

Company Registration No. 2570095 (England and Wales)

**WEPRE DEVELOPMENTS LIMITED**

**FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31 MARCH 2019**

**PAGES FOR FILING WITH REGISTRAR**



# **WEPRE DEVELOPMENTS LIMITED**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

### **FOR THE YEAR ENDED 31 MARCH 2019**

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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 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 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 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.

**WEPRE DEVELOPMENTS LIMITED****BALANCE SHEET****AS AT 31 MARCH 2019**

	Notes	2019 £	£	2018 £	£
<b>Fixed assets</b>					
Tangible assets	6	850,393		788,678	
Investment properties	7	11,000,001		11,235,001	
Investments	8	200,045		200,045	
		<u>12,050,439</u>		<u>12,223,724</u>	
<b>Current assets</b>					
Debtors	10	3,765,302		3,452,940	
Cash at bank and in hand		89,627		1,018,388	
		<u>3,854,929</u>		<u>4,471,328</u>	
<b>Creditors: amounts falling due within one year</b>	11	(133,151)		(903,594)	
<b>Net current assets</b>		<u>3,721,778</u>		<u>3,567,734</u>	
<b>Total assets less current liabilities</b>		<u>15,772,217</u>		<u>15,791,458</u>	
<b>Creditors: amounts falling due after more than one year</b>	12	(5,739,913)		(5,739,913)	
<b>Provisions for liabilities</b>	13	(352,141)		(359,209)	
<b>Net assets</b>		<u>9,680,163</u>		<u>9,692,336</u>	
<b>Capital and reserves</b>					
Called up share capital	15	102		102	
Revaluation reserve	16	3,899,696		3,985,391	
Profit and loss reserves	16	5,780,365		5,706,843	
<b>Total equity</b>		<u>9,680,163</u>		<u>9,692,336</u>	

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

These financial statements have been prepared and delivered 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 11.12.19 and are signed on its behalf by:

  
Mr I P Roberts  
Director

# WEPRE DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 MARCH 2019

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#### 1 Accounting policies

##### Company information

Wepre Developments Limited is a private company limited by shares and is registered and incorporated in England and Wales. The registered office is Wepre House, Lon Parcwr Business Park, Ruthin, Denbighshire, LL15 1NJ.

##### 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 investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

##### Group accounts

The company has taken advantage of the exemption under section 400 of the Companies Act 2006 not to prepare consolidated accounts. The financial statements present information about the company as an individual entity and not about its group.

Wepre Developments Limited is a wholly owned subsidiary of Wepre Holdings Limited and the results of Wepre Developments Limited are included in the consolidated financial statements of Wepre Holdings Limited which are available from Wepre House, Lon Parcwr Business Park, LL15 1NJ.

##### Going concern

At the time of approving the financial statements based on financial forecasts prepared to 31 December 2020, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

##### Turnover

Turnover represents the amounts derived from the rental of properties falling within the companies activities entirely within the UK.

##### 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:

Land and buildings Freehold	- 2% straight line
Motor vehicles	- 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.

# WEPRE DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2019

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#### 1 Accounting policies (Continued)

##### **Investment properties**

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

##### **Fixed asset investments**

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

##### **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.

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

Cash and cash equivalents are basic financial instruments and include cash in hand.

##### **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 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.

# WEPRE DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

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### 1 Accounting policies (Continued)

#### **Basic financial assets**

Basic financial assets, which include trade and other 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 financial asset is measured at the present value of the future receipts discounted at a market rate of interest.

#### **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.

#### **Basic financial liabilities**

Basic financial liabilities, including trade and other creditors, bank loans and loans from fellow group companies 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.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

#### **Equity instruments**

Equity instruments issued by the company are recorded at the fair value of 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.

#### **Taxation**

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability simultaneously.

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

# WEPRE DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2019

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#### 1 Accounting policies (Continued)

##### Employee benefits

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

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

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

##### Retirement benefits

For defined contribution schemes the amount charged to profit or loss is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments.

#### 2 Exceptional costs

	2019 £	2018 £
Loss on sale of investment properties	55,000	1,295,012

#### 3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 7 (2018 - 7).

#### 4 Directors' remuneration

	2019 £	2018 £
Remuneration paid to directors	4,085	13,500

#### 5 Dividends

	2019 £	2018 £
Final paid	30,000	30,000

# WEPRE DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2019

#### 6 Tangible fixed assets

	Land and buildings Freehold	Assets under construction	Motor vehicles	Total
	£	£	£	£
<b>Cost</b>				
At 1 April 2018	71,450	710,078	44,249	825,777
Additions	-	129,616	13,700	143,316
Disposals	(71,450)	-	(27,750)	(99,200)
At 31 March 2019	-	839,694	30,199	869,893
<b>Depreciation and impairment</b>				
At 1 April 2018	2,858	-	34,241	37,099
Depreciation charged in the year	-	-	6,415	6,415
Eliminated in respect of disposals	(2,858)	-	(21,156)	(24,014)
At 31 March 2019	-	-	19,500	19,500
<b>Carrying amount</b>				
At 31 March 2019	-	839,694	10,699	850,393
At 31 March 2018	68,592	710,078	10,008	788,678

#### 7 Investment property

	2019 £
<b>Fair value</b>	
At 1 April 2018	11,235,001
Disposals	(235,000)
At 31 March 2019	11,000,001

The investment properties have been valued by the directors on the basis of open market value.

#### 8 Fixed asset investments

	2019 £	2018 £
Investments	200,045	200,045



# WEPRE DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

### 8 Fixed asset investments (Continued)

#### Movements in fixed asset investments

	Shares in group undertakings £
<b>Cost or valuation</b>	
At 1 April 2018 & 31 March 2019	200,045
<b>Carrying amount</b>	
At 31 March 2019	200,045
At 31 March 2018	200,045

### 9 Subsidiaries

Details of the company's subsidiaries at 31 March 2019 are as follows:

Name of undertaking	Registered office key	Nature of business	Class of shares held	% Held	
				Direct	Indirect
Roberts Homes (North Wales) Limited	1	Provision of long-stay residential nursing care for the elderly	Ordinary	100.00	

Registered Office address:

1 Wepre House, Lon Parcwr Business Park, Ruthin, LL15 1NJ

### 10 Debtors

	2019 £	2018 £
<b>Amounts falling due within one year:</b>		
Trade debtors	15,988	19,031
Unpaid share capital	100	100
Amounts owed by group undertakings	2,898,856	1,923,261
Other debtors	849,520	1,507,437
	<u>3,764,464</u>	<u>3,449,829</u>
Deferred tax asset (note 14)	838	3,111
	<u>3,765,302</u>	<u>3,452,940</u>

# WEPRE DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2019

### 11 Creditors: amounts falling due within one year

	2019 £	2018 £
Trade creditors	-	44
Corporation tax	75,418	79,949
Other taxation and social security	2,274	4,864
Other creditors	1,780	781,000
Accruals and deferred income	53,679	37,737
	<u>133,151</u>	<u>903,594</u>

The aggregate amount of creditor falling due within a year for which the security has been given amounted to £nil (2018: £Nil).

Hire purchase agreements are secured on the assets to which they relate.

### 12 Creditors: amounts falling due after more than one year

	2019 £	2018 £
Bank loans and overdrafts	<u>5,739,913</u>	<u>5,739,913</u>

The aggregate amount of creditors falling due after one year for which security has been given amounted to £5,739,913 (2018: £5,739,913).

The bank loan is secured by a legal charge over the company's investment property portfolio and a cross guarantee between group companies.

A variation to the bank loan in November 2017 resulted in the loans now being repayable in full on termination date of June 2020 and interest is charged at 2.75% over Libor. The remaining mortgage's are not repayable by instalments but in full on the maturity dates between 2023 and 2028 and interest is charged at variable rates averaging around 1.6%.

Creditors which fall due after five years are as follows:

	2019 £	2018 £
Payable other than by instalments	<u>1,667,738</u>	<u>1,667,738</u>

### 13 Provisions for liabilities

	2019 £	2018 £
Deferred tax liabilities	<u>352,141</u>	<u>359,209</u>

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# WEPRE DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2019

#### 14 Deferred taxation

Deferred tax assets and liabilities are offset where the company has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

	Liabilities 2019 £	Liabilities 2018 £	Assets 2019 £	Assets 2018 £
<b>Balances:</b>				
Accelerated Capital Allowances	-	-	838	3,111
Investment property	352,141	359,209	-	-
	<u>352,141</u>	<u>359,209</u>	<u>838</u>	<u>3,111</u>
<b>Movements in the year:</b>				2019 £
Liability at 1 April 2018				356,098
Credit to profit or loss				(4,795)
				<u>351,303</u>
Liability at 31 March 2019				<u>351,303</u>

#### 15 Called up share capital

	2019 £	2018 £
<b>Ordinary share capital</b>		
<b>Issued and not fully paid</b>		
102 Ordinary shares of £1 each	102	102
	<u>102</u>	<u>102</u>

The company's ordinary shares, which carry no right to fixed income, each carry the right to one vote at general meetings of the Company.

#### 16 Reserves

##### Revaluation reserve

The cumulative revaluation gains and losses in respect of land and buildings, except revaluation gains and losses recognised in profit and loss.

##### Profit and loss reserves

Cumulative profit and loss net of distributions to owners.

# WEPRE DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2019

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#### 17 Related party transactions

##### Transactions with related parties

###### Stephen Roberts

Stephen Roberts is a brother of Mr I P Roberts, director. During the year Wepre Developments Ltd raised invoices amounting to £25,119 (2018: £Nil) in respect of the management of his rental portfolio.

###### Wrexham Village Limited

Wrexham Village Limited is related to Wepre Developments Limited as Mr I P Roberts is a director of both entities.

During 2012 £781,000 was advanced to Wrexham Village Limited as a loan, with no fixed repayment date, interest charged at 4% over base and secured by way of legal charge over part of the freehold land owned by Wrexham Village Limited. No interest has been accrued during the period. The full amount of £781,000 (outstanding 2018: £781,000) was repaid during the year.

###### Urbanbuild (Special Projects) Limited

Urbanbuild (Special Projects) Limited is related to Wepre Developments Limited as Mr I P Roberts is a director and shareholder of both entities.

During the year a further £215,000 (2018: £583,005) was advanced to Urbanbuild (Special Projects) Limited as an unsecured and interest free loan, of which £100,000 (2018: £153,125) was repaid during the year. An amount of £811,270 (2018: £696,270) remained outstanding at the balance sheet date, in other debtors.

###### Sandrock Galleries Management Company Limited

Sandrock Galleries Management Company Limited is related to Wepre Developments Limited as the company holds shares in Sandrock Galleries Management Company Limited and both Mr I P Roberts is a directors of both entities.

During the year £1,022 (2018: £1,022) was paid to Sandrock Galleries Management Company Limited for ground rental. An amount of £Nil remains outstanding at the balance sheet date (2018: £Nil).

#### 18 Directors' transactions

An amount £781,000 was owed to the directors at the previous year end and was included within other creditors. The amount was unsecured and had no agreed repayment date. Interest was paid on the loan in the year of £4,488 (2018: £10,023). The total amount of £781,000 was repaid during the year.

The directors purchased a car from the company at a cost of £10,000. This amount remains outstanding at the year end and is included within other debtors.

#### 19 Parent company

The company's ultimate parent company is Wepre Holdings Limited which is the parent of both the smallest and largest group for which consolidated financial statements are prepared. The consolidated financial statements are available from it's registered office at Wepre House, Lon Parcwr Business Park, LL15 1NJ.

The ultimate controlling parties are Mr I P Roberts and Mrs S A Roberts by virtue of equal ownership of 100% of the issued share capital of Wepre Holdings Limited.

# **WEPRE DEVELOPMENTS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2019**

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### **20 Audit report information**

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Michael Fairhurst FCA.

The auditor was RSM UK Audit LLP.