect of amounts subscribed or otherwise contributed remuneration and profits).

Members' participation rights in the earnings or assets of the LLP are analysed between those that are, from the LLP's perspective, either a financial liability or equity, in accordance with section 22 of FRS 102. A member's participation rights including amounts subscribed or otherwise contributed by members, for example members' capital, are classed as liabilities unless the LLP has an unconditional right to refuse payment to members, in which case they are classified as equity.

All amounts due to members that are classified as liabilities are presented within 'Loans and other debts due to members' and, where such an amount relates to current year profits, they are recognised within 'Members' remuneration charged as an expense' in arriving at the relevant year's result. Undivided amounts that are classified as equity are shown within 'Members' other interests'. Amounts recoverable from members are presented as debtors and shown as amounts due from members within members' interests.

AXIS MANCHESTER LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2023

1 Accounting policies

(Continued)

All amounts due to members that are classified as liabilities are presented within 'Loans and other debts due to members' and, where such an amount relates to current year profits, they are recognised within 'Members' remuneration charged as an expense' in arriving at the relevant year's result. Undivided amounts that are classified as equity are shown within 'Members' other interests'. Amounts recoverable from members are presented as debtors and shown as amounts due from members within members' interests.

Where there exists an asset and liability component in respect of an individual member's participation rights, they are presented on a gross basis unless the LLP has both a legally enforceable right to set off the recognised amounts, and it intends either to settle on a net basis or to settle and realise these amounts simultaneously, in which case they are presented net.

Once an unavoidable obligation has been created in favour of members through allocation of profits or other means, any undrawn profits remaining at the reporting date are shown as 'Loans and other debts due to members' to the extent they exceed debts due from a specific member.

1.5 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

1.6 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

1.7 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The limited liability partnership has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the limited liability partnership's statement of financial position when the limited liability partnership becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

AXIS MANCHESTER LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2023

1 Accounting policies

(Continued)

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the limited liability partnership transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the limited liability partnership after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the limited liability partnership's obligations expire or are discharged or cancelled.

1.9 Protection for creditors

Loans and other debts due to members rank alongside other unsecured creditors and may be set-off against amounts due from members included in debtors.

AXIS MANCHESTER LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2023

2 Judgements and key sources of estimation uncertainty

In the application of the limited liability partnership's accounting policies, the members 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.

Critical judgements

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Profit recognition

In order to determine the profit that the entity is able to recognise on its development in a specific period, the entity allocates site wide development costs between completed assets and assets under construction based on their realised disposal proceeds or expected proceeds from disposal, if disposal has not yet occurred. Where an expected proceeds figure is used, this is determined in reference to the prevailing market value at the balance sheet date. The company also has to estimate costs to complete on its development. In making these assessments there is a degree of inherent uncertainty.

The cost allocation process acts as a method of allocating the costs associated with development to each individual asset and drives the recognition of costs in the profit and loss account as each asset is sold, and WIP on the Balance Sheet. Any changes in the forecast profit margin of a site from changes in sales prices or costs to complete is recognised across all homes sold in both the current period and future periods. This ensures that the forecast site margin achieved on each individual home is equal across the development.

3 Employees

The average number of persons (excluding members) employed by the partnership during the year was:

	2023 Number	2022 Number
Total	-	-

There were no persons (excluding members) employed by the partnership during the year or the preceding year.

4 Investment property

	2023 £
Fair value	
At 1 July 2022	999,107
Disposals	(999,107)
At 30 June 2023	-

AXIS MANCHESTER LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2023

5 Debtors

	2023	2022
	£	£
Amounts falling due within one year:		
Trade debtors	720,345	580,006
Amounts owed by group undertakings	18,020,045	17,381,252
Amounts owed by members	3,291,622	3,291,622
Other debtors	10,399	58,224
	<u>22,042,411</u>	<u>21,311,104</u>

6 Creditors: amounts falling due within one year

	2023	2022
	£	£
Trade creditors	62,391	306,166
Amounts owed to group undertakings	53,508	20,194
Taxation and social security	15,006	-
Other creditors	197,428	469,584
	<u>328,333</u>	<u>795,944</u>

7 Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Other creditors	<u>92,184</u>	<u>199,420</u>

8 Loans and other debts due to members

In the event of a winding up the amounts included in "Loans and other debts due to members" will rank equally with unsecured creditors.

9 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

Senior Statutory Auditor:	Zoë Duffy BFP FCA
Statutory Auditor:	UHY Hacker Young Manchester LLP

10 Related party transactions

Included in creditors is £4,249 (2022: £4,249) owed to PAG Ventures Limited, a company, with the same majority shareholder of the parent company.

AXIS MANCHESTER LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2023

11 Members' transactions

Property Alliance Group Limited has a 99.5% interest in Axis Manchester LLP. At the balance sheet date loans of £24,150,993 (2022: £24,074,118) were due to Property Alliance Group Limited and £3,291,622 (2022: £3,291,622) were owed by Property Alliance Group Limited.

12 Controlling party

Property Alliance Group Limited, a company registered in England and Wales, is regarded by the members as being the ultimate parent company by virtue of its majority interest in the entity.