

Company Registration No. 04110210 (England and Wales)

WPI HOMES LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2017
PAGES FOR FILING WITH REGISTRAR

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WPI HOMES LIMITED

CONTENTS

	Page
Balance sheet	1
Notes to the financial statements	2 - 8

WPI HOMES LIMITED

BALANCE SHEET

AS AT 31 OCTOBER 2017

	Notes	2017 £	£	2016 £	£
Fixed assets					
Tangible assets	3		7,294		8,542
Investment properties	4		2,129,313		2,129,313
Investments	5		1		1
			<u>2,136,608</u>		<u>2,137,856</u>
Current assets					
Stocks		1,425,260		851,807	
Debtors	6	326,727		326,080	
Cash at bank and in hand		76,739		60,990	
		<u>1,828,726</u>		<u>1,238,877</u>	
Creditors: amounts falling due within one year	7	(3,438,083)		(148,746)	
Net current (liabilities)/assets			<u>(1,609,357)</u>		<u>1,090,131</u>
Total assets less current liabilities			<u>527,251</u>		<u>3,227,987</u>
Creditors: amounts falling due after more than one year	8		(208,149)		(2,990,448)
Net assets			<u><u>319,102</u></u>		<u><u>237,539</u></u>
Capital and reserves					
Called up share capital	9		100		100
Non-distributable profits reserve	10		20,000		20,000
Distributable profits reserve			299,002		217,439
Total equity			<u><u>319,102</u></u>		<u><u>237,539</u></u>

The director of the company has elected not to include a copy of the profit and loss account within the financial statements.

These financial statements have been prepared and delivered 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 24.7.18 and are signed on its behalf by:



W P Igoe
Director

Company Registration No. 04110210

WPI HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2017

1 Accounting policies

Company information

WPI Homes Limited is a private company limited by shares incorporated in England and Wales. The registered office is WPI House, King Street Trading Estate, Middlewich, Cheshire, CW10 9LF.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

This company is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this company, which are intended to give a true and fair view of the assets, liabilities, financial position and profit or loss of the group. The company has therefore taken advantage of the exemptions available under FRS 102 section 1.12.

The financial statements of the company are consolidated in the financial statements of WPI Group Holdings Limited. These consolidated financial statements are available from its registered office, 1 Goose Green, Altrincham Cheshire, WA14 1DW.

1.2 Turnover

Turnover represents the income receivable from property conversions and sales, excluding value added tax, and is recognised on hand over of legal title to the purchaser. Rental income is recognised on an accruals basis.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and machinery	15% reducing balance
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

WPI HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2017

1 Accounting policies

(Continued)

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

1.5 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use.

1.7 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

1.8 Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are measured at transaction price including transaction costs.

WPI HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2017

1 Accounting policies

(Continued)

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are recognised at transaction price.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.11 Retirement benefits

The pension costs charged in the financial statements represent the contribution payable by the company during the year.

WPI HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 OCTOBER 2017

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 0(2016 - 1).

3 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 November 2016 and 31 October 2017	48,179
Depreciation and impairment	
At 1 November 2016	39,637
Depreciation charged in the year	1,248
At 31 October 2017	40,885
Carrying amount	
At 31 October 2017	7,294
At 31 October 2016	8,542

4 Investment property

	2017 £
Fair value	
At 1 November 2016 and 31 October 2017	2,129,313

Included in investment properties is £1,850,000 relating to Hightown apartments, Flag Lane, Crewe. The fair value of this investment property has been arrived at on the basis of a valuation carried out in June 2017 by Keppie Massie, independent RICS valuers.

The remaining properties were valued by the directors who consider they are included at current market value.

5 Fixed asset investments

	2017 £	2016 £
Investments	1	1

Fixed asset investments are accounted for at cost.

WPI HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2017

5 Fixed asset investments (Continued)

Movements in fixed asset investments

	Shares in group undertakings £
Cost or valuation	
At 1 November 2016 & 31 October 2017	1
Carrying amount	
At 31 October 2017	1
At 31 October 2016	1

6 Debtors

	2017 £	2016 £
Amounts falling due within one year:		
Amounts owed by group undertakings	325,789	325,789
Other debtors	938	291
	<u>326,727</u>	<u>326,080</u>

7 Creditors: amounts falling due within one year

	2017 £	2016 £
Bank loans and overdrafts	125,883	123,694
Trade creditors	6,120	1,887
Amounts due to group undertakings	3,274,318	-
Corporation tax	20,137	10,823
Other taxation and social security	-	3,568
Other creditors	11,625	8,774
	<u>3,438,083</u>	<u>148,746</u>

8 Creditors: amounts falling due after more than one year

	2017 £	2016 £
Bank loans and overdrafts	208,149	335,043
Other creditors	-	2,655,405
	<u>208,149</u>	<u>2,990,448</u>

WPI HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2017

8 Creditors: amounts falling due after more than one year (Continued)

Bank loans and overdrafts are secured by way of a fixed charge over the company's investment properties.

9 Called up share capital

	2017 £	2016 £
Ordinary share capital		
Issued and fully paid		
100 Ordinary Shares of £1 each	100	100
	<u>100</u>	<u>100</u>

10 Non-distributable profits reserve

	2017 £	2016 £
At the beginning of the year	20,000	-
Non distributable profits in the year	-	20,000
	<u>20,000</u>	<u>20,000</u>

11 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Gary Kramrisch.
The auditor was Alexander & Co.

12 Financial commitments, guarantees and contingent liabilities

The company is party to a composite guarantee and indemnity in relation to loan notes issued to A.I Igoo. The maximum outstanding at the year end was £920,000 (2016 - £3,840,000).

13 Related party transactions

The company has taken advantage of available exemptions in Section 33.1A of FRS 102 not to disclose transactions with fellow subsidiaries wholly owned within the group.

14 Directors' transactions

During the year the company made rental payments of £1,250 (2016: £15,000) to WP Igoo. At the balance sheet date an amount of £5,060 (2016: £2,530) remains outstanding and is included within Other creditors.

WPI HOMES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 OCTOBER 2017

15 Parent company

At the balance sheet date the company was a 100% subsidiary of WPI Group Limited, a company registered in England and Wales. The ultimate parent company was WPI Group Holdings Limited, a company with a registered office of 1 Goose Green, Altrincham, Cheshire WA14 1DW. A copy of the ultimate parent company's financial statements is available from Companies House.

On 8th June 2018, the controlling party became WP Igoe.