

Company registration number 10181968 (England and Wales)

WHARF HOUSE PROPERTIES LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2022
PAGES FOR FILING WITH REGISTRAR

WHARF HOUSE PROPERTIES LIMITED

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WHARF HOUSE PROPERTIES LIMITED

BALANCE SHEET

AS AT 31 MAY 2022

| | Notes | 2022 £ | £ | 2021 £ | £ |
|---|-------|--------------------|--------------------|--------------------|--------------------|
| Fixed assets | | | | | |
| Investment properties | 5 | 3,585,000 | | 2,979,938 | |
| Investments | 6 | 80,000 | | - | |
| | | <u>3,665,000</u> | | <u>2,979,938</u> | |
| Current assets | | | | | |
| Debtors | 7 | 2,009 | | 2,029 | |
| Cash at bank and in hand | | 31,478 | | 44,588 | |
| | | <u>33,487</u> | | <u>46,617</u> | |
| Creditors: amounts falling due within one year | 8 | <u>(3,032,062)</u> | | <u>(2,783,108)</u> | |
| Net current liabilities | | | <u>(2,998,575)</u> | | <u>(2,736,491)</u> |
| Total assets less current liabilities | | | <u>666,425</u> | | <u>243,447</u> |
| Provisions for liabilities | | | <u>(62,824)</u> | | <u>(6,252)</u> |
| Net assets | | | <u>603,601</u> | | <u>237,195</u> |
| Capital and reserves | | | | | |
| Called up share capital | 9 | 100 | | 100 | |
| Other reserves | 10 | 267,826 | | 26,651 | |
| Profit and loss reserves | | 335,675 | | 210,444 | |
| Total equity | | | <u>603,601</u> | | <u>237,195</u> |

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

For the financial year ended 31 May 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

WHARF HOUSE PROPERTIES LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 MAY 2022

The financial statements were approved by the board of directors and authorised for issue on 22 September 2022 and are signed on its behalf by:

Mr P G Gubb
Director

Company Registration No. 10181968

WHARF HOUSE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MAY 2022

1 Accounting policies

Company information

Wharf House Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is Wharf House, 31 Wharf Hill, Winchester, Hampshire, United Kingdom, SO23 9NQ.

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 the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that it is probable will be recovered.

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:

| | |
|-----------|-------------|
| Computers | 33% on cost |
|-----------|-------------|

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.

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. Changes in fair value are recognised in profit or loss.

WHARF HOUSE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2022

1 Accounting policies

(Continued)

1.5 Fixed asset investments

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

1.6 Cash and cash equivalents

Cash and cash equivalents 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.

1.7 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 initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

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.

1.8 Equity instruments

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

1.9 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.

WHARF HOUSE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2022

1 Accounting policies

(Continued)

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.

1.10 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

WHARF HOUSE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2022

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Revenue recognition

The key judgements made by management in respect of revenue is the point at which that revenue should be recognised. Management consider the underlying contract terms and conclude upon the most appropriate point of the cycle at which to recognise revenue based upon the these terms and in particular where the risks and rewards of ownership transfer.

Tangible fixed assets

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. Residual value assessment consider issues such as the remaining life of the asset and the projected disposal value.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

| | 2022 Number | 2021 Number |
|-------|----------------|----------------|
| Total | 2 | 2 |

4 Tangible fixed assets

| | Plant and machinery etc |
|------------------------------------|----------------------------|
| | £ |
| Cost | |
| At 1 June 2021 and 31 May 2022 | 741 |
| Depreciation and impairment | |
| At 1 June 2021 and 31 May 2022 | 741 |
| Carrying amount | |
| At 31 May 2022 | - |
| At 31 May 2021 | - |

WHARF HOUSE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2022

5 Investment property

| | 2022 £ |
|-------------------|------------------|
| Fair value | |
| At 1 June 2021 | 2,979,938 |
| Additions | 307,315 |
| Revaluations | 297,747 |
| | <u>3,585,000</u> |
| At 31 May 2022 | <u>3,585,000</u> |

Investment property comprises five properties. Fair value has been ascertained by the directors on an open market value basis by reference to market evidence of transaction prices for similar properties in the area. A professional valuation has not taken place in the year.

6 Fixed asset investments

| | 2022 £ | 2021 £ |
|------------------------------------|---------------|-----------|
| Other investments other than loans | 80,000 | - |
| | <u>80,000</u> | <u>-</u> |

Movements in fixed asset investments

| | Investments £ |
|--------------------------|------------------|
| Cost or valuation | |
| At 1 June 2021 | - |
| Additions | 80,000 |
| | <u>80,000</u> |
| At 31 May 2022 | <u>80,000</u> |
| Carrying amount | |
| At 31 May 2022 | 80,000 |
| | <u>80,000</u> |
| At 31 May 2021 | <u>-</u> |

7 Debtors

| | 2022 £ | 2021 £ |
|---|--------------|--------------|
| Amounts falling due within one year: | | |
| Trade debtors | 2,009 | 2,029 |
| | <u>2,009</u> | <u>2,029</u> |

WHARF HOUSE PROPERTIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2022

8 Creditors: amounts falling due within one year

| | 2022 £ | 2021 £ |
|------------------------------|------------------|------------------|
| Taxation and social security | 32,268 | 16,800 |
| Other creditors | 2,999,794 | 2,766,308 |
| | <u>3,032,062</u> | <u>2,783,108</u> |

9 Called up share capital

| | 2022 Number | 2021 Number | 2022 £ | 2021 £ |
|-------------------------------|----------------|----------------|------------|------------|
| Ordinary share capital | | | | |
| Issued and fully paid | | | | |
| Ordinary A shares of £1 each | 35 | 35 | 35 | 35 |
| Ordinary B shares of £1 each | 35 | 35 | 35 | 35 |
| Ordinary C shares of £1 each | 15 | 15 | 15 | 15 |
| Ordinary D shares of £1 each | 15 | 15 | 15 | 15 |
| | <u>100</u> | <u>100</u> | <u>100</u> | <u>100</u> |

100 Ordinary shares were reclassified into 35 Ordinary A shares, 35 Ordinary B shares, 15 Ordinary C shares and 15 Ordinary D shares during the year. The rights on the shares remain unchanged.

10 Other reserves

| | Investment property fair value reserve £ |
|------------------------------------|---|
| At the beginning of the prior year | 26,651 |
| At the end of the prior year | 26,651 |
| Additions | 241,175 |
| At the end of the current year | <u>267,826</u> |

11 Related party transactions

The following amounts were outstanding at the reporting end date:

| | 2022 £ | 2021 £ |
|---------------------------------------|------------------|------------------|
| Amounts due to related parties | | |
| Key management personnel | <u>2,997,094</u> | <u>2,763,608</u> |

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.