

**REGISTERED NUMBER: 03020059 (England and Wales)**

**WARDEN DEVELOPMENTS LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30TH NOVEMBER**  
**2021**

Wags LLP t/a Wagstaffs  
Richmond House  
Walkern Road  
Stevenage  
Hertfordshire  
SG1 3QP



**WARDEN DEVELOPMENTS LIMITED (REGISTERED NUMBER: 03020059)**

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FOR THE YEAR ENDED 30TH NOVEMBER 2021**

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**WARDEN DEVELOPMENTS LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 30TH NOVEMBER 2021**

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**DIRECTORS:** N Lewis  
H J Lewis

**SECRETARY:** H J Lewis

**REGISTERED OFFICE:** Richmond House  
Walkern Road  
Stevenage  
Hertfordshire  
SG1 3QP

**REGISTERED NUMBER:** 03020059 (England and Wales)

**ACCOUNTANTS:** Wags LLP t/a Wagstaffs  
Richmond House  
Walkern Road  
Stevenage  
Hertfordshire  
SG1 3QP



**ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
WARDEN DEVELOPMENTS LIMITED**

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**The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Statement of Financial Position. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Warden Developments Limited for the year ended 30th November 2021 which comprise the Income Statement, Statement of Financial Position, Statement of Changes in Equity and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

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

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

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

Wags LLP t/a Wagstaffs  
Richmond House  
Walkern Road  
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Hertfordshire  
SG1 3QP

25th August 2022

This page does not form part of the statutory financial statements

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**WARDEN DEVELOPMENTS LIMITED (REGISTERED NUMBER: 03020059)**

**STATEMENT OF FINANCIAL POSITION  
30TH NOVEMBER 2021**

	Notes	2021 £	2020 £
<b>FIXED ASSETS</b>			
Property, plant and equipment	5	135,749	149,638
<b>CURRENT ASSETS</b>			
Inventories		376,881	303,409
Debtors	6	17,919	2,111,075
Cash at bank and in hand		<u>1,845,757</u>	<u>60,480</u>
		<b>2,240,557</b>	<b>2,474,964</b>
<b>CREDITORS</b>			
Amounts falling due within one year	7	<b>(697,744)</b>	<b>(900,417)</b>
<b>NET CURRENT ASSETS</b>		<u><b>1,542,813</b></u>	<u><b>1,574,547</b></u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u><b>1,678,562</b></u>	<u><b>1,724,185</b></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	9	111	111
Share premium		299,990	299,990
Retained earnings		<u>1,378,461</u>	<u>1,424,084</u>
<b>SHAREHOLDERS' FUNDS</b>		<u><b>1,678,562</b></u>	<u><b>1,724,185</b></u>



**WARDEN DEVELOPMENTS LIMITED (REGISTERED NUMBER: 03020059)**

**STATEMENT OF FINANCIAL POSITION - continued  
30TH NOVEMBER 2021**

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The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30th November 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30th November 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 22nd August 2022 and were signed on its behalf by:

N Lewis - Director



**WARDEN DEVELOPMENTS LIMITED (REGISTERED NUMBER: 03020059)**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30TH NOVEMBER 2021**

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**1. STATUTORY INFORMATION**

Warden Developments Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

**2. STATEMENT OF COMPLIANCE**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006.

**3. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements are prepared on a going concern basis and under the historical cost convention.

**Significant judgements and estimates**

No significant judgements or estimates have had to be made by the directors in preparing these financial statements.

**Revenue**

Revenue represents the total invoice value, excluding value added tax, trade discounts and all other taxes of sales made during the year.

**Property, plant and equipment**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Short leasehold - Not depreciated

Fixtures and fittings - 33% on cost

Motor vehicles - 25% on cost

It is the policy of the company not to provide depreciation on the land and buildings. The premises are maintained to a high standard and the directors consider that the life of the premises are so long that the residual value is so great that depreciation is not considered necessary.

Where any permanent diminution of property is incurred, a provision is made in the profit and loss account. The directors estimate the residual value is based on prices prevailing at the time of acquisition or subsequent revaluations.



**WARDEN DEVELOPMENTS LIMITED (REGISTERED NUMBER: 03020059)**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30TH NOVEMBER 2021**

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**3. ACCOUNTING POLICIES - continued**

**Inventories**

Inventories and work in progress are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Cost is calculated using the first-in, first-out method and includes all purchase, transport, and handling costs in bringing stocks to their present location and condition.

**Tax**

Tax for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred tax assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

**Deferred tax**

Deferred tax is recognised in respect of all material timing differences that have originated but not reversed at the statement of financial position date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**Hire purchase and leasing commitments**

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

**Pension costs and other post-retirement benefits**

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to the income statement in the period to which they relate.

**4. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2020 - 2) .





WARDEN DEVELOPMENTS LIMITED (REGISTERED NUMBER: 03020059)

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30TH NOVEMBER 2021

5. PROPERTY, PLANT AND EQUIPMENT

	Land and buildings £	Plant and machinery etc £	Totals £
<b>COST</b>			
At 1st December 2020 and 30th November 2021	<u>114,203</u>	<u>67,652</u>	<u>181,855</u>
<b>DEPRECIATION</b>			
At 1st December 2020	-	32,217	32,217
Charge for year	-	<u>13,889</u>	<u>13,889</u>
At 30th November 2021	-	<u>46,106</u>	<u>46,106</u>
<b>NET BOOK VALUE</b>			
At 30th November 2021	<u>114,203</u>	<u>21,546</u>	<u>135,749</u>
At 30th November 2020	<u>114,203</u>	<u>35,435</u>	<u>149,638</u>

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Amounts owed by participating interests	-	119,521
Other debtors	<u>17,919</u>	<u>1,991,554</u>
	<u>17,919</u>	<u>2,111,075</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade creditors	3,488	5,758
Amounts owed to participating interests	273,005	187,749
Taxation and social security	422	328,931
Other creditors	<u>420,829</u>	<u>377,979</u>
	<u>697,744</u>	<u>900,417</u>

8. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	2021 £	2020 £
Within one year	<u>-</u>	<u>3,170</u>



**WARDEN DEVELOPMENTS LIMITED (REGISTERED NUMBER: 03020059)**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30TH NOVEMBER 2021**

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**9. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:		Nominal value:	<b>2021</b>	2020
Number:	Class:		<b>£</b>	£
1,000	Ordinary 10p	10p	<b>100</b>	100
111	Ordinary 10p	10p	<b>11</b>	11
			<b><u>111</u></b>	<u>111</u>

**10. RELATED PARTY DISCLOSURES**

The company is bound by an agreement dated 17 September 2014 to work together with other parties to promote certain sites for development. The parties subject to the agreement include: -

- Samuel Beadie Investments Limited
- Samuel Beadie Arlesey Limited
- Samuel Beadie Residential Limited
- Warden Developments Limited
- Alan Deville (Deceased) and Susan Deville (Deceased)
- Nigel and Heather Lewis



