

**COMPANY REGISTRATION NUMBER: 10352701**

**PORTLAND APARTMENTS SOUTH EAST LIMITED**

**FILLETED UNAUDITED FINANCIAL STATEMENTS**

**31 March 2023**

# **PORTLAND APARTMENTS SOUTH EAST LIMITED**

## **FINANCIAL STATEMENTS**

**YEAR ENDED 31 MARCH 2023**

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**PORTLAND APARTMENTS SOUTH EAST LIMITED****STATEMENT OF FINANCIAL POSITION****31 March 2023**

		<b>2023</b>	2022
	<b>Note</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>			
Investments	<b>5</b>	550,000	535,000
<b>CURRENT ASSETS</b>			
Debtors	<b>6</b>	54,173	54,827
Cash at bank and in hand		1,929	11,817
		<u>56,102</u>	<u>66,644</u>
<b>CREDITORS: amounts falling due within one year</b>	<b>7</b>	287,436	297,014
<b>NET CURRENT LIABILITIES</b>		<u>231,334</u>	<u>230,370</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		318,666	304,630
<b>CREDITORS: amounts falling due after more than one year</b>	<b>8</b>	365,253	365,256
<b>PROVISIONS</b>		<u>—</u>	<u>2,166</u>
<b>NET LIABILITIES</b>		<u>( 46,587)</u>	<u>( 62,792)</u>

# PORTLAND APARTMENTS SOUTH EAST LIMITED

## STATEMENT OF FINANCIAL POSITION *(continued)*

31 March 2023

	2023	2022
Note	£	£
<b>CAPITAL AND RESERVES</b>		
Called up share capital	1	1
Profit and loss account	( 46,588)	( 62,793)
	-----	-----
<b>SHAREHOLDERS DEFICIT</b>	( 46,587)	( 62,792)
	-----	-----

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the income statement has not been delivered.

For the year ending 31 March 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

These financial statements were approved by the board of directors and authorised for issue on 3 October 2023 , and are signed on behalf of the board by:

Mr C J O'Neill

Director

Company registration number: 10352701

# **PORTLAND APARTMENTS SOUTH EAST LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

**YEAR ENDED 31 MARCH 2023**

### **1. GENERAL INFORMATION**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Winterton Lodge, High Street, Westerham, Kent, TN16 1AJ, United Kingdom.

### **2. ACCOUNTING POLICIES**

#### **Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

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

#### **Judgements and key sources of estimation uncertainty**

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 .

#### **Revenue recognition**

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax. Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

#### **Taxation**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively. Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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 measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

#### **Tangible assets**

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.

#### **Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings                      -        25% straight line

#### **Investments**

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

#### **Investments in associates**

Investments in associates accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses. Investments in associates accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value recognised in other comprehensive income/profit or loss. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted. Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the associate arising before or after the date of acquisition.

**Investments in joint ventures**

Investments in jointly controlled entities accounted for in accordance with the cost model are recorded at cost less any accumulated impairment losses. Investments in jointly controlled entities accounted for in accordance with the fair value model are initially recorded at the transaction price. At each reporting date, the investments are measured at fair value, with changes in fair value recognised in other comprehensive income/profit or loss. Where it is impracticable to measure fair value reliably without undue cost or effort, the cost model will be adopted. Dividends and other distributions received from the investment are recognised as income without regard to whether the distributions are from accumulated profits of the joint venture arising before or after the date of acquisition.

**Impairment of fixed assets**

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. For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

**Provisions**

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense. Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

**Financial instruments**

A financial asset or a financial liability is recognised only when the company 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. Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment. Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

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.



### 3. TAX ON PROFIT

#### Major components of tax income

	2023	2022
	£	£
<b>Deferred tax:</b>		
Origination and reversal of timing differences	( 2,166)	—
	-----	-----
<b>Tax on profit</b>	( 2,166)	—
	-----	-----

### 4. TANGIBLE ASSETS

	<b>Fixtures and fittings</b>
	£
<b>Cost</b>	
At 1 April 2022 and 31 March 2023	2,000
	-----
<b>Depreciation</b>	
At 1 April 2022 and 31 March 2023	2,000
	-----
<b>Carrying amount</b>	
At 31 March 2023	—
	-----
At 31 March 2022	—
	-----

### 5. INVESTMENTS

	<b>Investment Properties</b>
	£
<b>Cost</b>	
At 1 April 2022	535,000
Revaluations	15,000
	-----
<b>At 31 March 2023</b>	<b>550,000</b>
	-----
<b>Impairment</b>	
At 1 April 2022 and 31 March 2023	—
	-----
<b>Carrying amount</b>	
At 31 March 2023	550,000
	-----
At 31 March 2022	535,000
	-----

### 6. DEBTORS

	2023	2022
	£	£
Other debtors	54,173	54,827
	-----	-----

**7. CREDITORS: amounts falling due within one year**

	<b>2023</b>	2022
	<b>£</b>	£
Trade creditors	271	124
Other creditors	287,165	296,890
	<u>287,436</u>	<u>297,014</u>

**8. CREDITORS: amounts falling due after more than one year**

	<b>2023</b>	2022
	<b>£</b>	£
Other creditors	365,253	365,256
	<u>365,253</u>	<u>365,256</u>

Included within creditors: amounts falling due after more than one year is an amount of £365,253 (2022: £365,256) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

**9. DEFERRED TAX**

The deferred tax included in the statement of financial position is as follows:

	<b>2023</b>	2022
	<b>£</b>	£
Included in provisions	—	2,166
	<u>—</u>	<u>2,166</u>

**10. CHARGES ON ASSETS**

Included within creditors there are balances secured with charges that are held against assets of the company.

**11. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES**

During the period the director entered into no advances or credits with the company.

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.