

Registered number: 01635057

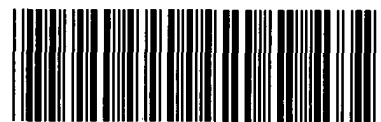
Warrprop Limited

Unaudited

Directors' report and financial statements

For the year ended 31 December 2016

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COMPANIES HOUSE

Warrprop Limited

Company Information

Directors

Mr D N Warren
Mrs J M Warren

Company secretary

Mrs J M Warren

Registered number

01635057

Registered office

37 St Margarets Street
Canterbury
Kent
CT1 2TU

Accountants

Kreston Reeves LLP
Chartered Accountants
37 St Margaret's Street
Canterbury
Kent
CT1 2TU

Warrprop Limited

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Warrprop Limited

Directors' report

For the year ended 31 December 2016

The directors present their report and the financial statements for the year ended 31 December 2016.

Directors' responsibilities statement

The directors are responsible for preparing the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Directors

The directors who served during the year were:

Mr D N Warren
Mrs J M Warren

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 28 June 2017 and signed on its behalf.



Mrs J M Warren
Secretary

Warrprop Limited

Chartered accountants' report to the board of directors on the preparation of the unaudited statutory financial statements of Warrprop Limited for the year ended 31 December 2016

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Warrprop Limited for the year ended 31 December 2016 which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity and the related notes from the company 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 Warrprop Limited, as a body, in accordance with the terms of our engagement letter dated 1 March 2016. Our work has been undertaken solely to prepare for your approval the financial statements of Warrprop Limited and state those matters that we have agreed to state to the board of directors of Warrprop Limited, as a body, in this report in accordance with ICAEW Technical Release TECH07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Warrprop Limited and its board of directors, as a body, for our work or for this report.

It is your duty to ensure that Warrprop 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 or loss of Warrprop Limited. You consider that Warrprop Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or review of the financial statements of Warrprop 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.



Kreston Reeves LLP
Chartered Accountants
37 St Margaret's Street
Canterbury
Kent
CT1 2TU
28 June 2017

Warrprop Limited

Statement of comprehensive income For the year ended 31 December 2016

	Note	2016 £	2015 £
Turnover		116,869	98,875
Gross profit		116,869	98,875
Administrative expenses		(56,457)	(42,839)
Fair value movements		117,000	-
Operating profit		177,412	56,036
Interest receivable and similar income		2,422	-
Profit before tax		179,834	56,036
Tax on profit		2,768	(10,230)
Profit for the year		182,602	45,806

There was no other comprehensive income for 2016 (2015:£NIL).

The notes on pages 6 to 15 form part of these financial statements.

Statement of financial position
As at 31 December 2016

	Note	2016 £	2015 £
Fixed assets			
Tangible assets	4	602,376	533,001
Investment property	5	1,100,032	-
		<u>1,702,408</u>	<u>533,001</u>
Current assets			
Debtors: amounts falling due within one year	6	10,230	18,480
Cash at bank and in hand	7	16,864	35,620
		<u>27,094</u>	<u>54,100</u>
Creditors: amounts falling due within one year	8	(4,312)	(28,974)
		<u>22,782</u>	<u>25,126</u>
Net current assets		<u>22,782</u>	<u>25,126</u>
Total assets less current liabilities		<u>1,725,190</u>	<u>558,127</u>
Creditors: amounts falling due after more than one year		(1,000,000)	-
Provisions for liabilities			
Deferred tax	12	(7,461)	-
		<u>(7,461)</u>	<u>-</u>
Net assets		<u><u>717,729</u></u>	<u><u>558,127</u></u>
Capital and reserves			
Called up share capital	13	40,000	40,000
Revaluation reserve	14	292,647	149,357
Profit and loss account	14	385,082	368,770
		<u>717,729</u>	<u>558,127</u>

The directors consider that the company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

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 financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 28 June 2017.

Mr D N Warren
Director



The notes on pages 6 to 15 form part of these financial statements.

Warrprop Limited

Statement of changes in equity For the year ended 31 December 2016

	Called up share capital £	Revaluation reserve £	Profit and loss account £	Total equity £
At 1 January 2015	40,000	153,236	366,085	559,321
Comprehensive income for the year				
Profit for the year	-	-	45,806	45,806
Total comprehensive income for the year	-	-	45,806	45,806
Dividends: Equity capital	-	-	(47,000)	(47,000)
Transfer to/from profit and loss account	-	(3,879)	3,879	-
Total transactions with owners	-	(3,879)	(43,121)	(47,000)
At 1 January 2016	40,000	149,357	368,770	558,127
Comprehensive income for the year				
Profit for the year	-	-	182,602	182,602
Total comprehensive income for the year	-	-	182,602	182,602
Dividends: Equity capital	-	-	(23,000)	(23,000)
Transfer to/from profit and loss account	-	143,290	(143,290)	-
Total transactions with owners	-	143,290	(166,290)	(23,000)
At 31 December 2016	40,000	292,647	385,082	717,729

Warrprop Limited

Notes to the financial statements For the year ended 31 December 2016

1. General information

Warrprop Limited (company number 01635057) is a private company limited by shares and incorporated in South East of England. The address of the company's principal place of business is Channel View Road, Dover, Kent. CT17 9TP.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.3 Tangible fixed assets

Tangible fixed assets under the cost model, other than freehold property, 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.

Land is not depreciated. Depreciation on other assets is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Freehold property excluding freehold land	-	2%
Work Boat	-	33%

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 statement of comprehensive income.

**Notes to the financial statements
For the year ended 31 December 2016**

2. Accounting policies (continued)

2.4 Investment property

Investment property is carried at fair value determined annually by external valuers 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. No depreciation is provided. Changes in fair value are recognised in the statement of comprehensive income.

2.5 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.6 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.7 Financial instruments

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade creditors or trade debtors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring an impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is an 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.

**Notes to the financial statements
For the year ended 31 December 2016**

2. Accounting policies (continued)

2.8 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.9 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting. Dividends on shares recognised as liabilities are recognised as expenses and classified within interest payable.

2.10 Operating leases: the company as lessee

Rentals paid under operating leases are charged to the statement of comprehensive income on a straight line basis over the lease term.

2.11 Interest income

Interest income is recognised in the statement of comprehensive income using the effective interest method.

2.12 Borrowing costs

All borrowing costs are recognised in the statement of comprehensive income in the year in which they are incurred.

2.13 Provisions for liabilities

Provisions are made where an event has taken place that gives the company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the statement of comprehensive income in the year that the company becomes aware of the obligation, and are measured at the best estimate at the statement of financial position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the statement of financial position.

Notes to the financial statements
For the year ended 31 December 2016

2. Accounting policies (continued)

2.14 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the statement of financial position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

3. Taxation

	2016 £	2015 £
Corporation tax		
Current tax on profits for the year	-	10,229
Adjustments in respect of previous periods	(10,229)	1
	(10,229)	10,230
Total current tax	(10,229)	10,230
Deferred tax		
Origination and reversal of timing differences	7,461	-
Total deferred tax	7,461	-
Taxation on (loss)/profit on ordinary activities	(2,768)	10,230

Factors affecting tax charge for the year

There were no factors that affected the tax charge for the year which has been calculated on the profits on ordinary activities before tax at the standard rate of corporation tax in the UK of 20% (2015 - 20%).

**Notes to the financial statements
For the year ended 31 December 2016**

3. Taxation (continued)

Factors that may affect future tax charges

Trade tax losses of £144,064 (2015: £68,589) are available to be carried forward and offset against any future taxable trade profits.

4. Tangible fixed assets

	Land and buildings £	Other fixed assets £	Total £
Cost or valuation			
At 1 January 2016	650,000	55,261	705,261
Additions	-	626,864	626,864
Disposals	-	(55,261)	(55,261)
Transfers between classes	(650,000)	-	(650,000)
At 31 December 2016	-	626,864	626,864
Depreciation			
At 1 January 2016	117,000	55,260	172,260
Charge for the year on owned assets	-	24,488	24,488
Disposals	-	(55,260)	(55,260)
Transfers between classes	(117,000)	-	(117,000)
At 31 December 2016	-	24,488	24,488
Net book value			
At 31 December 2016	-	602,376	602,376
At 31 December 2015	533,000	1	533,001

Notes to the financial statements
For the year ended 31 December 2016

5. Investment property

	Freehold investment property £
Valuation	
Additions at cost	450,032
Surplus on revaluation	117,000
Transfers between classes	533,000
	<hr/>
At 31 December 2016	1,100,032
	<hr/> <hr/>

Two of the properties were purchased in the year, and the value at the year end is not considered to be materially different to the purchase price.

The other property was transferred out of tangible fixed assets during the year and reclassified to investment property.

The 2016 valuations were made by the directors in conjunction with Pearson Gore Estate Agents, on an open market value for existing use basis.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2016 £	2015 £
Historic cost	906,066	-
	<hr/>	<hr/>
	906,066	-
	<hr/> <hr/>	<hr/> <hr/>

6. Debtors

	2016 £	2015 £
Trade debtors	-	18,480
Other debtors	10,230	-
	<hr/>	<hr/>
	10,230	18,480
	<hr/> <hr/>	<hr/> <hr/>

7. Cash and cash equivalents

	2016 £	2015 £
Cash at bank and in hand	16,864	35,620
	<hr/>	<hr/>
	16,864	35,620
	<hr/> <hr/>	<hr/> <hr/>

Warrprop Limited

Notes to the financial statements For the year ended 31 December 2016

8. Creditors: Amounts falling due within one year

	2016 £	2015 £
Trade creditors	1,562	925
Corporation tax	-	10,229
Accruals and deferred income	2,750	17,820
	<u>4,312</u>	<u>28,974</u>

9. Creditors: Amounts falling due after more than one year

	2016 £	2015 £
Other loans	1,000,000	-
	<u>1,000,000</u>	<u>-</u>

Secured loans

The above loans comprise shareholders loans of £180,000 and £820,000 owing to Messrs P and D Warren which attract interest at 7.5% and 10% p.a. respectively payable quarterly from 1 January 2017. The loans are partly secured over the company's tangible fixed assets and although payable on demand, the directors will not require payment until the company is in funds to do so.

10. Loans

Analysis of the maturity of loans is given below:

	2016 £	2015 £
Amounts falling due 2-5 years		
Other loans	1,000,000	-
	<u>1,000,000</u>	<u>-</u>
	<u>1,000,000</u>	<u>-</u>

Warrprop Limited

Notes to the financial statements For the year ended 31 December 2016

11. Financial instruments

	2016 £	2015 £
Financial assets		
Financial assets measured at fair value through profit or loss	-	18,480
	<u>-</u>	<u>18,480</u>
	<u>-</u>	<u>18,480</u>
Financial liabilities		
Financial liabilities measured at amortised cost	(1,004,312)	(18,745)
	<u>(1,004,312)</u>	<u>(18,745)</u>
	<u>(1,004,312)</u>	<u>(18,745)</u>

Financial assets measured at amortised cost comprise of trade debtors and other debtors.

Financial liabilities measured at amortised cost comprise of bank loans and overdrafts, other loans, trade creditors, other creditors and accruals.

12. Deferred taxation

	2016 £
Charged to profit or loss	(7,461)
At end of year	<u>(7,461)</u>
	<u>(7,461)</u>

The deferred taxation balance is made up as follows:

	2016 £
Accelerated capital allowances	(31,952)
Tax losses carried forward	24,491
	<u>(7,461)</u>
	<u>(7,461)</u>

**Notes to the financial statements
For the year ended 31 December 2016**

13. Share capital

	2016 £	2015 £
Shares classified as equity		
Allotted, called up and fully paid		
40,000 Ordinary shares of £1 each	-	40,000
10,000 Ordinary A shares of £1 each	10,000	-
10,000 Ordinary B shares of £1 each	10,000	-
10,000 Ordinary C shares of £1 each	10,000	-
10,000 Ordinary D shares of £1 each	10,000	-
	<hr/>	<hr/>
	40,000	40,000
	<hr/>	<hr/>

14. Reserves

Share capital

This reserve represents the nominal value of shares that have been issued.

Revaluation reserve

The company previously used the revaluation model for the measurement of its freehold property. All of the company's properties are now included within investment properties and revalued accordingly. This reserve records the revaluation surplus recognised less the related provision for deferred tax.

Profit & loss account

This reserve comprises all current and prior period retained profits and losses after deducting any distributions made to the company's shareholders.

15. Related party transactions

Burgess Marine Limited, a related company was charged rental of £54,720 (2015: £72,000).

Trade debtors at 31 December 2016 include a sum of £nil (2015: £18,480) representing transactions with Burgess Marine Limited.

During the year under review dividends of £23,000 (2015: £47,000) were paid to the shareholders Mr and Mrs D.N. Warren.

Included in other creditors due after more than one year are amounts owing to the directors, Messrs P and D Warren of £180,000 and £820,000 respectively (2015: £nil).

16. Controlling party

The company is under the control of the Warren family which comprises, Mr and Mrs D N Warren, who are directors of the company and Messrs N and P Warren.

Warrprop Limited

**Notes to the financial statements
For the year ended 31 December 2016**

17. First time adoption of FRS 102

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit or loss.

Warrprop Limited

Detailed profit and loss account For the year ended 31 December 2016

	Note	2016 £	2015 £
Turnover		116,869	98,875
Gross profit		116,869	98,875
Less: overheads			
Administration expenses		(56,457)	(42,839)
Operating profit		60,412	56,036
Interest receivable		2,422	-
Fair value movements		117,000	-
Tax on profit on ordinary activities		2,768	(10,230)
Profit for the year		182,602	45,806

Warrprop Limited

Schedule to the detailed accounts For the year ended 31 December 2016

	2016 £	2015 £
Turnover		
Rent receivable	116,869	98,875
	<u>116,869</u>	<u>98,875</u>
	2016 £	2015 £
Administration expenses		
Healthcare	546	-
Motor and travelling expenses	2,562	-
Printing, stationery and advertising	515	-
Legal and professional	6,480	-
Accountancy fees	3,540	1,191
Bank charges	119	95
Sundry expenses	-	(158)
Rates and water	2,264	2,156
Light and heat	5,368	4,796
Insurances	808	820
Repairs and maintenance	9,766	24,189
Depreciation - work boat	24,488	-
Depreciation - freehold property	-	9,750
Loss on sale of tangible assets	1	-
	<u>56,457</u>	<u>42,839</u>
	2016 £	2015 £
Interest receivable		
Bank interest receivable	2,422	-
	<u>2,422</u>	<u>-</u>