Registered number
09038505

Oportunitas Limited

Report and Accounts

31 March 2026

Oportunitas Limited
Report and accounts
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Oportunitas Limited
Company Information

Current Directors
Richard Holgate (Chairman)
Clive Goddard
Paul Thomas
John Wing

Auditors
Begbies Chartered Accountants and Registered Auditors
14 Bonhill Street
London
EC2A 4DJ

Bankers
National Westminster Bank
Europa House
49 Sandgate Road
Folkestone
Kent
CT20 1RU

Registered number
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Oportunitas Limited
Registered number: 09038505
Directors' Report

The directors present their report and accounts for the year ended 31 March 2026.

Principal activities
Oportunitas Ltd was incorporated in May 2014, commenced its operations in November 2014 and is a wholly owned subsidiary of Folkestone and Hythe District Council providing housing and regeneration services.

Directors
The following persons served as directors during the year:

Richard Holgate (Appointed 9 May 2025) (Chairman from 9 May 2025)
James Butcher (Resigned 9 May 2025) (Chairman to 9 May 2025)
Clive Goddard
Paul Thomas (Appointed 24 April 2025)
John Wing

Directors' responsibilities
The directors are responsible for preparing the report and accounts in accordance with applicable law and regulations.

Company law requires the directors to prepare accounts for each financial year. Under that law the directors have elected to prepare the accounts in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the accounts unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these accounts, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors
Each person who was a director at the time this report was approved confirms that:

- so far as he is aware, there is no relevant audit information of which the company's auditor is unaware; and
- he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Oportunitas Limited
Registered number: 09038505
Directors' Report

Small company provisions
This report has been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

This report was approved by the board on …..... 2026 and signed on its behalf.

Richard Holgate
Director

Oportunitas Limited
Independent auditor's report to the member of Oportunitas Limited

Opinion

We have audited the accounts of Oportunitas Limited (the 'company') for the year ended 31 March 2026 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Changes in Equity and notes to the accounts, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the accounts:

- give a true and fair view of the state of the company's affairs as at 31 March 2026 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the accounts section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the accounts in the UK, including the FRC's Ethical Standard, and the provisions available for small entities, in the circumstances set out below, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

In accordance with the exemption provided by FRC's Ethical Standard - Provisions Available for Audits of Small Entities, we have prepared and submitted the company's returns to the tax authorities and assisted with the preparation of the accounts.

Conclusions relating to going concern

In auditing the accounts, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the accounts is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the accounts are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the accounts and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the accounts does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the accounts or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the accounts themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the accounts are prepared is consistent with the accounts; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the accounts are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the accounts in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the accounts and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

In preparing the accounts, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the accounts

Our objectives are to obtain reasonable assurance about whether the accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these accounts.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Agreement of the financial statement disclosure to underlying supporting documentation;
- Enquiries and confirmation of directors as to their identification of any non-compliance with laws or regulations, or any actual or potential claims;
- Incorporating unpredictability into the nature, timing and extent of testing;
- Evaluation of the selection and application of accounting policies chosen by the company;
- In relation to the risk of management override of controls, by undertaking procedures to review journal entries, assess accounting estimates and identify and verify transactions outside of the usual course of operations, and evaluating whether there was evidence of any evidence of bias that represented a risk of material misstatements due to fraud;
- An assessment of the company's financial statements to material misstatement, including how fraud might occur, by consider, by considering the key risks impacting the financial statements.

Our audit was designed to respond to the risk of material misstatements in the financial statements, recognising that the risk of not detecting misstatement resulting from fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentation or through collusion.

There are inherent limitations in the audit procedures performed, The further removed instances of noncompliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities for the audit of the accounts is available on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Oportunitas Limited
Independent auditor's report
to the member of Oportunitas Limited

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Daniel Valentine ACA
(Senior Statutory Auditor)
for and on behalf of
Begbies Chartered Accountants and Registered Auditors
Statutory Auditor
…..... 2026

14 Bonhill Street
London
EC2A 4DJ

Oportunitas Limited
Profit and Loss Account
for the year ended 31 March 2026

	2026	2025
	£	£
Turnover	**799,502**	754,937
Administrative expenses	**(355,509)**	(262,670)
Revaluation of investment properties	**738,200**	(70,350)
Operating profit	**1,182,193**	421,917
Interest payable	**(310,282)**	(312,628)
Profit before taxation	**871,911**	109,289
Tax on profit	**(217,977)**	(23,635)
Profit for the financial year	**653,934**	85,654

Oportunitas Limited
Registered number: 09038505
Balance Sheet
as at 31 March 2026

	Notes		2026		2025
			£		£
Fixed assets					
Tangible assets	**5**		**14,349,000**		13,610,800
Current assets					
Debtors	**6**	**74,534**		46,768	
Cash at bank		**158,948**		95,500	
		233,482		142,268	
Creditors: amounts falling due within one year	**7**	**(81,318)**		(71,541)	
Net current assets			**152,164**		70,727
Total assets less current liabilities			**14,501,164**		13,681,527
Creditors: amounts falling due after more than one year	**8**		**(6,268,475)**		(6,320,749)
Provisions for liabilities			**(793,876)**		(575,899)
Net assets			**7,438,813**		6,784,879
Capital and reserves					
Called up share capital			**2,515**		2,515
Share premium			**4,906,236**		4,906,236
Profit and loss account			**2,530,062**		1,876,128
Shareholder's funds			**7,438,813**		6,784,879

The accounts have been prepared and delivered in accordance with the special provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

Richard Holgate
Director
Approved by the board on 2026

Oportunitas Limited
Statement of Changes in Equity
for the year ended 31 March 2026

	Share capital	Share premium	Profit and loss account	Total
	£	£	£	£
At 1 April 2024	2,515	4,906,236	1,790,474	6,699,225
Profit for the financial year	-	-	85,654	85,654
At 31 March 2025	2,515	4,906,236	1,876,128	6,784,879
At 1 April 2025	**2,515**	**4,906,236**	**1,876,128**	**6,784,879**
Profit for the financial year	**-**	**-**	**653,934**	**653,934**
At 31 March 2026	**2,515**	**4,906,236**	**2,530,062**	**7,438,813**

Included within the profit and loss account balance at 31 March 2026 is £2,654,348 (2025: £2,134,125) of profits which are unrealised and relate to the net fair value adjustments on investment properties. Consequently, in accordance with the Companies Act 2006, this amount is not available for distribution via dividends. There are no distributable reserves of the company at the reporting date.

Oportunitas Limited
Notes to the Accounts
for the year ended 31 March 2026

1 Accounting policies

Basis of preparation
The accounts have been prepared under the historical cost convention, as modified to include investment properties at fair value, and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the standard).

The accounts are prepared in sterling, which is the functional currency of the company. Monetary amounts in these accounts are rounded to the nearest £.

Turnover
Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the rendering of services and the rent of investment property. Turnover from rent of investment property is recognised by reference to the period rents relate to.

Debtors
Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts.

Creditors
Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

Taxation
A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference. No current tax liability is recognised in the current or prior year but a deferred tax liability is accrued in respect of investment property revaluations.

Provisions
Provisions (ie liabilities of uncertain timing or amount) are recognised when there is an obligation at the reporting date as a result of a past event, it is probable that economic benefit will be transferred to settle the obligation and the amount of the obligation can be estimated reliably. The provision carried in the current and prior year account is in respect of deferred tax on property revaluations.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions. 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. The major accounting estimate in these accounts relates to investment property valuations.

3 Audit information

The audit report is unqualified.

Senior statutory auditor:	Daniel Valentine ACA
Firm:	Begbies Chartered Accountants and Registered Auditors
Date of audit report:	 2026

4 Employees

	2026 Number	2025 Number
Average number of persons employed by the company	**0**	0

The Directors of Oportunitas and the staff who support the company are the employees of the parent organisation, Folkestone and Hythe District Council.

5 Tangible fixed assets

	Investment properties £
Cost	
At 1 April 2025	13,610,800
Surplus on revaluation	738,200
At 31 March 2026	**14,349,000**
Depreciation	
At 31 March 2026	**-**
Net book value	
At 31 March 2026	**14,349,000**
At 31 March 2025	13,610,800

Freehold land and buildings:	**2026**	2025
	£	£
Historical cost	**10,918,376**	10,918,376
Cumulative depreciation based on historical cost	**-**	-
	10,918,376	10,918,376

The investment properties were valued at 31 March 2026 by Wilkes, Head and Eve, Chartered Surveyors, an independent valuer with a recognised and relevant professional qualification and with recent experience in the location and category of the investment properties being valued. The investment properties have been valued on the basis of open market value and using comparable property data, in accordance with the current RICS Valuation Standards by the Royal Institution of Chartered Surveyors.

6 Debtors

	2026	2025
	£	£
Trade debtors	**-**	888
Amounts owed by group undertakings and undertakings in which the company has a participating interest	**33,523**	15,221
Other debtors	**41,011**	30,659
	74,534	46,768

7 Creditors: amounts falling due within one year

	2026	2025
	£	£
Other loans	**52,275**	49,814
Trade creditors	**9,969**	777
Other creditors	**19,074**	20,950
	81,318	71,541

8 Creditors: amounts falling due after one year

	2026	2025
	£	£
Other loans	**6,268,475**	6,320,749

9 Loans

	2026	2025
	£	£
Creditors include:		
Instalments falling due for payment within one year	**52,275**	49,814
Instalments falling due for payment within two to five years	**236,228**	225,108
Instalments falling due for payment after more than five years	**6,032,247**	6,095,641
	6,320,750	6,370,563
Secured bank loans	**6,320,750**	6,370,563

Amounts payable to Folkestone and Hythe District Council are secured by fixed and floating charges over the company's properties.

10 Related party transactions

The company has taken advantage of the exemption in FRS 102 whereby it has not disclosed transactions with it's ultimate parent company. Such transactions were on normal commercial terms as part of the company's ongoing investment and operating activities.

11 Controlling party

For the current and previous year, the company was a wholly owned subsidiary of Folkestone and Hythe District Council.

12 Other information

Oportunitas Limited is a private company limited by shares and incorporated in England. Its registered office is: c/o Folkestone and Hythe District Council, Castle Hill Avenue, Folkestone, CT20 2QY.

Oportunitas Limited
Detailed profit and loss account
for the year ended 31 March 2026
This schedule does not form part of the statutory accounts

	2026	2025
	£	£
Turnover		
Ground maintenance income	**6,797**	6,520
Rental income	**792,705**	748,417
	799,502	754,937
Administrative expenses		
Employee costs:		
Recharge from Folkestone and Hythe District Council	**10,088**	8,371
	10,088	8,371
General administrative expenses:		
Bank charges	**131**	52
Insurance	**31,519**	30,819
Software	**709**	625
Repairs and maintenance	**137,548**	75,387
Other property costs	**30,892**	20,943
Council's charge for grounds maintenance	**6,065**	4,912
Bad debts	**-**	7,607
Sundry expenses	**-**	252
	206,864	140,597
Legal and professional costs:		
Audit fees	**10,825**	8,709
Solicitors fees	**-**	426
Consultancy fees	**10,425**	11,863
Property management fees	**61,677**	57,404
Council management fees	**55,630**	35,300
	138,557	113,702
	355,509	262,670
Other gains and (losses)		
Investment property revaluations	**738,200**	(70,350)