

AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 NOVEMBER 2021

FOR

ACTION PROPERTIES LIMITED

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FOR THE YEAR ENDED 30 NOVEMBER 2021**

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STATEMENT OF FINANCIAL POSITION
30 NOVEMBER 2021

	Notes	30.11.21 £	30.11.20 £
FIXED ASSETS			
Tangible assets	4	186,515	107,586
Investments	5	21,430	21,430
Investment property	6	2,300,000	2,300,000
		<u>2,507,945</u>	<u>2,429,016</u>
CURRENT ASSETS			
Debtors	7	772,030	1,008,834
Cash at bank		819,416	619,891
		<u>1,591,446</u>	<u>1,628,725</u>
CREDITORS			
Amounts falling due within one year	8	(661,376)	(1,340,257)
NET CURRENT ASSETS		<u>930,070</u>	<u>288,468</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		3,438,015	2,717,484
CREDITORS			
Amounts falling due after more than one year	9	(698,156)	(742,320)
PROVISIONS FOR LIABILITIES		<u>(9,509)</u>	<u>(11,064)</u>
NET ASSETS		<u>2,730,350</u>	<u>1,964,100</u>
CAPITAL AND RESERVES			
Called up share capital		600	600
Fair value reserve		614,266	614,266
Capital redemption reserve		600	600
Retained earnings		2,114,884	1,348,634
		<u>2,730,350</u>	<u>1,964,100</u>

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 25 August 2022 and were signed on its behalf by:

H A Jones - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2021**

1. STATUTORY INFORMATION

ACTION PROPERTIES LIMITED is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address are as below:

Registered number:	02563067
Registered office:	Engels House, Victoria Mills Weaste Trading Estate Liverpool Street Salford Greater Manchester M5 5HD

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.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Preparation of consolidated financial statements

The financial statements contain information about ACTION PROPERTIES LIMITED as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 400 of the Companies Act 2006 from the requirements to prepare consolidated financial statements as it and its subsidiary undertakings are consolidated into the financial statements of its parent, Action Properties (North West) Limited, Engels House, Victoria Mills Weaste Trading Estate, Liverpool Street, Salford, Greater Manchester, M5 5HD.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 NOVEMBER 2021**

2. ACCOUNTING POLICIES - continued

Significant judgements and estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical accounting estimates and assumptions

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

(i) Useful economic lives of tangible assets

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and physical condition of the assets. See tangible assets note for the carrying amount of the assets and the accounting policy for the useful economic lives for each class of assets.

(ii) Valuation of investment property

Investment property was stated in the balance sheet at fair value based on the valuation performed by the directors.

Going concern

The company is part of the Action Properties (North West) Limited group. After reviewing the group forecasts and projections, the directors are confident that the group has adequate resources to continue in operational existence for the foreseeable future. The company therefore continues to adopt the going concern basis in preparing the financial statements.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 NOVEMBER 2021

2. ACCOUNTING POLICIES - continued

Tangible fixed assets

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

Plant and machinery	- 10% on cost
Fixtures and fittings	- 33.33% reducing balance
Motor vehicles	- 25% reducing balance

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

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

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

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 statement of financial position date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 NOVEMBER 2021

3. EMPLOYEES AND DIRECTORS

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

4. TANGIBLE FIXED ASSETS

	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Totals £
COST				
At 1 December 2020	290,909	31,615	20,895	343,419
Additions	-	118,550	-	118,550
At 30 November 2021	<u>290,909</u>	<u>150,165</u>	<u>20,895</u>	<u>461,969</u>
DEPRECIATION				
At 1 December 2020	194,815	28,938	12,080	235,833
Charge for year	29,091	8,326	2,204	39,621
At 30 November 2021	<u>223,906</u>	<u>37,264</u>	<u>14,284</u>	<u>275,454</u>
NET BOOK VALUE				
At 30 November 2021	<u>67,003</u>	<u>112,901</u>	<u>6,611</u>	<u>186,515</u>
At 30 November 2020	<u>96,094</u>	<u>2,677</u>	<u>8,815</u>	<u>107,586</u>

5. FIXED ASSET INVESTMENTS

	Other investments £
COST	
At 1 December 2020 and 30 November 2021	<u>21,430</u>
NET BOOK VALUE	
At 30 November 2021	<u>21,430</u>
At 30 November 2020	<u>21,430</u>

6. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 December 2020 and 30 November 2021	<u>2,300,000</u>
NET BOOK VALUE	
At 30 November 2021	<u>2,300,000</u>
At 30 November 2020	<u>2,300,000</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 NOVEMBER 2021

6. INVESTMENT PROPERTY - continued

Investment property has been recognised at fair value by the directors, they are of the opinion that there has been no material change since 30 November 2021.

In respect of tangible assets held at valuation, the aggregate cost, depreciation and carrying amount that would have been recognised if the assets had been carried under the historical cost model are: Aggregate cost £1,680,077 (2020: £1,680,077), Aggregate depreciation £nil (2020: £nil) and carrying value £1,680,077 (2020: £1,680,077).

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.11.21	30.11.20
	£	£
Trade debtors	6,715	4,090
Amounts owed by group undertakings	5,641	5,641
Other debtors	759,674	999,103
	<u>772,030</u>	<u>1,008,834</u>

Amounts owed by group undertakings are unsecured, interest free and are repayable on demand.

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.11.21	30.11.20
	£	£
Bank loans and overdrafts	48,303	47,332
Trade creditors	-	29,078
Amounts owed to group undertakings	388,874	1,192,042
Taxation and social security	137,777	16,130
Other creditors	86,422	55,675
	<u>661,376</u>	<u>1,340,257</u>

A debenture charge exists dated 18 December 2017, in favour of National Westminster Bank PLC, incorporating a fixed charge over all land and buildings held by the company.

Amounts owed to group undertakings are unsecured, interest free and are repayable on demand.

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	30.11.21	30.11.20
	£	£
Bank loans	<u>698,156</u>	<u>742,320</u>

10. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006

The Report of the Auditors was unqualified.

Michael Reynolds (Senior Statutory Auditor)
for and on behalf of DPC Accountants Ltd

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 NOVEMBER 2021

11. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to directors subsisted during the years ended 30 November 2021 and 30 November 2020:

	30.11.21 £	30.11.20 £
H A Jones		
Balance outstanding at start of year	188,334	188,338
Amounts advanced	84,404	69,996
Amounts repaid	(85,145)	(70,000)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>187,593</u>	<u>188,334</u>
S T Barratt		
Balance outstanding at start of year	242,852	205,301
Amounts advanced	321,428	705,852
Amounts repaid	(300,824)	(668,301)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>263,456</u>	<u>242,852</u>

The advances are unsecured, interest free and repayable on demand.

12. RELATED PARTY DISCLOSURES

Details of the transactions between fellow group companies have not been disclosed in line with paragraph 33.1A of FRS 102.

13. EVENTS AFTER THE END OF THE REPORTING PERIOD

There were no material events up to the date of approval of the financial statements by the Board.

14. ULTIMATE CONTROLLING PARTY

The ultimate parent company is Action Properties (North West) Limited, a company incorporated in England and Wales, which owned all of the issued share capital of the company throughout the current and prior year.

15. GOING CONCERN

The company is part of the Action Properties (North West) Limited group. After reviewing the group forecasts and projections, the directors are confident that the group has adequate resources to continue in operational existence for the foreseeable future. The company therefore continues to adopt the going concern basis in preparing the financial statements.

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.