

REGISTERED NUMBER: 01964872 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2017

FOR

WARDBRIGHT PROPERTIES LIMITED

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FOR THE YEAR ENDED 30 SEPTEMBER 2017**

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WARDBRIGHT PROPERTIES LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 30 SEPTEMBER 2017

DIRECTORS:

M D Barton
Mrs L Mukerjea
Mrs J Barry

SECRETARY:

Mrs L Mukerjea

REGISTERED OFFICE:

103 Princes Avenue
Hull
East Yorkshire
HU5 3QP

REGISTERED NUMBER:

01964872 (England and Wales)

BALANCE SHEET
30 SEPTEMBER 2017

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Tangible assets	5		1,534		2,045
Investments	6		696,966		696,966
Investment property	7		<u>10,020,000</u>		<u>7,726,719</u>
			10,718,500		8,425,730
CURRENT ASSETS					
Debtors	8	578,335		275,841	
Cash at bank		<u>451,382</u>		<u>625,773</u>	
		1,029,717		901,614	
CREDITORS					
Amounts falling due within one year	9	<u>407,430</u>		<u>323,236</u>	
NET CURRENT ASSETS			<u>622,287</u>		<u>578,378</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			11,340,787		9,004,108
CREDITORS					
Amounts falling due after more than one year	10		(6,149,000)		(6,249,000)
PROVISIONS FOR LIABILITIES	12		<u>(553,873)</u>		<u>(140,000)</u>
NET ASSETS			<u>4,637,914</u>		<u>2,615,108</u>
CAPITAL AND RESERVES					
Called up share capital			1,000		1,000
Fair value reserve	13		2,603,329		838,921
Retained earnings	13		<u>2,033,585</u>		<u>1,775,187</u>
SHAREHOLDERS' FUNDS			<u>4,637,914</u>		<u>2,615,108</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) 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.

BALANCE SHEET - continued
30 SEPTEMBER 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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 on 28 June 2018 and were signed on its behalf by:

M D Barton - Director

Mrs L Mukerjea - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2017**

1. STATUTORY INFORMATION

Wardbright Properties 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. STATEMENT OF COMPLIANCE

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

3. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

The financial statements for the year ended 30 September 2017 are the first financial statements that comply with FRS 102. The date of transition is 1 October 2015. The nature of any transitional changes and their impact on opening equity and profit for the comparative period are explained in note 15.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies.

SIGNIFICANT JUDGEMENTS AND ESTIMATES

No significant judgements have had to be made by the directors in preparing these financial statements. The directors have made key assumptions in the determination of fair value of investment properties in respect of the state of the property market in the location where the property is situated and also in respect of the range of reasonable fair value estimates of the assets.

REVENUE

Turnover comprises revenue recognised by the company in respect of rental income received from its investment property portfolio and administration fees charged to tenants. It also includes rental income receivable from other fixed asset investments in which the company holds an interest. The company is not registered for value added tax.

Rental income is recognised on a time basis and is measured over the duration of each respective tenancy agreement but is only recognised to the extent that it is probable that the economic benefits will flow to the Company, the amount of revenue can be reliably measured and it is probable that the Company will receive the consideration due under the tenancy agreements.

Administration fees are recognised as they are charged. Commissions are deducted directly from payments made to landlords.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2017**

3. ACCOUNTING POLICIES - continued

TANGIBLE FIXED ASSETS

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their estimated residual value over their estimated useful lives, using the reducing balance method.

Depreciation is provided on the following bases:

Fixtures and fittings - 15%

The assets' residual values, useful lives and depreciation methods are reviewed and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Income Statement.

INVESTMENT PROPERTY

Investment property is carried at fair value determined annually by the directors and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset.

The company engage an independent valuer to assist the directors in determining fair value, with a number of valuations of investment property being carried out each year.

Investment property whose fair value can be measured reliably are recorded at fair value with any surplus or deficit on revaluation being recognised in the income statement accumulated in a non-distributable reserve.

No depreciation is charged on investment property.

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.

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.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 3 (2016 - 3) .

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2017

5. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
COST	
At 1 October 2016 and 30 September 2017	<u>26,154</u>
DEPRECIATION	
At 1 October 2016	24,109
Charge for year	<u>511</u>
At 30 September 2017	<u>24,620</u>
NET BOOK VALUE	
At 30 September 2017	<u>1,534</u>
At 30 September 2016	<u>2,045</u>

6. FIXED ASSET INVESTMENTS

Investments (neither listed nor unlisted) were as follows:

	2017 £	2016 £
Grovehill Trust	278,334	278,334
Croft Ward Holdings	234,147	234,147
Ward Right Holdings	<u>184,485</u>	<u>184,485</u>
	<u>696,966</u>	<u>696,966</u>

Fixed asset investments represent amounts invested in the following entities:

33.34% interest in 'The Grovehill Trust',

50% interest in 'Croft Ward Holdings',

50% interest in 'Ward Right Holdings',

All the above entities own and rent out property on an arms length basis.

There are no listed investments (2016 - £NIL).

7. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 October 2016	7,726,719
Additions	115,000
Revaluations	<u>2,178,281</u>
At 30 September 2017	<u>10,020,000</u>
NET BOOK VALUE	
At 30 September 2017	<u>10,020,000</u>
At 30 September 2016	<u>7,726,719</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2017

7. INVESTMENT PROPERTY - continued

Fair value at 30 September 2017 is represented by:

	£
Valuation in 2010	978,921
Valuation in 2017	2,178,281
Cost	<u>6,862,798</u>
	<u>10,020,000</u>

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

	2017	2016
	£	£
Cost	<u>6,862,798</u>	<u>6,747,798</u>

Investment property was valued on an open market value basis on 30 September 2017 by Allied Surveyors and throughout the year.

The directors have also reviewed the valuations of investment property as at 30 September 2017 and made judgements as to the fair value of those assets which were not professionally valued during the year.

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017	2016
	£	£
Trade debtors	55,159	54,573
Other debtors	<u>523,176</u>	<u>221,268</u>
	<u>578,335</u>	<u>275,841</u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017	2016
	£	£
Bank loans and overdrafts	100,000	100,000
Trade creditors	50,627	2,628
Taxation and social security	86,100	99,750
Other creditors	<u>170,703</u>	<u>120,858</u>
	<u>407,430</u>	<u>323,236</u>

The bank loan is secured.

Included in other creditors are amounts due to the directors of **£33,000** (2016 - £111,184).

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

	2017	2016
	£	£
Bank loans	<u>6,149,000</u>	<u>6,249,000</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2017

11. SECURED DEBTS

The following secured debts are included within creditors:

	2017 £	2016 £
Bank loans	<u>6,249,000</u>	<u>6,349,000</u>

The bank loan is secured by first charges taken by the bank over specific investment properties together with a debenture over the remaining assets of the company.

12. PROVISIONS FOR LIABILITIES

	2017 £	2016 £
Deferred tax	<u>553,873</u>	<u>140,000</u>
		Deferred tax £
Balance at 1 October 2016		140,000
Provision on revaluation		<u>413,873</u>
Balance at 30 September 2017		<u>553,873</u>

13. RESERVES

	Retained earnings £	Fair value reserve £	Totals £
At 1 October 2016	1,775,187	838,921	2,614,108
Profit for the year	2,022,806		2,022,806
Revaluation in the year	<u>(1,764,408)</u>	<u>1,764,408</u>	-
At 30 September 2017	<u>2,033,585</u>	<u>2,603,329</u>	<u>4,636,914</u>

14. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The directors have given a personal guarantee of **£100,000** each to the bank as security for the bank loan.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 SEPTEMBER 2017**

15. FIRST YEAR ADOPTION OF FRS 102

The company transitioned to FRS 102 from previously extant UK GAAP as at 1 October 2015. The impact of the transition to FRS 102 is as follows:

The company was not previously required, under UK GAAP and FRS 19 to provide deferred taxation on investment property revaluation movements unless there was a binding commitment to sell the property. FRS 102 does not contain any such exemptions and accordingly, deferred tax has been recognised on revalued investment properties using the 'timing difference plus' approach.

An opening provision of £140,000 has been recognised in the balance sheet at the date of transition of 1 October 2015. No charge was made in 2016 as there was no movement in the property valuations. This has had the effect of reducing net assets by £140,000 in the comparative period for this additional tax charge.

For the financial year ended 30 September 2017, a charge of £413,873 has been made against the non-distributable reserve leaving a closing deferred tax provision of £553,873 in respect of investment property fair values at the year end.

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.