

**GWARM PROPERTIES LTD  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 5 APRIL 2022**

Alan Solomons and Co

Chartered Accountants

Alpha Investments 79 College Road  
Harrow  
HA1 1BD

**GWARM Properties Ltd**  
**Statement of Financial Position**  
**As at 5 April 2022**

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**Registered number:** 04835039

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Fixed assets	575,004	574,754
Current assets	798	4,144
Creditors: Amounts Falling Due Within One Year	(16,295 )	(19,486 )
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<b>NET CURRENT LIABILITIES</b>	(15,497 )	(15,342 )
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<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	559,507	559,412
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Creditors: Amounts Falling After More Than One Year	(483,093 )	(494,205 )
Accruals and deferred income	(2,465 )	(2,465 )
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<b>NET ASSETS</b>	73,949	62,742
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<b>CAPITAL AND RESERVES</b>	73,949	62,742
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Notes

**1. Average Number of Employees**

Average number of employees, including directors, during the year was: 2 (2021: 2)

**2. Contingent Liabilities**

The company had contingent liabilities in respect of one of its flats in a high rise block which was subject to survey concerning the external walls. Certain aspects are deemed to be non-compliant. The company has been informed by the managing agents for the flats that a grant has been received to cover the entire remediation costs and that leaseholders will not have to contribute.

Until the works are completed significant increased building insurance costs will be incurred until the remedial work is completed. This also puts in question the value of the flat concerned which cost £96,471 in May 2007 but to a far lesser extent than previously until the remedial work is completed.

**3. General Information**

GWARM Properties Ltd is a private company, limited by shares, incorporated in England & Wales, registered number 04835039 . The registered office is C O Alan Solomons & Co, 79 College Road, Harrow, Middlesex, HA1 1BD.

**GWARM Properties Ltd**  
**Statement of Financial Position (continued)**  
**As at 5 April 2022**

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For the year ending 5 April 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

On behalf of the board

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Wendy Kent

Director

**13 December 2022**

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Geoffrey Kent

Director

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.