

Company Registration No. 04627931 (England and Wales)

THE WHARF HOUSE COMPANY LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE TEN MONTH PERIOD ENDED 31 DECEMBER 2021

THE WHARF HOUSE COMPANY LIMITED

COMPANY INFORMATION

| | |
|--------------------------|---|
| Directors | Philip Marshall Eamonn McGurk Edward Helps |
| Company number | 04627931 |
| Registered office | Beaumont House 172 Southgate Street Gloucester GL1 2EZ |
| Accountants | Griffiths Marshall Beaumont House 172 Southgate Street Gloucester GL1 2EZ |
| Business address | Malswick House Malswick Newent Gloucestershire GL18 1HE |

THE WHARF HOUSE COMPANY LIMITED

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THE WHARF HOUSE COMPANY LIMITED

DIRECTORS' REPORT

FOR THE TEN MONTH PERIOD ENDED 31 DECEMBER 2021

The directors present their annual report and financial statements for the ten month period ended 31 December 2021.

Principal activities

The company's principal activity and main source of income is the rental of property.

Directors

The directors who held office during the ten month period and up to the date of signature of the financial statements were as follows:

Philip Marshall
Eamonn McGurk
Edward Helps

Small companies exemption

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board

Philip Marshall
Director

20 April 2022

THE WHARF HOUSE COMPANY LIMITED

ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF THE WHARF HOUSE COMPANY LIMITED FOR THE TEN MONTH PERIOD ENDED 31 DECEMBER 2021

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of The Wharf House Company Limited for the ten month period ended 31 December 2021 which comprise the profit and loss account, the 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 Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of The Wharf House Company Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of The Wharf House Company Limited and state those matters that we have agreed to state to the Board of Directors of The Wharf House Company Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than The Wharf House Company Limited and its Board of Directors as a body, for our work or for this report.

It is your duty to ensure that The Wharf House Company 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 The Wharf House Company Limited. You consider that The Wharf House Company Limited is exempt from the statutory audit requirement for the ten month period.

We have not been instructed to carry out an audit or a review of the financial statements of The Wharf House Company 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.

Griffiths Marshall

20 April 2022

Chartered Accountants

Beaumont House
172 Southgate Street
Gloucester
GL1 2EZ

THE WHARF HOUSE COMPANY LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE TEN MONTH PERIOD ENDED 31 DECEMBER 2021

| | Ten months ended 31 December 2021 £ | Year ended 28 February 2021 £ |
|---|---|---|
| Turnover | 37,513 | 28,706 |
| Cost of sales | - | (1,200) |
| | <hr/> | <hr/> |
| Gross profit | 37,513 | 27,506 |
| Administrative expenses | (12,733) | (15,113) |
| Other operating income | 6,500 | 5,000 |
| | <hr/> | <hr/> |
| Operating profit | 31,280 | 17,393 |
| Interest payable and similar expenses | (30,292) | (49,240) |
| | <hr/> | <hr/> |
| Profit/(loss) before taxation | 988 | (31,847) |
| Tax on profit/(loss) | - | - |
| | <hr/> | <hr/> |
| Profit/(loss) for the financial ten month period | <u>988</u> | <u>(31,847)</u> |

THE WHARF HOUSE COMPANY LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2021

| | Notes | Ten months ended 31/12/2021 | | Year ended 28/02/2021 | |
|--|-------|--------------------------------|------------------|--------------------------|------------------|
| | | £ | £ | £ | £ |
| Fixed assets | | | | | |
| Tangible assets | 4 | | 341,672 | | 343,212 |
| Current assets | | | | | |
| Debtors | 5 | 1,864 | | 3,463 | |
| Cash at bank and in hand | | 22,462 | | 14 | |
| | | <u>24,326</u> | | <u>3,477</u> | |
| Creditors: amounts falling due within one year | 6 | (9,250) | | (58,711) | |
| Net current assets/(liabilities) | | | 15,076 | | (55,234) |
| Total assets less current liabilities | | | 356,748 | | 287,978 |
| Creditors: amounts falling due after more than one year | 7 | | (731,904) | | (664,122) |
| Net liabilities | | | <u>(375,156)</u> | | <u>(376,144)</u> |
| Capital and reserves | | | | | |
| Called up share capital | 8 | | 100,002 | | 100,002 |
| Profit and loss reserves | | | (475,158) | | (476,146) |
| Total equity | | | <u>(375,156)</u> | | <u>(376,144)</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 ten month period ended 31 December 2021 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 member has not required the company to obtain an audit of its financial statements for the ten month period in question in accordance with section 476.

These financial statements have been prepared 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 20 April 2022 and are signed on its behalf by:

Philip Marshall
Director

Company Registration No. 04627931

THE WHARF HOUSE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE TEN MONTH PERIOD ENDED 31 DECEMBER 2021

1 Accounting policies

Company information

The Wharf House Company Limited is a private company limited by shares incorporated in England and Wales. The registered office is Beaumont House, 172 Southgate Street, Gloucester, GL1 2EZ.

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 Going concern

These financial statements are prepared on the going concern basis. The directors have a reasonable expectation that the company will continue in operational existence for the foreseeable future. However, the directors are would like to draw your attention to the company's reliance on the loan provided from the parent company Herefordshire & Gloucestershire Canal Trust Limited listed in note 9.

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and 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.

Rent receivable including any lease incentives given, are recognised in the profit or loss on a straight line basis over the term of the lease.

1.4 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:

| | |
|-----------------------------|-------------------|
| Freehold land and buildings | |
| Plant and equipment | 20% straight line |
| Fixtures and fittings | 15% straight line |
| Office equipment | 25% straight line |

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.

THE WHARF HOUSE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE TEN MONTH PERIOD ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.5 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). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.6 Cash at bank and in hand

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.

THE WHARF HOUSE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE TEN MONTH PERIOD ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

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.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

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.

3 Employees

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

| | Ten months ended 31/12/2021 | Year ended 28/02/2021 |
|-------|-----------------------------------|--------------------------|
| Total | - | - |

THE WHARF HOUSE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE TEN MONTH PERIOD ENDED 31 DECEMBER 2021

4 Tangible fixed assets

| | Land and buildings | Plant and machinery etc | Total |
|--|-----------------------|-------------------------------|---------|
| | £ | £ | £ |
| Cost | | | |
| At 1 March 2021 and 31 December 2021 | 340,964 | 63,594 | 404,558 |
| Depreciation and impairment | | | |
| At 1 March 2021 | - | 61,346 | 61,345 |
| Depreciation charged in the ten month period | - | 1,541 | 1,541 |
| At 31 December 2021 | - | 62,886 | 62,886 |
| Carrying amount | | | |
| At 31 December 2021 | 340,964 | 708 | 341,672 |
| At 28 February 2021 | 340,964 | 2,248 | 343,212 |

5 Debtors

| | Ten months ended 31/12/2021 | Year ended 28/02/2021 |
|---|-----------------------------------|--------------------------|
| | £ | £ |
| Amounts falling due within one year: | | |
| Trade debtors | 1,476 | 2,315 |
| Other debtors | 388 | 1,148 |
| | 1,864 | 3,463 |

6 Creditors: amounts falling due within one year

| | Ten months ended 31/12/2021 | Year ended 28/02/2021 |
|------------------------------|-----------------------------------|--------------------------|
| | £ | £ |
| Bank loans and overdrafts | - | 28,021 |
| Trade creditors | 7,188 | 7,188 |
| Taxation and social security | 873 | 702 |
| Other creditors | 1,189 | 22,800 |
| | 9,250 | 58,711 |

THE WHARF HOUSE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE TEN MONTH PERIOD ENDED 31 DECEMBER 2021

7 Creditors: amounts falling due after more than one year

| | Ten months ended 31/12/2021 | Year ended 28/02/2021 |
|-----------------|-----------------------------------|--------------------------|
| | £ | £ |
| Other creditors | 731,904 | 664,122 |
| | <u>731,904</u> | <u>664,122</u> |

8 Called up share capital

| | Ten months ended 31/12/2021 | Year ended 28/02/2021 |
|---|-----------------------------------|--------------------------|
| | £ | £ |
| Ordinary share capital Issued and fully paid | | |
| 100,002 Ordinary shares of £1 each | 100,002 | 100,002 |
| | <u>100,002</u> | <u>100,002</u> |

9 Related party transactions

As at 31st December 2021 the company owed £731,904 (2021 - £664,123) to Herefordshire and Gloucestershire Canal Trust Limited as an intercompany loan. In the period the parent company charged interest of £29,833 (2021 - £45,376) on this loan.

10 Parent company

The company is a subsidiary undertaking of Herefordshire and Gloucestershire Canal Trust Limited and its registered office is Beaumont House, 172 Southgate Street, Gloucester, GL1 2EZ.

THE WHARF HOUSE COMPANY LIMITED

DETAILED TRADING AND PROFIT AND LOSS ACCOUNT

FOR THE TEN MONTH PERIOD ENDED 31 DECEMBER 2021

| | Ten months ended 31 December 2021 | | Year ended 28 February 2021 | |
|--|--|----------|--------------------------------------|----------|
| | £ | £ | £ | £ |
| Turnover | | | | |
| Rental income | | 37,513 | | 28,706 |
| Cost of sales | | | | |
| Commissions payable | - | | 1,200 | |
| | | | | (1,200) |
| Gross profit | 100.00% | 37,513 | 95.82% | 27,506 |
| Other operating income | | | | |
| Sundry income | | 6,500 | | 5,000 |
| Administrative expenses | | | | |
| Rates | - | | 301 | |
| Power, light and heat | - | | 510 | |
| Property repairs and maintenance | 7,988 | | 8,070 | |
| Travelling expenses | - | | 180 | |
| Legal and professional fees | 1,604 | | - | |
| Accountancy | 1,100 | | 1,175 | |
| Bank charges | (499) | | 458 | |
| Insurances | 964 | | 1,933 | |
| Printing and stationery | - | | 9 | |
| Advertising | - | | 202 | |
| Sundry expenses | 35 | | 167 | |
| Depreciation | 1,541 | | 2,108 | |
| | | (12,733) | | (15,113) |
| Operating profit | | 31,280 | | 17,393 |
| Interest payable and similar expenses | | | | |
| Interest payable | | (30,292) | | (49,240) |
| Profit/(loss) before taxation | 2.63% | 988 | 110.94% | (31,847) |
