

**FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022**

**FOR**

**THE HEATON & HOULDSWORTH PROPERTY  
COMPANY LIMITED**

**SATURDAY**



\*ACA8ZUXD\*

A09

19/08/2023

#3

COMPANIES HOUSE

**THE HEATON & HOULDSWORTH PROPERTY  
COMPANY LIMITED**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Chartered Accountants' Report</b>	<b>2</b>
<b>Balance Sheet</b>	<b>3</b>
<b>Notes to the Financial Statements</b>	<b>5</b>

**THE HEATON & HOULDSWORTH PROPERTY  
COMPANY LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**DIRECTORS:**

V W Crolla  
E Esterkin  
H N Moser  
P J Davies  
Mrs D Donn

**SECRETARY:**

V W Crolla

**REGISTERED OFFICE:**

Shaw House  
54 Bramhall Lane South  
Bramhall  
Cheshire  
SK7 1AH

**REGISTERED NUMBER:**

03001203 (England and Wales)

**ACCOUNTANTS:**

Clarks  
Chartered Accountants  
Shaw House  
54 Bramhall Lane South  
Stockport  
Cheshire  
SK7 1AH

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
THE HEATON & HOULDSWORTH PROPERTY  
COMPANY LIMITED**

**The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of The Heaton & Houldsworth Property Company Limited for the year ended 31 December 2022 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of The Heaton & Houldsworth Property Company Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of The Heaton & Houldsworth Property Company Limited and state those matters that we have agreed to state to the Board of Directors of The Heaton & Houldsworth Property Company Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than The Heaton & Houldsworth Property Company Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that The Heaton & Houldsworth Property Company Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of The Heaton & Houldsworth Property Company Limited. You consider that The Heaton & Houldsworth Property Company Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of The Heaton & Houldsworth Property Company Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Clarkes  
Chartered Accountants  
Shaw House  
54 Bramhall Lane South  
Stockport  
Cheshire  
SK7 1AH

10 August 2023

**THE HEATON & HOULDSWORTH PROPERTY  
COMPANY LIMITED (REGISTERED NUMBER: 03001203)**

**BALANCE SHEET  
31 DECEMBER 2022**

	Notes	2022 £	2021 £
<b>FIXED ASSETS</b>			
Investments	4	111,147	111,147
Investment property	5	6,600,000	6,600,000
		<u>6,711,147</u>	<u>6,711,147</u>
<b>CURRENT ASSETS</b>			
Debtors	6	923,999	780,840
Cash at bank		160,686	714,491
		<u>1,084,685</u>	<u>1,495,331</u>
<b>CREDITORS</b>			
Amounts falling due within one year	7	926,887	1,923,221
<b>NET CURRENT ASSETS/(LIABILITIES)</b>		<u>157,798</u>	<u>(427,890)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>6,868,945</u>	<u>6,283,257</u>
<b>CREDITORS</b>			
Amounts falling due after more than one year	8	(1,851,601)	(1,301,775)
<b>PROVISIONS FOR LIABILITIES</b>	9	(236,235)	(236,235)
<b>NET ASSETS</b>		<u><u>4,781,109</u></u>	<u><u>4,745,247</u></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		150,000	150,000
Capital redemption reserve		25,000	25,000
Retained earnings		4,606,109	4,570,247
<b>SHAREHOLDERS' FUNDS</b>		<u><u>4,781,109</u></u>	<u><u>4,745,247</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2022 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The notes on pages 5 to 7 form part of these financial statements

**THE HEATON & HOULDSWORTH PROPERTY  
COMPANY LIMITED (REGISTERED NUMBER: 03001203)**

**BALANCE SHEET - continued  
31 DECEMBER 2022**

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 10 August 2023 and were signed on its behalf by:

V W Crolla - Director

A handwritten signature in black ink, appearing to be 'V W Crolla', written over a horizontal line.

The notes on pages 5 to 7 form part of these financial statements

**THE HEATON & HOULDSWORTH PROPERTY  
COMPANY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**1. STATUTORY INFORMATION**

The Heaton & Houldsworth Property Company Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

**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 as modified by the revaluation of certain assets.

The financial statements include the results of the company's operations which are described in the Directors' report and all of which are continuing.

The financial statements are presented in Sterling (£).

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**Investments in subsidiaries**

Investments in subsidiary undertakings are recognised at cost.

**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.

**Pension costs and other post-retirement benefits**

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 5 (2021 - 5).

**4. FIXED ASSET INVESTMENTS**

	Shares in group undertakings £
<b>COST</b>	
At 1 January 2022	
and 31 December 2022	111,147
<b>NET BOOK VALUE</b>	
At 31 December 2022	111,147
At 31 December 2021	111,147

**THE HEATON & HOULDSWORTH PROPERTY  
COMPANY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 January 2022 and 31 December 2022	6,600,000
<b>NET BOOK VALUE</b>	
At 31 December 2022	6,600,000
At 31 December 2021	6,600,000
Fair value at 31 December 2022 is represented by:	
	£
Valuation in 2003	1,614,993
Valuation in 2013	(1,652,248)
Valuation in 2017	(126)
Valuation in 2022	2,205,516
Cost	4,431,865
	6,600,000

If Investment property had not been revalued it would have been included at the following historical cost:

	2022 £	2021 £
Cost	4,431,865	4,431,865

Investment property was valued on an open market basis on 21 February 2022 by Lambert Smith Hampton.

Fixed assets, included in the above, which are held under finance leases are as follows:

	Total £
<b>FAIR VALUE</b>	
At 1 January 2022 and 31 December 2022	6,600,000
<b>NET BOOK VALUE</b>	
At 31 December 2022	6,600,000
At 31 December 2021	6,600,000

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022 £	2021 £
Trade debtors	541,290	354,982
Other debtors	382,709	425,858
	923,999	780,840



**THE HEATON & HOULDSWORTH PROPERTY  
COMPANY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022	2021
	£	£
Bank loans and overdrafts	-	1,032,056
Trade creditors	45,633	14,284
Taxation and social security	33,385	123,464
Other creditors	847,869	753,417
	<u>926,887</u>	<u>1,923,221</u>

**8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2022	2021
	£	£
Other creditors	<u>1,851,601</u>	<u>1,301,775</u>

**9. PROVISIONS FOR LIABILITIES**

	2022	2021
	£	£
Deferred tax	<u>236,235</u>	<u>236,235</u>
		Deferred tax
		£
Balance at 1 January 2022		<u>236,235</u>
Balance at 31 December 2022		<u>236,235</u>