

# Clayton Property Portfolio Holdings Ltd

Unaudited Filleted Financial Statements  
for the Year Ended 30 November 2022

Redwoods  
Chartered Certified  
2 Clyst Works  
Clyst Road  
Topsham  
Exeter  
Devon  
EX3 0DB

# Clayton Property Portfolio Holdings Ltd

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# **Clayton Property Portfolio Holdings Ltd**

## **Company Information**

**Directors** Mr Tobie Clayton  
Mrs Carolyn Clayton

**Registered office** Redwoods  
2 Clyst Works  
Clyst Road, Topsham  
Exeter  
Devon  
EX3 0DB

**Accountants** Redwoods  
Chartered Certified  
2 Clyst Works  
Clyst Road  
Topsham  
Exeter  
Devon  
EX3 0DB

# Clayton Property Portfolio Holdings Ltd

(Registration number: 12320263)

## Balance Sheet as at 30 November 2022

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Tangible assets	<u>4</u>	472	-
Investment property	<u>5</u>	247,752	218,844
Investments	<u>6</u>	100	100
		<u>248,324</u>	<u>218,944</u>
<b>Current assets</b>			
Debtors	<u>7</u>	200	295
Cash at bank and in hand		<u>320</u>	<u>40</u>
		520	335
<b>Creditors: Amounts falling due within one year</b>	<u>8</u>	<u>(207,645)</u>	<u>(214,412)</u>
<b>Net current liabilities</b>		<u>(207,125)</u>	<u>(214,077)</u>
<b>Net assets</b>		<u>41,199</u>	<u>4,867</u>
<b>Capital and reserves</b>			
Called up share capital	<u>9</u>	5	5
Retained earnings		<u>41,194</u>	<u>4,862</u>
Shareholders' funds		<u>41,199</u>	<u>4,867</u>

For the financial year ending 30 November 2022 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 accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. As permitted by section 444 (5A) of the Companies Act 2006, the directors have not delivered to the registrar a copy of the Profit and Loss Account.

Approved and authorised by the Board on 23 August 2023 and signed on its behalf by:

.....

Mr Tobie Clayton

Director

# **Clayton Property Portfolio Holdings Ltd**

## **Notes to the Unaudited Financial Statements for the Year Ended 30 November 2022**

### **1 General information**

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

Redwoods  
2 Clyst Works  
Clyst Road, Topsham  
Exeter  
Devon  
EX3 0DB

These financial statements were authorised for issue by the Board on 23 August 2023.

### **2 Accounting policies**

#### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### **Statement of compliance**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A smaller entities - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' and the Companies Act 2006 (as applicable to companies subject to the small companies' regime).

#### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

The accounts are presented in £ sterling and are rounded to £1.

#### **Going concern**

The financial statements have been prepared on a going concern basis.

#### **Revenue recognition**

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

The company recognises revenue when:

The amount of revenue can be reliably measured;  
it is probable that future economic benefits will flow to the entity;  
and specific criteria have been met for each of the company's activities.

#### **Tax**

The tax expense for the period comprises current tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other 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 reporting date in the countries where the company operates and generates taxable income.

# **Clayton Property Portfolio Holdings Ltd**

## **Notes to the Unaudited Financial Statements for the Year Ended 30 November 2022**

### **Tangible assets**

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

### **Depreciation**

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

### **Investment property**

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

### **Business combinations**

Business combinations are accounted for using the purchase method. The consideration for each acquisition is measured at the aggregate of the fair values at acquisition date of assets given, liabilities incurred or assumed, and equity instruments issued by the group in exchange for control of the acquired, plus any costs directly attributable to the business combination. When a business combination agreement provides for an adjustment to the cost of the combination contingent on future events, the group includes the estimated amount of that adjustment in the cost of the combination at the acquisition date if the adjustment is probable and can be measured reliably.

### **Investments**

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

### **Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

# **Clayton Property Portfolio Holdings Ltd**

## **Notes to the Unaudited Financial Statements for the Year Ended 30 November 2022**

### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

### **Share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

### **Dividends**

Dividend distribution to the company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

### **3 Staff numbers**

The average number of persons employed by the company (including directors) during the year, was 2 (2021 - 2).

# Clayton Property Portfolio Holdings Ltd

## Notes to the Unaudited Financial Statements for the Year Ended 30 November 2022

### 4 Tangible assets

	<b>Furniture, fittings and equipment £</b>	<b>Total £</b>
<b>Cost or valuation</b>		
Additions	590	590
At 30 November 2022	590	590
<b>Depreciation</b>		
Charge for the year	118	118
At 30 November 2022	118	118
<b>Carrying amount</b>		
At 30 November 2022	472	472

### 5 Investment properties

	<b>2022 £</b>
At 1 December	218,844
Additions	28,908
At 30 November	247,752

The directors consider that the fair value of the property, at the year end, is not considered to have materially changed during the financial period..

There has been no valuation of investment property by an independent valuer.



# Clayton Property Portfolio Holdings Ltd

## Notes to the Unaudited Financial Statements for the Year Ended 30 November 2022

### 6 Investments

	2022	2021
	£	£
Investments in subsidiaries	100	100
<b>Subsidiaries</b>		£
<b>Cost or valuation</b>		
At 1 December 2021		100
<b>Provision</b>		
<b>Carrying amount</b>		
At 30 November 2022		100
At 30 November 2021		100

### Details of undertakings

Details of the investments (including principal place of business of unincorporated entities) in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking			Registered office	Holding	Proportion of voting rights and shares held	
					2022	2021
Subsidiary undertakings						
Tobie Clayton Agencies Ltd		Redwoods				
		2 Clyst Works				
		Clyst Road				
		Topsham	Ordinary	100%	100%	
		Exeter				
		England and Wales				

### Subsidiary undertakings

*Tobie Clayton Agencies Ltd*

The principal activity of Tobie Clayton Agencies Ltd is an agent in the sale of flooring.

### 7 Debtors

	2022	2021
	£	£
Current		
Prepayments	200	295

# Clayton Property Portfolio Holdings Ltd

## Notes to the Unaudited Financial Statements for the Year Ended 30 November 2022

### 8 Creditors

#### Creditors: amounts falling due within one year

	Note	2022 £	2021 £
<b>Due within one year</b>			
Amounts owed to group undertakings and undertakings in which the company has a participating interest		1,188	40,915
Taxation and social security		988	-
Accruals and deferred income		2,075	1,117
Other creditors		203,394	172,380
		<u>207,645</u>	<u>214,412</u>

### 9 Share capital

#### Allotted, called up and fully paid shares

	2022		2021	
	No.	£	No.	£
Ordinary of £0.01 each	300	3	300	3
Ordinary A of £0.01 each	100	1	100	1
Ordinary B of £0.01 each	100	1	100	1
	<u>500</u>	<u>5</u>	<u>500</u>	<u>5</u>

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.