

**CARRARA WHARF GENERAL MANAGEMENT COMPANY LIMITED**  
**UNAUDITED ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**CARRARA WHARF GENERAL MANAGEMENT COMPANY LIMITED**  
**ANNUAL REPORT AND UNAUDITED ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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**CARRARA WHARF GENERAL MANAGEMENT COMPANY LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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<b>Directors</b>	Jonathan Whinfield Sweet Russell Arnold Ford Vincenzo De Rosa
<b>Company Number</b>	02170693 (England and Wales)
<b>Registered Office</b>	266 Kingsland Road London E8 4DG England
<b>Accountants</b>	AccountsCo 47 Islington Park Street London N1 1QB

**CARRARA WHARF GENERAL MANAGEMENT COMPANY LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2022**

	2022	2021
	£	£
Current assets	96	96
<b>Net current assets</b>	96	96
<b>Total assets less current liabilities</b>	96	96
<b>Net assets</b>	96	96
<b>Capital and reserves</b>	96	96

**NOTES TO THE ACCOUNTS**

**1 Statutory information**

CARRARA WHARF GENERAL MANAGEMENT COMPANY LIMITED is a private company, limited by shares, registered in England and Wales, registration number 02170693. The registered office is 266 Kingsland Road, London, E8 4DG, England.

**2 Guarantees and other financial commitments**

**CARRARA WHARF GENERAL MANAGEMENT COMPANY LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2022 (CONTINUED)**

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**Contingent liabilities**

The Environment Agency ("EA") have informed the Company that the flood defence along the Eastern Wall of the Swan Drawdock has reached the end of its life and needs to be rehabilitated and stabilised. The estimated cost is £8.26M.

The EA claims this flood defence lies within the Company's ownership and therefore the Company is responsible for these works under the Thames River (Prevention of Floods) Amendment Acts 1879 - 1962.

The Company disputes any liability. The Company has been advised that the available evidence of ownership of the flood defence is inconclusive. The Company is advised any legal proceedings or dispute resolution mechanism is likely to be determined "on the balance of probabilities".

The Company has been in discussion with the EA as to the terms of any agreement between the EA and the Company by which the Company would make a contribution to the cost of the Works. These discussions have not reached any conclusion and no agreement has been reached.

The EA intend to undertake the rehabilitation and stabilisation works ("the Works"), starting Autumn 2023 and lasting a year.

The EA has indicated it is willing to bear the actual cost of these Works provided the Company enters into a binding agreement with it under which:

1. The Company will contribute 10% of the estimated cost, being £826,014, payable in equal instalments over a 10-year period starting one year after completion of the Works and without interest,
2. The Company acknowledge ownership of the Works and responsibility for all subsequent maintenance and repair and for any associated PLA river licence, &
3. Accept a legal charge over the freehold of the Company 's Carrara Wharf Estate.

The Company has not responded to this.

The EA has said it is about to exercise its right to serve notice on the Company under the Thames River (Prevention of Floods) Amendment Acts 1879 - 1962 requiring the Company to undertake the Works at its own expense, which the EA estimate at £8.26M.

Should the Company make any contribution to the cost of the Works, or have to bear 100% of the actual cost, the Company would need to recover the amount from owners.

**3 Average number of employees**

During the year the average number of employees was 0 (2021: 0).

**CARRARA WHARF GENERAL MANAGEMENT COMPANY LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2022 (CONTINUED)**

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For the year ending 31 December 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the micro-entity provisions of the Companies Act 2006 and FRS 105, The Financial Reporting Standard applicable to the Micro-entities Regime. The accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

Approved by the board on 21 September 2023

Russell Arnold Ford  
Director

Company Registration No. 02170693

