

Unaudited Financial Statements

For The Year Ended 31 October 2020

for

Open House Property Investment Limited

Contents of the Financial Statements
For The Year Ended 31 October 2020

	Page
Balance Sheet	1
Chartered Accountants' Report	3

Balance Sheet
31 October 2020

	2020		2019
	£	£	£
FIXED ASSETS		6,425	11,157
CURRENT ASSETS	271,702		42,215
CREDITORS			
Amounts falling due within one year	<u>(343,413)</u>		<u>(269,717)</u>
NET CURRENT LIABILITIES		<u>(71,711)</u>	<u>(227,502)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		(65,286)	(216,345)
CREDITORS			
Amounts falling due after more than one year		<u>106,368</u>	<u>67,466</u>
NET LIABILITIES		<u>(171,654)</u>	<u>(283,811)</u>
CAPITAL AND RESERVES		<u>(171,654)</u>	<u>(283,811)</u>

NOTES TO THE FINANCIAL STATEMENTS

1. STATUTORY INFORMATION

Open House Property Investment Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address are as below:

Registered number: 09827132

Registered office: Office 5 Hewitt Business Park
Hewitt House
Winstanley Road
Wigan
Lancashire
WN5 7XA

2. AVERAGE NUMBER OF EMPLOYEES

The average number of employees during the year was 2 (2019 - 2) .

Balance Sheet - continued
31 October 2020

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2020 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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 financial statements have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the director and authorised for issue on 12 February 2021 and were signed by:

K Clarke - Director

Chartered Accountants' Report to the Director
on the Unaudited Financial Statements of
Open House Property Investment Limited

The following reproduces the text of the report prepared for the director 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 is 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 Open House Property Investment Limited for the year ended 31 October 2020 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 Chartered Institute of Management Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://www.cimaglobal.com>.

This report is made solely to the director of Open House Property Investment Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Open House Property Investment Limited and state those matters that we have agreed to state to the director of Open House Property Investment Limited in this report in accordance with the requirements of the Chartered Institute of Management Accountants as detailed at <http://www.cimaglobal.com>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its director for our work or for this report.

It is your duty to ensure that Open House Property Investment 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 Open House Property Investment Limited. You consider that Open House Property Investment 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 Open House Property Investment 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.

Danbro Accounting Ltd
Jubilee House
East Beach
Lytham St.annes
Lancashire
FY8 5FT

Date:

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.