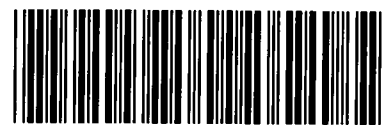


Financial Statements Heritage Manor (The Lawns) Limited

For the period ended 30 June 2016

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03/03/2017
COMPANIES HOUSE

Registered number: 08550521

Company Information

Directors

S Patient
E Dugdale

Registered number

08550521

Registered office

Emstrey House
Shrewsbury Business Park
Shrewsbury
Shropshire
SY2 6LG

Independent auditors

Grant Thornton UK LLP
Chartered Accountants & Statutory Auditor
The Colmore Building
20 Colmore Circus
Birmingham
West Midlands
B4 6AT

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Directors' Report

For the period ended 30 June 2016

The directors present their report and the audited financial statements for the period ended 30 June 2016.

Directors

The directors who served during the period were:

S Patient
E Dugdale

Directors' responsibilities statement

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements 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 financial statements 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 financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements 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 financial statements 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 of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Heritage Manor (The Lawns) Limited

Directors' Report

For the period ended 30 June 2016

Auditors

The auditors, Grant Thornton UK LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

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

A handwritten signature in black ink, appearing to read 'S Patient', written over a horizontal line.

S Patient
Director

Date: 5/1/2017.

Independent Auditors' Report to the Members of Heritage Manor (The Lawns) Limited

We have audited the financial statements of Heritage Manor (The Lawns) Limited for the period ended 30 June 2016, which comprise the Profit and loss account, the Balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective January 2015) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

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 Auditors' 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.

Respective responsibilities of directors and auditors

As explained more fully in the Directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2016 and of its profit for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' report for the financial period for which the financial statements are prepared is consistent with the financial statements.



Independent Auditors' Report to the Members of Heritage Manor (The Lawns) Limited

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where 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 financial statements 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 financial statements in accordance with the small companies regime and take advantage of the small companies exemption from the requirement to prepare a Strategic report or in preparing the Directors report.

Grant Thornton UK LLP

Rebecca Eagle (Senior statutory auditor)
for and on behalf of
Grant Thornton UK LLP
Statutory Auditor
Chartered Accountants
Birmingham
Date:

13 January 2017.

Profit and Loss Account

For the period ended 30 June 2016

	Note	30 June 2016 £	31 May 2015 £
Administrative expenses		51,001	(745)
Operating profit/(loss)	2	51,001	(745)
Interest receivable and similar income		2,544	-
Profit/(loss) on ordinary activities before taxation		53,545	(745)
Tax on profit/(loss) on ordinary activities	5	-	-
Profit/(loss) for the financial period	9	53,545	(745)

There are no material differences between the profit/(loss) on ordinary activities before taxation and the retained profit/(loss) for the financial period stated above and their historical cost equivalents.

The notes on pages 7 to 10 form part of these financial statements.

Balance Sheet

As at 30 June 2016

	Note	£	30 June 2016 £	£	31 May 2015 £
Fixed assets					
Tangible assets	6		-		700,000
Current assets					
Cash at bank		592,485		-	
Creditors: amounts falling due within one year	7	(539,819)		(700,879)	
Net current assets/(liabilities)			52,666		(700,879)
Total assets less current liabilities			52,666		(879)
Capital and reserves					
Called up share capital	8		100		100
Profit and loss account	9		52,566		(979)
Shareholders' funds/(deficit)	10		52,666		(879)

The financial statements have been prepared in accordance with the special provisions applicable to small companies within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



S Patient
Director

Date: 5/1/2017.

The notes on pages 7 to 10 form part of these financial statements.

Notes to the Financial Statements

For the period ended 30 June 2016

1. Accounting Policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

1.2 Going concern

The directors have prepared cash flow forecasts that demonstrate that the company has sufficient funding facilities in place to allow it to continue in business for a period of at least 12 months from the date of signing these financial statements. Accordingly, the financial statements are prepared on a going concern basis.

1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold land	-	Not depreciated
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1.4 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

2. Operating profit/(loss)

The operating profit/(loss) is stated after charging/(crediting):

	30 June 2016	31 May 2015
	£	£
Auditors' remuneration	760	600
(Profit)/loss on disposal of tangible fixed assets	(139,942)	-

Notes to the Financial Statements

For the period ended 30 June 2016

3. Staff costs

Staff costs, including directors' remuneration, were as follows:

	30 June 2016	31 May 2015
	£	£
Wages and salaries	80,000	-
Social security costs	4,000	-
	<u>84,000</u>	<u>-</u>

The average monthly number of employees, including the directors, during the period was as follows:

	30 June 2016 No.	31 May 2015 No.
Directors	<u>1</u>	<u>0</u>

4. Directors' remuneration

	30 June 2016	31 May 2015
	£	£
Directors remuneration	<u>59,000</u>	<u>-</u>

5. Taxation

	30 June 2016	31 May 2015
	£	£
UK corporation tax charge on profit/loss for the period/year	<u>-</u>	<u>-</u>

Notes to the Financial Statements

For the period ended 30 June 2016

6. Tangible fixed assets

	Freehold land £
Cost	
At 1 June 2015	700,000
Disposals	(700,000)
At 30 June 2016	-
Depreciation	
At 1 June 2015 and 30 June 2016	-
Net book value	
At 30 June 2016	-
At 31 May 2015	700,000

7. Creditors: Amounts falling due within one year

	30 June 2016 £	31 May 2015 £
Amounts owed to group undertakings	539,819	700,879

8. Share capital

	30 June 2016 £	31 May 2015 £
Allotted, called up and fully paid		
100 Ordinary shares of £1 each	100	100

9. Reserves

	Profit and loss account £
At 1 June 2015	(979)
Profit for the financial period	53,545
At 30 June 2016	52,566

Notes to the Financial Statements

For the period ended 30 June 2016

10. Reconciliation of movement in shareholders' funds

	30 June 2016 £	31 May 2015 £
Opening shareholders' deficit	(879)	(134)
Profit/(loss) for the financial period/year	53,545	(745)
Closing shareholders' funds/(deficit)	<u>52,666</u>	<u>(879)</u>

11. Contingent liabilities

There were no contingent liabilities at 30 June 2016 or 31 May 2015.

12. Capital commitments

There were no capital commitments at 30 June 2016 or 31 May 2015.

13. Related party transactions

The company has taken advantage of the exemption in FRS 8 not to disclose transactions with other wholly owned group companies.

14. Ultimate parent undertaking and controlling party

The ultimate parent company is Heritage Manor Limited, which is registered in England and Wales.

Its accounts are available to the public on payment of the appropriate fee, from Companies House, Crown Way, Maindy, Cardiff, CF4 3UZ.