

Registered number: OC370747

CHEADLE HOUSE (OAKWOOD SQUARE) LLP

UNAUDITED
FINANCIAL STATEMENTS
INFORMATION FOR FILING WITH THE REGISTRAR
FOR THE YEAR ENDED 31 DECEMBER 2022

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COMPANIES HOUSE

CHEADLE HOUSE (OAKWOOD SQUARE) LLP

INFORMATION

Designated Members

Mr S Ramanathan
Mr E McTaggart

LLP registered number

OC370747

Registered office

1 Oakwood Square
Cheadle Royal Business Park
Cheadle
Cheshire
SK8 3SB

Accountants

Grant Thornton UK LLP
Chartered Accountants
300 Pavilion Drive
Northampton Business Park
Northampton
NN4 7YE

CHEADLE HOUSE (OAKWOOD SQUARE) LLP

CONTENTS

	Page
Accountants' report	1
Statement of Financial Position	2 - 3
Notes to the financial statements	4 - 8



Report to the members on the preparation of the unaudited statutory financial statements of Cheadle House (Oakwood Square) LLP for the year ended 31 December 2022

We have compiled the accompanying financial statements of Cheadle House (Oakwood Square) LLP (the 'limited liability partnership') based on the information you have provided. These financial statements comprise the Statement of Financial Position of Cheadle House (Oakwood Square) LLP as at 31 December 2022, and the Reconciliation of Members' Interests for the year then ended, and a summary of significant accounting policies and other explanatory information.

We performed this compilation engagement in accordance with International Standard on Related Services 4410 (Revised), 'Compilation Engagements'.

We have applied our expertise in accounting and financial reporting to assist you in the preparation and presentation of these financial statements in accordance with applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice). As a member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at www.icaew.com.

These financial statements and the accuracy and completeness of the information used to compile them are your responsibility.

Since a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information you provided to us to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on whether these financial statements are prepared in accordance with United Kingdom Generally Accepted Accounting Practice.

This report is made solely to the limited liability partnership's members, as a body, in accordance with the terms of our engagement letter dated 30 July 2021. Our work has been undertaken solely to prepare for your approval the financial statements of the limited liability partnership and state those matters that we have agreed to state to the limited liability partnership's members, as a body, in this report in accordance with our engagement letter dated 30 July 2021. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the limited liability partnership and its members, as a body, for our work or for this report.

Grant Thornton UK LLP

Grant Thornton UK LLP

Chartered Accountants

Northampton

Date: 25/7/2023

CHEADLE HOUSE (OAKWOOD SQUARE) LLP
REGISTERED NUMBER: OC370747

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2022

	Note	2022 £	2021 £
Fixed assets			
Investment property	4	2,200,000	2,200,000
Current assets			
Debtors: amounts falling due within one year	5	1,234,444	1,116,357
Cash at bank and in hand		-	7,883
		<u>1,234,444</u>	<u>1,124,240</u>
Creditors: Amounts Falling Due Within One Year	6	(35,693)	(16,497)
Net current assets		<u>1,198,751</u>	<u>1,107,743</u>
Total assets less current liabilities		<u>3,398,751</u>	<u>3,307,743</u>
Creditors: amounts falling due after more than one year	7	(1,411,921)	(1,409,912)
		<u>1,986,830</u>	<u>1,897,831</u>
Net assets		<u><u>1,986,830</u></u>	<u><u>1,897,831</u></u>
Represented by:			
Loans and other debts due to members within one year			
Other amounts	8	1,443,361	1,354,362
Members' other interests			
Members' capital classified as equity		543,469	543,469
		<u>1,986,830</u>	<u>1,897,831</u>
Total members' interests			
Loans and other debts due to members	8	1,443,361	1,354,362
Members' other interests		543,469	543,469
		<u>1,986,830</u>	<u>1,897,831</u>

CHEADLE HOUSE (OAKWOOD SQUARE) LLP
REGISTERED NUMBER: OC370747

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 DECEMBER 2022

The financial statements have been prepared in accordance with the provisions applicable to entities subject to the small LLPs regime.

The entity was entitled to exemption from audit under section 477 of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008.

The members acknowledge their responsibilities for complying with the requirements of the Companies Act 2006, as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, with respect to accounting records and the preparation of financial statements.

The financial statements have been delivered in accordance with the provisions applicable to LLPs subject to the small LLPs regime.

The entity has opted not to file the statement of comprehensive income in accordance with the provisions applicable to entities subject to the small LLPs regime.

The financial statements were approved and authorised for issue by the members and were signed on their behalf by:

Shankar Ramanathan

Mr S Ramanathan
Designated member

Date: 25/7/2023

The notes on pages 4 to 8 form part of these financial statements.

CHEADLE HOUSE (OAKWOOD SQUARE) LLP

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

1. General information

Cheadle House (Oakwood Square) LLP is a private limited liability partnership registered in England and Wales.

Registered Number: OC370747.

Registered office:
1 Oakwood Square
Cheadle Royal Business Park
Cheadle
Cheshire
SK8 3SB.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006 and the requirements of the Statement of Recommended Practice "Accounting by Limited Liability Partnerships".

The following principle accounting policies have been applied:

2.2 Going concern

The LLP meets its funding requirements through a mixture of bank loans and the support of its members.

Based upon the information available, the members consider that the LLP has ample liquidity to continue in business for at least the next 12 months, from the date of signing these financial statements, as a going concern. Accordingly, the members continue to adopt the going concern basis in preparing the financial statements.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the LLP and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Revenue relates to rental income from investment properties and is recognised on a straight line basis over the period of the lease.

2.4 Investment property

Investment property is carried at fair value determined annually by either external valuers or the directors and is derived from the current market rents, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

CHEADLE HOUSE (OAKWOOD SQUARE) LLP

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

2. Accounting policies (continued)**2.5 Debtors**

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.6 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.7 Financial instruments

The LLP only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the LLP would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the Statement of financial position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

CHEADLE HOUSE (OAKWOOD SQUARE) LLP

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

2. Accounting policies (continued)

2.8 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.9 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.10 Operating leases

Rental income from operating leases is credited to profit or loss on a straight-line basis over the lease term.

2.11 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

3. Employees

The average monthly number of employees during the year was 0 (2021 - 0).

4. Investment property

	Freehold investment property £
Valuation	
At 1 January 2022	2,200,000
At 31 December 2022	2,200,000

The 2022 valuations were made by the members, on an open market value for existing use basis.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2022 £	2021 £
Historic cost	2,057,713	2,057,713

CHEADLE HOUSE (OAKWOOD SQUARE) LLP

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

5. Debtors

	2022 £	2021 £
Trade debtors	216,995	-
Amounts due from related parties	1,017,449	1,116,357
	<u>1,234,444</u>	<u>1,116,357</u>

6. Creditors: Amounts falling due within one year

	2022 £	2021 £
Bank overdrafts	8,904	-
Other taxation and social security	8,631	8,631
Accruals and deferred income	18,158	7,866
	<u>35,693</u>	<u>16,497</u>

The bank loan is secured via a debenture, fixed and floating charge and negative pledge over the investment property.

7. Creditors: Amounts falling due after more than one year

	2022 £	2021 £
Bank loans	1,411,921	1,409,912
	<u>1,411,921</u>	<u>1,409,912</u>

The aggregate amount of liabilities repayable wholly or in part more than five years after the reporting date is:

	2022 £	2021 £
Bank loans	1,411,921	1,409,912
	<u>1,411,921</u>	<u>1,409,912</u>

The bank loan is secured over the leasehold of the investment property of the LLP. It bears a variable interest rate, and is repayable wholly in more than 5 years.

CHEADLE HOUSE (OAKWOOD SQUARE) LLP

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

8. Loans and other debts due to members

	2022 £	2021 £
Other amounts due to members	1,443,361	1,354,362
	<u>1,443,361</u>	<u>1,354,362</u>

Loans and other debts due to members may be further analysed as follows:

	2022 £	2021 £
Revaluation adjustments in relation to investment property	142,287	142,287
Other amounts due to members	1,301,074	1,212,075
	<u>1,443,361</u>	<u>1,354,362</u>

Loans and other debts due to members rank equally with debts due to ordinary creditors in the event of a winding up.

9. Related party transactions

Included within other debtors is £1,017,449 (2021: £1,116,357) owing from The Mansion Group Limited, a company related by common directors. This loan bears no interest and is repayable on demand.

The investment property is rented out to The Mansion Group Limited, at £180,828 per annum. The market rent was determined to be £220,000 per annum. The members still consider this agreement to be at arm's length.

The company has taken advantage of the exemption conferred by FRS 102 Section 1a not to disclose transactions undertaken under normal market conditions.

CHEADLE HOUSE (OAKWOOD SQUARE) LLP

**RECONCILIATION OF MEMBERS' INTERESTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

	EQUITY Members' other interests	DEBT Loans and other debts due to members less any amounts due from members in debtors	Total members' interests
	Members' capital (classified as equity) £	Other amounts £	Total £
Amounts due to members		1,087,582	
Balance at 1 January 2021	543,469	1,087,582	1,631,051
Members' remuneration charged as an expense	-	266,780	266,780
Members' interests after profit for the year	543,469	1,354,362	1,897,831
Amounts due to members		1,354,362	
Balance at 31 December 2021	543,469	1,354,362	1,897,831
Members' remuneration charged as an expense	-	88,999	88,999
Members' interests after profit for the year	543,469	1,443,361	1,986,830
Amounts due to members		1,443,361	
Balance at 31 December 2022	543,469	1,443,361	1,986,830

There are no existing restrictions or limitations which impact the ability of the members of the LLP to reduce the amount of Members' other interests.