

Company Registration No. ZC000150 (England and Wales)

PORTHLEVEN HARBOUR & DOCK COMPANY
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019
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PORTHLEVEN HARBOUR & DOCK COMPANY

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PORTHLEVEN HARBOUR & DOCK COMPANY

BALANCE SHEET

AS AT 30 SEPTEMBER 2019

	Notes	2019 £	£	2018 £	£
Fixed assets					
Tangible assets	3	24,888		30,228	
Investment properties	4	1,521,249		1,199,500	
		<u>1,546,137</u>		<u>1,229,728</u>	
Current assets					
Debtors	5	280,694		240,679	
Cash at bank and in hand		12,267		7,327	
		<u>292,961</u>		<u>248,006</u>	
Creditors: amounts falling due within one year	6	<u>(957,457)</u>		<u>(752,344)</u>	
Net current liabilities			(664,496)		(504,338)
Total assets less current liabilities			<u>881,641</u>		<u>725,390</u>
Provisions for liabilities			(123,465)		(86,600)
Net assets			<u>758,176</u>		<u>638,790</u>
Capital and reserves					
Called up share capital		20,000		20,000	
Profit and loss reserves	7	738,176		618,790	
Total equity			<u>758,176</u>		<u>638,790</u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 30 September 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

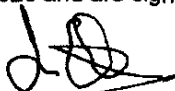
These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

PORTHLEVEN HARBOUR & DOCK COMPANY

BALANCE SHEET (CONTINUED)

AS AT 30 SEPTEMBER 2019

The financial statements were approved by the board of directors and authorised for issue on 28 September 2020 and are signed on its behalf by:



T. Osborne
Director

Company Registration No. ZC000150

PORTHLEVEN HARBOUR & DOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2019

1 Accounting policies

Company information

Porthleven Harbour & Dock Company is a private company limited by shares incorporated in England and Wales. The registered office is Lakeside Offices, The Old Cattle market, Coronation Park, Helston, Cornwall, TR13 0SR.

1.1 Accounting convention

These financial statements have been prepared in accordance 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 company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investment properties at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The directors do not expect the company to generate trading profits in the coming financial year and any cash requirements arising from losses will be funded by the ultimate parent company for a period of at least 12 months from the date of approval of these financial statements. The financial statements have been prepared on a going concern basis which assumes the continued support of the parent company, The Trevor Osborne Property Group Limited

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and machinery	15% reducing balance
Fixtures, fittings & equipment	15% reducing balance
Harbour equipment	15% reducing balance
Motor vehicles	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

PORTHLEVEN HARBOUR & DOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

1 Accounting policies

(Continued)

1.5 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is stated at its fair value as at the reporting end date. The surplus or deficit on revaluation is recognised in the profit and loss account.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount.

1.7 Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand and deposits held at call with banks.

1.8 Financial instruments

The company only has financial instruments that are classified as basic financial instruments,

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price and are subsequently carried at amortised cost less impairment.

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 company transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

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 company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans and loans from fellow group companies are initially recognised at transaction price and subsequently measured at amortised cost.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers.

1.9 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

PORTHLEVEN HARBOUR & DOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

1 Accounting policies

(Continued)

1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes 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 reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account.

1.11 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Employees

The average monthly number of persons (including directors) employed by the company was 5 (2018 : 8)

	2019 Number	2018 Number
Total	5	8

PORTHLEVEN HARBOUR & DOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

3 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 October 2018 and 30 September 2019	112,458
Depreciation and impairment	
At 1 October 2018	82,230
Depreciation charged in the year	5,340
At 30 September 2019	87,570
Carrying amount	
At 30 September 2019	24,888
At 30 September 2018	30,228

4 Investment property

	2019 £
Fair value	
At 1 October 2018	1,199,500
Additions	57,249
Revaluations	264,500
At 30 September 2019	1,521,249

The valuations of investment properties were made as at 30 September 2019 by T Osborne, a qualified surveyor who is internal to the company. The basis of this valuation was open market basis. This class of assets has a current value of £1,521,249 (2018 - £1,199,500) and a carrying amount at historical cost of £339,466 (2018 - £282,217).

5 Debtors

	2019 £	2018 £
Amounts falling due within one year:		
Trade debtors	41,203	16,722
Corporation tax recoverable	17,942	17,942
Amounts owed by group undertakings	212,787	199,025
Other debtors	8,762	6,990
	280,694	240,679

PORTHLEVEN HARBOUR & DOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

6 Creditors: amounts falling due within one year

	2019 £	2018 £
Trade creditors	46,589	28,568
Amounts owed to group undertakings	861,933	676,172
Taxation and social security	5,270	5,991
Other creditors	43,665	41,613
	<u>957,457</u>	<u>752,344</u>

7 Profit and loss reserves

Total profit and loss reserves at the year end amounted to £760,784 (2018 - £618,790). An amount of £1,214,732 (2018 - £917,283) relating to unrealised gains arising from investment property fair value adjustments is included within the company's profit and loss reserves, in accordance with the requirements of FRS 102. This element of the company's profit and loss reserve relating to unrealised gains is not distributable. The total value of distributable reserves included within the company's profit and loss reserve at the year end amounted to a deficit of £453,948 (2018 - £298,493).

8 Events after the reporting date

The outbreak of COVID-19 will affect this company and virtually every company in the UK. The financial impact cannot be estimated although it is anticipated that profitability post the commencement of the outbreak will be reduced and there is a risk that capital values may be negatively affected.

The director has considered the effect of this with regards to the going concern basis of the company and whilst they cannot currently provide a reliable estimate of the cost to the business (given the uncertainty over the longevity of the outbreak) they feel that it will not be detrimental to the going concern of the business.

PORTHLEVEN HARBOUR & DOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

9 Related party transactions

Transactions with related parties

During the year the company entered into the following transactions with related parties:

	Purchase of goods and services	
	2019	2018
	£	£
Other related parties	7,271	7,271
	<u>7,271</u>	<u>7,271</u>

The following amounts were outstanding at the reporting end date:

	2019	2018
	£	£
Amounts owed to related parties		
Other related parties	6,681	8,531
	<u>6,681</u>	<u>8,531</u>

10 Parent company

The directors regard The Trevor Osborne Property Group Limited as the ultimate parent company. The parent undertaking of both the smallest and largest group within which the company belongs and for which consolidated financial statements are prepared is The Trevor Osborne Property Group Limited and these consolidated financial statements are available from The Registrar of Companies.