REGISTERED NUMBER: 00019009 (England and Wales)

Report of the Directors and

Financial Statements for the Year Ended 31 December 2019

for

Liverpool and Chester Property Company Limited

Haines Watts
Statutory Auditor
3rd Floor Pacific Chambers
11-13 Victoria Street
Liverpool
Merseyside
L2 5QQ

Contents of the Financial Statements
for the Year Ended 31 December 2019

Liverpool and Chester Property Company Limited

Company Information
for the Year Ended 31 December 2019

DIRECTORS:	G Leece C McCraig K Penny D Rension A D Pelan P Roberts D C Watkins
SECRETARY:	A D Pelan
REGISTERED OFFICE:	7 Union Court Cook Street Liverpool L2 4SJ
REGISTERED NUMBER:	00019009 (England and Wales)
SENIOR STATUTORY AUDITOR:	Michael Forshaw, FCA
AUDITORS:	Haines Watts Statutory Auditor 3rd Floor Pacific Chambers 11-13 Victoria Street Liverpool Merseyside L2 5QQ

Report of the Directors
for the Year Ended 31 December 2019

The directors present their report with the financial statements of the company for the year ended 31 December 2019.

DIRECTORS
The directors shown below have held office during the whole of the period from 1 January 2019 to the date of this report.

G Leece
C McCraig
K Penny
D Rension
A D Pelan
P Roberts
D C Watkins

RISK OF BUSINESS INTERRUPTION
The Directors have considered the impact of the Coronavirus pandemic on rental income and have received a promise of assistance from our Bankers in the form of a six month capital repayment holiday on our fixed term loan. The Directors believe that there are adequate funds in place to meet all financial commitments but there is no guarantee that the current level of dividends can be maintained. The Directors are exploring the introduction of a further loan to fund additional property purchases.

STATEMENT OF DIRECTORS' RESPONSIBILITIES
The directors are responsible for preparing the Report of the Directors 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 judgements and accounting estimates that are reasonable and prudent;

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.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS
So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director 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 auditors are aware of that information.

AUDITORS
The auditors, Haines Watts Liverpool LimitedHaines Watts, will be proposed for re-appointment at the forthcoming Annual General Meeting.

Report of the Directors
for the Year Ended 31 December 2019

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:

A D Pelan - Secretary

23 April 2020

Report of the Independent Auditors to the Members of
Liverpool and Chester Property Company
Limited

Qualified Opinion
We have audited the financial statements of Liverpool and Chester Property Company Limited (the 'company') for the year ended 31 December 2019 which comprise the Income Statement, Balance Sheet, Statement of Changes in Equity and Notes to the Financial Statements, including a summary of 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 Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements include investment properties at cost rather than fair value, as required by Financial Reporting Standard 102. The relevant fair value figures are, however, disclosed in Note 7, and would result in an increase in the value of tangible fixed assets and reserves of £8,752,360 (2018 - £9,299,697). If the investments were stated at fair value a deferred tax provision of £692,025 (2018 - £800,727) would also have been recognised in the financial statements.

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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, 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.

Conclusions relating to going concern
We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

However, not all future events or conditions can be predicted. The COVID-19 viral pandemic is one of the most significant economic events for the UK with unprecedented levels of uncertainty of outcomes. It is therefore difficult to evaluate all of the potential implications on the company's trade, customers, suppliers and wider economy. The Directors' view on the impact of COVID-19 is disclosed on page 2 of the Report of the Directors.

Other information
The directors are responsible for the other information. The other information comprises the information in the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements 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.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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 Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Directors 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 Report of the Directors.

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 Report of the Directors.

Responsibilities of directors
As explained more fully in the Statement of Directors' Responsibilities set out on page two, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, 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.

Auditors' responsibilities for the audit of the financial statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors 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 financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

Report of the Independent Auditors to the Members of
Liverpool and Chester Property Company
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 a Report of the Auditors 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.

Michael Forshaw, FCA (Senior Statutory Auditor)
for and on behalf of Haines Watts
Statutory Auditor
3rd Floor Pacific Chambers
11-13 Victoria Street
Liverpool
Merseyside
L2 5QQ

24 April 2020

Liverpool and Chester Property Company
Limited (Registered number: 00019009)

Income Statement
for the Year Ended 31 December 2019

	Notes	31.12.19	31.12.18
		£	£
TURNOVER		**1,481,094**	1,457,039
Administrative expenses		**494,179**	512,761
OPERATING PROFIT		**986,915**	944,278
Interest receivable and similar income		**2**	2
		986,917	944,280
Interest payable and similar expenses		**47,606**	52,142
PROFIT BEFORE TAXATION		**939,311**	892,138
Tax on profit		**178,988**	152,051
PROFIT FOR THE FINANCIAL YEAR		**760,323**	740,087

The notes form part of these financial statements

Liverpool and Chester Property Company
Limited (Registered number: 00019009)

Balance Sheet
31 December 2019

	Notes		31.12.19		31.12.18
		£	£	£	£
FIXED ASSETS					
Investments	6		**82,475**		82,475
Investment property	7		**11,915,240**		11,835,903
			11,997,715		11,918,378
CURRENT ASSETS					
Debtors	8	**119,325**		78,818	
Cash at bank		**665,143**		598,103	
		784,468		676,921	
CREDITORS					
Amounts falling due within one year	9	**842,902**		594,817	
NET CURRENT (LIABILITIES)/ASSETS			**(58,434)**		82,104
TOTAL ASSETS LESS CURRENT LIABILITIES			**11,939,281**		12,000,482
CREDITORS					
Amounts falling due after more than one year	10		**744,760**		1,051,428
NET ASSETS			**11,194,521**		10,949,054
CAPITAL AND RESERVES					
Called up share capital			**3,885,708**		3,885,708
Other reserves	12		**634,270**		634,270
Retained earnings	12		**6,674,543**		6,429,076
SHAREHOLDERS' FUNDS			**11,194,521**		10,949,054

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

The financial statements were approved by the Board of Directors and authorised for issue on 23 April 2020 and were signed on its behalf by:

G Leece - Director

The notes form part of these financial statements

Liverpool and Chester Property Company Limited (Registered number: 00019009)

Statement of Changes in Equity for the Year Ended 31 December 2019

	Called up share capital £	Retained earnings £	Other reserves £	Total equity £
Balance at 1 January 2018	3,885,708	6,184,417	634,270	10,704,395
Changes in equity				
Dividends	-	(495,428)	-	(495,428)
Total comprehensive income	-	740,087	-	740,087
Balance at 31 December 2018	3,885,708	6,429,076	634,270	10,949,054
Changes in equity				
Dividends	-	(514,856)	-	(514,856)
Total comprehensive income	-	760,323	-	760,323
Balance at 31 December 2019	3,885,708	6,674,543	634,270	11,194,521

The notes form part of these financial statements

1. STATUTORY INFORMATION

Liverpool and Chester 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.

The presentation currency of the financial statements is the Pound Sterling (£).

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.

Preparation of consolidated financial statements
The financial statements contain information about The Liverpool and Chester Property Company Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company has taken the option under Section 398 of the Companies Act 2006 not to prepare consolidated financial statements.

Turnover
The company's turnover represents rents chargeable for the period, excluding Value Added Tax.

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.

Taxation
Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

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2. ACCOUNTING POLICIES - continued

Debtors
Short term debtors are measured at transaction price, less any impairment.

Cash and cash equivalents
Cash is represented by cash in hand and deposits with financial institutions repayable without penalty or notice of not more than 24 hours.

Financial instruments
The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and loans to related parties.

Debt instruments (other than those wholly repayable 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.

Financial assets that are measured at cost and amortised 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 income statement and retained earnings.

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.

Finance costs
Finance costs are charged to the income statement and retained earnings 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.

Going concern
The financial statements have been prepared on a going concern basis. The Directors have reviewed and considered relevant information, including the annual budget and future cash flows in making their assessment. In particular, in response to the COVID-19 pandemic, the Directors have tested their cash flow analysis to take into account the impact on their business of possible scenarios brought on by the impact of COVID-19, alongside the measures that they can take to mitigate the impact. Based on these assessments, given the measures that could be undertaken to mitigate the current adverse conditions, and the current resources available, the Directors have concluded that they can continue to adopt the going concern basis in preparing the annual report and accounts. The Directors' view on the impact of COVID-19 is included within the Report of the Directors.

3. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Preparation of the financial statements requires management to make significant judgements and estimates. The areas in the financial statements where these judgements and estimates have been made include:
- Valuation of investment property.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 7 (2018 - 7) .

continued...

5. DIVIDENDS

	31.12.19	31.12.18
	£	£
Ordinary shares of £1 each		
Final	**223,428**	281,714
Interim	**291,428**	213,714
	514,856	495,428

6. FIXED ASSET INVESTMENTS

	Shares in group undertakings
	£
COST	
At 1 January 2019	
and 31 December 2019	**82,475**
NET BOOK VALUE	
At 31 December 2019	**82,475**
At 31 December 2018	82,475

7. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 1 January 2019	**11,835,903**
Additions	**79,337**
At 31 December 2019	**11,915,240**
NET BOOK VALUE	
At 31 December 2019	**11,915,240**
At 31 December 2018	11,835,903

The freehold and leasehold investment properties owned by the company were valued as at 31st December 2019 by Mason Owen, Chartered Surveyors.

The valuations referred to above are freehold investment properties £19,109,600 (2018 - £19,607,600), and leasehold investment properties £1,558,000 (2018 - £1,528,000).

If investment properties were stated in the financial statements at their fair value this would result in an increase in the value of tangible fixed assets and reserves of £8,752,360 (2018 - £9,299,697). If the investments were stated at fair value a deferred tax provision of £692,025 (2018 - £800,727) would also have been recognised in the financial statements.

continued...

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.19	31.12.18
	£	£
Other debtors	**119,325**	78,818

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.19	31.12.18
	£	£
Bank loans and overdrafts	**308,888**	150,954
Amounts owed to group undertakings	**82,475**	82,475
Taxation and social security	**193,839**	162,446
Other creditors	**257,700**	198,942
	842,902	594,817

10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.19	31.12.18
	£	£
Bank loans	**744,760**	1,051,428

11. SECURED DEBTS

The following secured debts are included within creditors:

	31.12.19	31.12.18
	£	£
Bank loans	**1,053,648**	1,202,382

The bank loans of £1,053,648 (2018 - £1,202,382) are secured by first legal charges over certain of the company's investment property assets.

12. RESERVES

	Retained earnings	Other reserves	Totals
	£	£	£
At 1 January 2019	**6,429,076**	**634,270**	**7,063,346**
Profit for the year	**760,323**		**760,323**
Dividends	**(514,856)**		**(514,856)**
At 31 December 2019	**6,674,543**	**634,270**	**7,308,813**

Retained earnings - accumulated profits and losses achieved.

Other reserves - surpluses and losses on sales of assets and investments, net of associated corporation tax, which are required by the Articles of Association of the company to be separately set aside and are not available for distribution as dividends.

continued...

13. RELATED PARTY DISCLOSURES

The directors of the company are considered to be the key management personnel for both the current and previous year. The total benefits paid to the directors in the year were £133,750 (2018 - £133,750).