

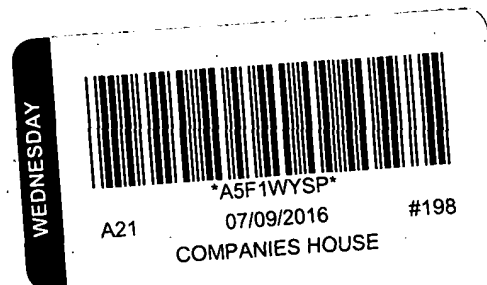
Registration number: 03395630

# CW Properties Limited

Annual Report and Audited Financial Statements

for the Year Ended 31 December 2015

Kreston Reeves LLP  
Chartered Accountants  
A2 Yeoman Gate  
Yeoman Way  
Worthing  
West Sussex  
BN13 3QZ



# **CW Properties Limited**

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# **CW Properties Limited**

## **Company Information**

### **Directors**

G D Pearce

### **Registered office**

Cheviot House  
53 Sheep Street  
Northampton  
Northamptonshire  
NN1 2NE

### **Auditor**

Kreston Reeves LLP  
Chartered Accountants  
A2 Yeoman Gate  
Yeoman Way  
Worthing  
West Sussex  
BN13 3QZ

# **CW Properties Limited**

## **Directors' Report for the Year Ended 31 December 2015**

The Director present his report and the audited financial statements for the year ended 31 December 2015.

### **Directors of the Company**

The director who held office during the year was as follows:

G D Pearce

### **Objectives and policies**

The principal current assets of the business, other than stock, are cash or assets that are convertible to cash within a short period of time. Therefore, the principal financial instruments employed by the company are cash equivalents and the director monitors the working capital cycle to ensure there are always sufficient cash resources to meet the company's current and future needs.

The company's income consists of

- rent and service charges receivable, based on rental agreements with tenants which are managed by an external property manager, and

proceeds from sales of development and investment properties, which are in accordance with contractual agreements and are received prior to title passing to the purchasers

The receipt of funds prior to the title passing to purchasers reduces the credit risk to the company

The Director will decide on the continuing future plans of the business in the upcoming year.

### **Directors' Responsibilities**

The Directors are responsible for preparing the Annual 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards has been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 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.

### **Disclosure of information to the auditor**

Each Director has taken steps that they ought to have taken as a Director in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information. The Directors confirm that there is no relevant information that they know of and of which they know the auditors are unaware.

## **CW Properties Limited**

### **Directors' Report for the Year Ended 31 December 2015**

#### **Reappointment of the auditor**

In accordance with section 485 of the Companies Act 2006, a resolution for the re-appointment of Kreston Reeves LLP as auditors of the company is to be proposed at the forthcoming Annual General Meeting.

#### **Small companies provision statement**

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

Approved by the Board on 20/6/2016 and signed on its behalf by:



G D Pearce  
Director

# CW Properties Limited

## Independent Auditor's Report

We have audited the financial statements of CW Properties Limited for the year ended 31 December 2015, set out on pages 5 to 14. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

### Respective responsibilities of Directors and the auditor

As explained more fully in the Directors' Responsibilities (set out on page 2), the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors to the financial statements.

### Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's web-site at [www.frc.org.uk/auditscopeukprivate](http://www.frc.org.uk/auditscopeukprivate).

### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit

### Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2015 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.



Janet Fautley BA FCA (Senior Statutory Auditor)  
For and on behalf of Kreston Reeves LLP, Statutory Auditor

A2 Yeoman Gate  
Yeoman Way  
Worthing  
West Sussex  
BN13 3QZ

Date: 1 July 2016

## CW Properties Limited

### Profit and Loss Account for the Year Ended 31 December 2015

	Note	2015 £	2014 £
Turnover	3	10,027	131,326
Cost of sales		<u>(8,895)</u>	<u>(110,404)</u>
Gross profit		1,132	20,922
Administrative expenses		<u>(22,475)</u>	<u>(51,676)</u>
Operating loss	4	<u>(21,343)</u>	<u>(30,754)</u>
Other interest receivable and similar income	5	1	-
Interest payable and similar charges	6	<u>(16,263)</u>	<u>(29,026)</u>
		<u>(16,262)</u>	<u>(29,026)</u>
Loss before tax		(37,605)	(59,780)
Taxation	8	<u>(13,593)</u>	<u>(38,879)</u>
Loss for the financial year		<u><u>(51,198)</u></u>	<u><u>(98,659)</u></u>

The above results were derived from continuing operations.

The company has no recognised gains or losses for the year other than the results above.

## **CW Properties Limited**

### **Statement of Comprehensive Income for the Year Ended 31 December 2015**

	<b>Note</b>	<b>2015 £</b>	<b>2014 £</b>
Loss for the year		(51,198)	(98,659)
Surplus/(deficit) on property, plant and equipment revaluation		<u>-</u>	<u>(15,110)</u>
Total comprehensive income for the year		<u>(51,198)</u>	<u>(113,769)</u>




# CW Properties Limited

(Registration number: 03395630)

## Balance Sheet as at 31 December 2015

	Note	2015 £	2014 £
<b>Current assets</b>			
Debtors	10	1,496	4,451
Other financial assets	9	-	372,890
Cash at bank and in hand		<u>1,141</u>	<u>1,140</u>
		2,637	378,481
<b>Creditors: Amounts falling due within one year</b>	12	<u>(419,652)</u>	<u>(744,298)</u>
<b>Net liabilities</b>		<u>(417,015)</u>	<u>(365,817)</u>
<b>Capital and reserves</b>			
Called up share capital	13	200,000	200,000
Revaluation reserve		-	189,381
Profit and loss account		<u>(617,015)</u>	<u>(755,198)</u>
<b>Total equity</b>		<u>(417,015)</u>	<u>(365,817)</u>

Approved and authorised for issue by the Board on 20/1/2016 and signed on its behalf by:



G D Pearce  
Director

## CW Properties Limited

### Statement of Changes in Equity for the Year Ended 31 December 2015

	Share capital £	Revaluation reserve £	Profit and loss account £	Total £
At 1 January 2015	200,000	189,381	(755,198)	(365,817)
Loss for the year	-	-	(51,198)	(51,198)
Total comprehensive income	-	-	(51,198)	(51,198)
Transfers	-	(189,381)	189,381	-
At 31 December 2015	200,000	-	(617,015)	(417,015)
	Share capital £	Revaluation reserve £	Profit and loss account £	Total £
At 1 January 2014	200,000	556,712	(1,008,760)	(252,048)
Loss for the year	-	-	(98,659)	(98,659)
Other comprehensive income	-	(15,110)	-	(15,110)
Total comprehensive income	-	(15,110)	(98,659)	(113,769)
Transfers	-	(352,221)	352,221	-
At 31 December 2014	200,000	189,381	(755,198)	(365,817)

# **CW Properties Limited**

## **Notes to the Financial Statements for the Year Ended 31 December 2015**

### **1 General information**

The company is a private company limited by share capital incorporated in United Kingdom.

The address of its registered office is:

Cheviot House  
53 Sheep Street  
Northampton  
Northamptonshire  
NN1 2NE

Authorised for issue date

### **2 Accounting policies**

#### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### **Statement of compliance**

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

#### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

#### **Summary of disclosure exemptions**

The company is considered to be a qualifying entity and has taken advantage of the reduced disclosure exemptions under FRS102 section 1.12 and has not presented a cash flow statement.

#### **Name of parent of group**

These financial statements are consolidated in the financial statements of CW Residential Limited.

The financial statements of CW Residential Limited may be obtained from Companies House.

#### **Going concern**

The financial statements have been prepared on a going concern basis. The company's ability to continue to trade is dependent upon the support of its parent company and of the group's bankers. If this assumption proves to be inappropriate, then adjustments may have to be made to adjust the value of assets to their recoverable amounts, to provide for any further liabilities which might arise.

#### **Revenue recognition**

Turnover comprises the fair value of the consideration received or receivable for rent and service charges. Turnover is shown net of sales/value added tax, returns, rebates and discounts and after eliminating sales within the company.

The Company recognises revenue when:

The amount of revenue can be reliably measured;  
it is probable that future economic benefits will flow to the entity;  
and specific criteria have been met for each of the Company's activities.

## **CW Properties Limited**

### **Notes to the Financial Statements for the Year Ended 31 December 2015**

#### **Tax**

The tax expense for the period comprises current tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

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 taxable income.

#### **Investment property**

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Trade debtors**

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables.

#### **Trade creditors**

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the Company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

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

#### **Share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

## CW Properties Limited

### Notes to the Financial Statements for the Year Ended 31 December 2015

#### 3 Turnover

The analysis of the company's turnover for the year from continuing operations is as follows:

	2015 £	2014 £
Sale of development properties	-	80,000
Rental income from investment property	10,027	40,826
Other revenue	-	10,500
	<u>10,027</u>	<u>131,326</u>

The analysis of the company's turnover for the year by market is as follows:

	2015 £	2014 £
UK	<u>10,027</u>	<u>131,326</u>

#### 4 Operating loss

Arrived at after charging/(crediting)

	2015 £	2014 £
Loss on disposal of property, plant and equipment	<u>9,133</u>	<u>40,652</u>

#### 5 Other interest receivable and similar income

	2015 £
Interest income on bank deposits	<u>1</u>

#### 6 Interest payable and similar charges

	2015 £	2014 £
Interest expense on other finance liabilities	<u>16,263</u>	<u>29,026</u>

# CW Properties Limited

## Notes to the Financial Statements for the Year Ended 31 December 2015

### 7 Auditors' remuneration

	2015 £	2014 £
Audit of the financial statements	<u>4,410</u>	<u>3,000</u>
<b>Other fees to auditors</b>		
All other non-audit services	<u>4,410</u>	<u>3,000</u>

### 8 Taxation

Tax charged/(credited) in the income statement

	2015 £	2014 £
<b>Current taxation</b>		
UK corporation tax	13,696	39,074
UK corporation tax adjustment to prior periods	<u>(103)</u>	<u>(195)</u>
	<u>13,593</u>	<u>38,879</u>

The tax on profit before tax for the year is the same as the standard rate of corporation tax in the UK (2014 - higher than the standard rate of corporation tax in the UK) of 21.5% (2014 - 21.5%).

The differences are reconciled below:

	2015 £	2014 £
Loss before tax	<u>(37,605)</u>	<u>(59,780)</u>
Corporation tax at standard rate	(8,085)	(12,853)
Increase (decrease) from effect of different UK tax rates on some earnings	(1,432)	(1,182)
Effect of expense not deductible in determining taxable profit (tax loss)	1,964	8,740
Tax increase (decrease) from effect of indexation allowance on capital gains	24,346	46,754
Other tax effects for reconciliation between accounting profit and tax expense (income)	<u>(3,200)</u>	<u>(2,580)</u>
Total tax charge	<u>13,593</u>	<u>38,879</u>

### 9 Other financial assets (current and non-current)

	2015 £	2014 £
<b>Current financial assets</b>		
Financial assets at cost less impairment	<u>-</u>	<u>372,890</u>

## CW Properties Limited

### Notes to the Financial Statements for the Year Ended 31 December 2015

#### 10 Debtors

	2015 £	2014 £
Trade debtors	1,496	3,451
Other debtors	-	1,000
Total current trade and other debtors	<u>1,496</u>	<u>4,451</u>

#### 11 Cash and cash equivalents

	2015 £	2014 £
Cash at bank	<u>1,141</u>	<u>1,140</u>

#### 12 Creditors

	Note	2015 £	2014 £
<b>Due within one year</b>			
Trade creditors		-	391
Amounts due to related parties	14	400,956	699,500
Accrued expenses		5,000	5,333
Corporation tax liability	8	<u>13,696</u>	<u>39,074</u>
		<u>419,652</u>	<u>744,298</u>

#### 13 Share capital

##### Allotted, called up and fully paid shares

	2015		2014	
	No.	£	No.	£
Ordinary shares of £1 each	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>

#### 14 Related party transactions

##### Summary of transactions with other related parties

The company has taken advantage of the exemption in FRS8 "Related Party Disclosures" from disclosing transactions with other members of the group.

## **CW Properties Limited**

### **Notes to the Financial Statements for the Year Ended 31 December 2015**

#### **15 Parent and ultimate parent undertaking**

The company is controlled by CW Residential Limited. The largest and smallest group of undertakings for which group accounts have been drawn up is that headed by CW Residential Limited.

The company's immediate parent is CW Residential Limited, incorporated in United Kingdom.

These financial statements are available upon request from Companies House

#### **16 Transition to FRS 102**

The company has adopted FRS 102 for the first time in the year ended 31 December 2015.

The effect of transition from UK GAAP to FRS 102 is outlined below.

##### **a) Changes in accounting policies**

There were no consequential changes in accounting policies resulting from adoption of FRS 102.

##### **b) Reconciliation of equity shareholders' funds**

There were no adjustments to previously reported equity shareholders' funds at the date of transition to FRS 102.

##### **c) Reconciliation of comparative period profit or loss**

There were no adjustment to previously reported profit or loss in the comparative period.



## **CW Properties Limited**

### **Detailed Profit and Loss Account for the Year Ended 31 December 2015**

	<b>2015</b> <b>£</b>	<b>2014</b> <b>£</b>
Turnover (analysed below)	10,027	131,326
Cost of sales (analysed below)	<u>(8,895)</u>	<u>(110,404)</u>
Gross profit	1,132	20,922
Administrative expenses (analysed below)	<u>(22,475)</u>	<u>(51,676)</u>
Operating loss	<u>(21,343)</u>	<u>(30,754)</u>
Other interest receivable and similar income (analysed below)	1	-
Interest payable and similar charges (analysed below)	<u>(16,263)</u>	<u>(29,026)</u>
	<u>(16,262)</u>	<u>(29,026)</u>
Loss before tax	<u><u>(37,605)</u></u>	<u><u>(59,780)</u></u>

## CW Properties Limited

### Detailed Profit and Loss Account for the Year Ended 31 December 2015

	2015 £	2014 £
<b>Turnover</b>		
Rents and service charges receivable	10,027	40,826
Sale of development properties	-	80,000
Premium on lease extension	-	10,500
	<u>10,027</u>	<u>131,326</u>
<b>Cost of sales</b>		
Purchases	8,895	30,528
Development properties	-	79,876
	<u>8,895</u>	<u>110,404</u>
<b>Administrative expenses</b>		
Auditor's remuneration - The audit of the company's annual accounts	4,410	3,000
Auditor's remuneration - non audit work	4,410	3,000
Legal and professional fees	100	706
Bad debts written off	4,422	4,318
Loss/(profit) on disposal of investment properties	9,133	40,652
	<u>22,475</u>	<u>51,676</u>
Operating loss	<u>(21,343)</u>	<u>(30,754)</u>
<b>Other interest receivable and similar income</b>		
Bank interest receivable	1	-
<b>Interest payable and similar charges</b>		
Interest payable to group undertakings	<u>16,263</u>	<u>29,026</u>
Net finance cost	<u>(16,262)</u>	<u>(29,026)</u>
Loss before tax	<u>(37,605)</u>	<u>(59,780)</u>