

Wire Regeneration Limited

Registered number: 08756575

Annual report

For the year ended 31 March 2018

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WIRE REGENERATION LIMITED

COMPANY INFORMATION

Directors

Mr J Downes
Mr M Jackson
Mr N Biddle
Councillor T O'Neil
Professor S Broomhead
Councillor R Bowden

Registered number

08756575

Registered office

St James Business Centre
Wilderspool Causeway
Warrington
WA4 6PS

Independent auditor

Mazars LLP
Chartered Accountants & Statutory Auditor
One St Peter's Square
Manchester
M2 3DE

WIRE REGENERATION LIMITED

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WIRE REGENERATION LIMITED

**STRATEGIC REPORT
FOR THE YEAR ENDED 31 MARCH 2018**

Introduction

The directors present their Strategic Report and the financial statements for the year ended 31 March 2018.

Business review

The directors are satisfied with the performance of the company in 2018. The profit for the year, after taxation, amount to £387,776 and has been taken to reserves. The directors do not propose the payment of a dividend for the year.

Principal risks and uncertainties

The company has a monthly board meeting, which has a rotating chairperson. Performance is monitored for all group companies against budgets. The board consider all material operating items arising from the presentation of written reports in the board pack. The investment portfolio continues to receive a high level of management attention to ensure the maximisation of rental income. The profitability of each site is the responsibility of the property manager and this is reviewed on a monthly basis. All tenant debts are formally reviewed each month and appropriate debt recovery action taken. The level of enquiry activity is monitored on a weekly basis.

Financial key performance indicators

On existing tenanted sites, the company concentrates on key rental statistics such as occupancy and passing rent, together with site profitability. For development sites the company uses internal rate of return as its primary key performance indicator.

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



Mr M Jackson
Director

Date: 14/08/2018

WIRE REGENERATION LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2018

The directors present their report and the financial statements for the year ended 31 March 2018.

Principal activity

The principal activity of the company is the regeneration of the Southern Gateway area of Warrington.

Results and dividends

The profit for the year, after taxation, amounted to £387,776 (2017 - £442,172).

The directors do not propose a dividend for the year ended 31 March 2018 (2017 - £nil).

Directors

The directors who served during the year were:

Mr J Downes
Mr M Jackson
Mr N Biddle
Councillor T O'Neil
Professor S Broomhead
Councillor R Bowden

Directors' responsibilities statement

The directors are responsible for preparing the Strategic Report, 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 judgements 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.

Future developments

The company plans to continue with the progress made to date in maintaining occupancy levels within the investment portfolio whilst continuing to progress the redevelopment of the Warrington Southern Gateway.

WIRE REGENERATION LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2018**

Disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Post balance sheet events

There have been no significant events affecting the company since the year end.

Auditors

The auditors, Mazars LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

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

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



Mr M Jackson
Director

Date: 14/08/2018

St James Business Centre
Wilderspool Causeway
Warrington
WA4 6PS

Independent auditor's report to the members of Wire Regeneration Limited

Opinion

We have audited the financial statements of Wire Regeneration Limited (the 'company') for the year ended 31 March 2018 which the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2018 and of its profit 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Directors' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report or the Directors' Report.

We have nothing to report in respect of the following matters in relation to which 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.
- the directors were not entitled to take advantage of the small companies' exemption in preparing the Directors' Report

Responsibilities of directors

As explained more fully in the directors' responsibilities statement 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, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of the audit report

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.



Gareth Hitchmough (Senior Statutory Auditor)

for and on behalf of Mazars LLP

Chartered Accountants and Statutory Auditor

One St Peter's Square

Manchester

M2 3DE

17 September 2018

WIRE REGENERATION LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2018**

	Note	2018 £	2017 £
Turnover	4	1,322,925	1,261,271
Cost of sales		(808,620)	(817,503)
Gross profit		514,305	443,768
Administrative expenses		(270,158)	(268,281)
Operating profit		244,147	175,487
Interest receivable and similar income	7	2,235	2,822
Gain arising on fair value of investment property		167,264	301,344
Profit before tax		413,646	479,653
Tax on profit	8	(25,870)	(37,481)
Profit for the financial year		387,776	442,172

There were no recognised gains and losses for 2018 or 2017 other than those included in the statement of comprehensive income.

There was no other comprehensive income for 2018 (2017: £NIL).


The notes on pages 11 to 21 form part of these financial statements.

WIRE REGENERATION LIMITED
REGISTERED NUMBER: 08756575

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2018

	Note	2018 £	2018 £	2017 £	2017 £
Fixed assets					
Tangible assets	9		16,878		18,959
Investment property	10		8,667,250		8,402,500
			<u>8,684,128</u>		<u>8,421,459</u>
Current assets					
Debtors: amounts falling due within one year	11	147,369		130,204	
Cash at bank and in hand	12	794,517		640,837	
		<u>941,886</u>		<u>771,041</u>	
Creditors: amounts falling due within one year	13	(353,133)		(296,552)	
Net current assets			<u>588,753</u>		<u>474,489</u>
Total assets less current liabilities			<u>9,272,881</u>		<u>8,895,948</u>
Provisions for liabilities					
Deferred tax	15		(96,575)		(107,418)
Net assets			<u><u>9,176,306</u></u>		<u><u>8,788,530</u></u>
Capital and reserves					
Called up share capital	16		7,407,740		7,407,740
Profit and loss account	17		1,768,566		1,380,790
			<u><u>9,176,306</u></u>		<u><u>8,788,530</u></u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:


Mr M Jackson
 Director

Date: 14/08/2018

The notes on pages 11 to 21 form part of these financial statements.

WIRE REGENERATION LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2018**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 April 2017	7,407,740	1,380,790	8,788,530
Comprehensive income for the year			
Profit for the year	-	387,776	387,776
At 31 March 2018	<u>7,407,740</u>	<u>1,768,566</u>	<u>9,176,306</u>

The notes on pages 11 to 21 form part of these financial statements.

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2017**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 April 2016	7,407,740	938,618	8,346,358
Comprehensive income for the year			
Profit for the year	-	442,172	442,172
At 31 March 2017	<u>7,407,740</u>	<u>1,380,790</u>	<u>8,788,530</u>

The notes on pages 11 to 21 form part of these financial statements.

WIRE REGENERATION LIMITED

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2018**

	2018 £	2017 £
Cash flows from operating activities		
Profit for the financial year	387,776	442,172
Adjustments for:		
Depreciation of tangible assets	7,205	5,697
Interest received	(2,235)	(2,822)
Taxation charge	25,870	37,481
(Increase)/decrease in debtors	(17,166)	63,985
Increase/(decrease) in creditors	54,471	(152,074)
Corporation tax paid	(34,602)	(28,324)
Gain on revaluation of investment properties	(167,264)	(301,344)
Net cash generated from operating activities	<u>254,055</u>	<u>64,771</u>
Cash flows from investing activities		
Purchase of tangible fixed assets	(5,124)	(6,122)
Purchase of investment properties	(97,486)	(218,647)
Interest received	2,235	2,822
Net cash from investing activities	<u>(100,375)</u>	<u>(221,947)</u>
Net increase/(decrease) in cash and cash equivalents	<u>153,680</u>	<u>(157,176)</u>
Cash and cash equivalents at beginning of year	640,837	798,013
Cash and cash equivalents at the end of year	<u><u>794,517</u></u>	<u><u>640,837</u></u>
Cash and cash equivalents at the end of year comprise:		
Cash at bank and in hand	<u><u>794,517</u></u>	<u><u>640,837</u></u>

The notes on pages 11 to 21 form part of these financial statements.

WIRE REGENERATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

1. General information

Wire Regeneration Limited ("the company") is a limited company incorporated in England and Wales.

The address of its registered office and principal place of business is:

St James Business Centre
Wilderspool Causeway
Warrington
WA4 6PS

The principal activity of the company is the regeneration of the Southern Gateway area of Warrington.

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 Financial Reporting Standard 102, the *Financial Reporting Standard* applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Going concern

The business meets its day to day working capital requirements from the initial equity contributed to the partnership and the ongoing profitability from operating cashflows.

After marking enquires, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and financial statements.

2.3 Revenue

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. Revenue is rental income and service charges / recharges.

2.4 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, 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.

At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

WIRE REGENERATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

2. Accounting policies (continued)

2.4 Tangible fixed assets (continued)

Depreciation 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:

Fixtures & fittings	-	25% straight line
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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.

2.5 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.

2.6 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.

2.7 Cash and cash equivalents

Cash and cash equivalents comprises cash in hand, deposits held with banks and other short-term highly liquid investments with original maturities of three months or less.

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.

WIRE REGENERATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

2. Accounting policies (continued)**2.9 Financial instruments**

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

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.

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position 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.

2.10 Interest income

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

2.11 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 MARCH 2018**

2. Accounting policies (continued)

2.12 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. Judgements in applying accounting policies and key sources of estimation uncertainty

In applying the company's accounting policies, the directors are required to make judgements, estimates and assumptions in determining the carrying amounts of assets and liabilities. The directors' judgements, estimates and assumptions are based on the best and most reliable evidence available at the time when the decisions are made, and are based on historical experience and other factors that are considered to be applicable. Due to the inherent subjectivity involved in making such judgements, estimates and assumptions, the actual results and outcomes may differ.

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, if the revision affects only that period, or in the period of the revision and future periods, if the revision affects both current and future periods.

Assessing property valuations

In assessing whether there have been any indicators of impairment assets, the directors have considered both external and internal sources of information such as market conditions, counterparty credit ratings and experience of recoverability. There have been no indicators of impairments identified during the current financial year.

WIRE REGENERATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

4. Turnover

The whole of the turnover is attributable to the principal activity of the company being rental income and service charges / recharges.

All turnover arose within the United Kingdom.

5. Auditors' remuneration

	2018 £	2017 £
Fees payable to the company's auditor and its associates in respect of:		
The auditing of accounts of associates of the company pursuant to legislation	4,000	4,000
Tax compliance services	1,350	1,350
All other non-audit services not included above	1,000	1,000
	<u>6,350</u>	<u>6,350</u>

6. Employees

The company has no employees (2017: None) other than the directors, who did not receive any remuneration (2017 - £NIL).

7. Interest receivable

	2018 £	2017 £
Bank interest receivable	<u>2,235</u>	<u>2,822</u>

WIRE REGENERATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

8. Taxation

	2018 £	2017 £
Corporation tax		
Current tax on profits for the year	46,095	34,603
Adjustments in respect of previous periods	(9,382)	-
Deferred tax		
Origination and reversal of timing differences	(10,843)	2,878
Taxation on profit on ordinary activities	<u>25,870</u>	<u>37,481</u>

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2017 - lower than) the standard rate of corporation tax in the UK of 19% (2017 - 20%). The differences are explained below:

	2018 £	2017 £
Profit on ordinary activities before tax	<u>413,646</u>	<u>479,653</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2017 - 20%)	78,593	95,931
Effects of:		
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	114	1,046
Adjustments to tax charge in respect of prior periods	(9,382)	-
Adjustment for different tax rates	(11,362)	(13,454)
Revaluation gains covered by indexation allowance	(32,093)	(46,042)
Total tax charge for the year	<u>25,870</u>	<u>37,481</u>

Factors that may affect future tax charges

UK corporation tax rates are to reduce to 17% from 1 April 2020.

WIRE REGENERATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

9. Tangible fixed assets

	Office equipment £	Fixtures & fittings £	Total £
Cost or valuation			
At 1 April 2017	21,938	6,122	28,060
Additions	-	5,124	5,124
At 31 March 2018	21,938	11,246	33,184
Depreciation			
At 1 April 2017	8,973	128	9,101
Charge for the year on owned assets	5,485	1,720	7,205
At 31 March 2018	14,458	1,848	16,306
Net book value			
At 31 March 2018	7,480	9,398	16,878
At 31 March 2017	12,965	5,994	18,959

WIRE REGENERATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

10. Investment property

	Investment property £
Valuation	
At 1 April 2017	8,402,500
Additions at cost	97,486
Surplus on revaluation	167,264
At 31 March 2018	8,667,250

The 2018 valuations were made by Jones Lang LaSalle, 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:

	2018 £	2017 £
Historic cost	7,528,127	7,430,641

11. Debtors

	2018 £	2017 £
Trade debtors	68,817	42,832
Other debtors	10,660	5,591
Prepayments and accrued income	67,892	81,781
	147,369	130,204

12. Cash and cash equivalents

	2018 £	2017 £
Cash at bank and in hand	794,517	640,837

WIRE REGENERATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

13. Creditors: Amounts falling due within one year

	2018 £	2017 £
Trade creditors	113,084	81,363
Corporation tax	46,095	43,984
Other creditors	96,046	85,279
Accruals and deferred income	97,908	85,926
	<u>353,133</u>	<u>296,552</u>

14. Financial instruments

	2018 £	2017 £
Financial assets		
Financial assets measured at amortised cost	<u>863,334</u>	<u>683,669</u>
Financial liabilities		
Financial liabilities measured at amortised cost	<u>307,038</u>	<u>252,568</u>

Financial assets measured at amortised cost comprise cash and trade debtors.

Financial liabilities measured at amortised cost comprise trade creditors, other creditors and accruals and deferred income.

WIRE REGENERATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

15. Deferred taxation

	2018 £	2017 £
At beginning of year	107,418	104,540
Utilised in year	(10,843)	2,878
At end of year	96,575	107,418

The provision for deferred taxation is made up as follows:

	2018 £	2017 £
Accelerated capital allowances	10,837	10,093
Gain on fair value of investment properties	85,738	97,325
	96,575	107,418

16. Share capital

	2018 £	2017 £
Allotted, called up and fully paid		
3,703,870 Ordinary A shares of £1 each	3,703,870	3,703,870
3,703,870 Ordinary B shares of £1 each	3,703,870	3,703,870
	7,407,740	7,407,740

The Ordinary A shares and Ordinary B shares have attached to them full voting, dividend and capital distribution rights.

17. Reserves**Profit & loss account**

This reserve represents the cumulative profits and losses. Included within the balance is £1,055,403 (2017: £876,551) which is not distributable.

WIRE REGENERATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

18. Related party transactions

During the year, the company was charged £230,000 (2017: £230,000) by Langtree Property Partners Limited, a 50% shareholder, in respect of the provision of property development and management services to Wire Regeneration Limited in accordance with the management agreement entered into at the inception of the company. At the year end, the balance outstanding was £Nil (2017: £Nil).

19. Controlling undertakings

As at 31 March 2018 Langtree Property Partners Limited and Warrington Council each owned 50% of the company.

Copies of the consolidated financial statements of Langtree Property Partners Limited are publicly available from Companies House, Maindy, Cardiff, CF14 3UZ.