

Kingscott Property Co Limited
Unaudited Financial Statements
for the Year Ended 31st January 2020

**Contents of the Financial Statements
for the Year Ended 31st January 2020**

	Page
Company Information	1
Statement of Financial Position	2
Notes to the Financial Statements	3

Kingscott Property Co Limited
Company Information
for the Year Ended 31st January 2020

DIRECTOR: N D Kingscott

SECRETARY: N D Kingscott

REGISTERED OFFICE: 12 Southgate Street
Launceston
Cornwall
PL15 9DP

REGISTERED NUMBER: 03129376 (England and Wales)

ACCOUNTANTS: Hodgsons
Chartered Accountants
12 Southgate Street
LAUNCESTON
Cornwall
PL15 9DP

Kingscott Property Co Limited (Registered number: 03129376)

Statement of Financial Position
31st January 2020

	Notes	2020 £	£	2019 £	£
FIXED ASSETS					
Tangible assets	4		672		896
Investments	5		2		2
Investment property	6		<u>1,525,000</u>		<u>1,525,000</u>
			<u>1,525,674</u>		<u>1,525,898</u>
CURRENT ASSETS					
Debtors	7	40,440		142,748	
Cash at bank		<u>66,671</u>		<u>83,779</u>	
		107,111		226,527	
CREDITORS					
Amounts falling due within one year	8	<u>254,407</u>		<u>43,681</u>	
NET CURRENT (LIABILITIES)/ASSETS			<u>(147,296)</u>		<u>182,846</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>1,378,378</u>		<u>1,708,744</u>
CREDITORS					
Amounts falling due after more than one year	9		-		(324,701)
PROVISIONS FOR LIABILITIES			<u>(128)</u>		<u>(170)</u>
NET ASSETS			<u>1,378,250</u>		<u>1,383,873</u>
CAPITAL AND RESERVES					
Called up share capital			24		24
Retained earnings			<u>1,378,226</u>		<u>1,383,849</u>
SHAREHOLDERS' FUNDS			<u>1,378,250</u>		<u>1,383,873</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st January 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st January 2020 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and 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
- (b) 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 director and authorised for issue on 24th June 2020 and were signed by:

N D Kingscott - Director

The notes form part of these financial statements

**Notes to the Financial Statements
for the Year Ended 31st January 2020**

1. **STATUTORY INFORMATION**

Kingscott Property Co 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.

2. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

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. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover represents the invoiced value of rents supplied by the company, net of value added tax.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Plant and machinery etc - 25% on reducing balance

The Freehold Properties of the company are included in the financial statements at their current market value and consequently a depreciation charge is unnecessary. This treatment follows the legislation in SSAP 19.

Investment property

Investment property is shown at the revalued amount frozen at the date of transition to FRS 102 Section 1A.

Taxation

Taxation 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 taxation 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 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.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2019 - 1).

Notes to the Financial Statements - continued
for the Year Ended 31st January 2020

4.	TANGIBLE FIXED ASSETS	Plant and machinery etc £
	COST	
	At 1st February 2019 and 31st January 2020	<u>27,261</u>
	DEPRECIATION	
	At 1st February 2019	26,365
	Charge for year	<u>224</u>
	At 31st January 2020	<u>26,589</u>
	NET BOOK VALUE	
	At 31st January 2020	<u>672</u>
	At 31st January 2019	<u>896</u>
5.	FIXED ASSET INVESTMENTS	Other investments £
	COST	
	At 1st February 2019 and 31st January 2020	<u>2</u>
	NET BOOK VALUE	
	At 31st January 2020	<u>2</u>
	At 31st January 2019	<u>2</u>
6.	INVESTMENT PROPERTY	Total £
	FAIR VALUE	
	At 1st February 2019 and 31st January 2020	<u>1,525,000</u>
	NET BOOK VALUE	
	At 31st January 2020	<u>1,525,000</u>
	At 31st January 2019	<u>1,525,000</u>
	Fair value at 31st January 2020 is represented by:	
		£
	Valuation in 2003	329,328
	Valuation in 2008	1,379,593
	Valuation in 2011	(890,877)
	Cost	<u>706,956</u>
		<u>1,525,000</u>

Notes to the Financial Statements - continued
for the Year Ended 31st January 2020

7.	DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
		2020	2019
		£	£
	Trade debtors	3,250	3,650
	Other debtors	<u>37,190</u>	<u>139,098</u>
		<u>40,440</u>	<u>142,748</u>
8.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
		2020	2019
		£	£
	Bank loans and overdrafts	-	22,050
	Taxation and social security	19,061	4,777
	Other creditors	<u>235,346</u>	<u>16,854</u>
		<u>254,407</u>	<u>43,681</u>
9.	CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR		
		2020	2019
		£	£
	Bank loans	<u>-</u>	<u>324,701</u>
	Amounts falling due in more than five years:		
	Repayable by instalments		
	Loans due after five years	<u>-</u>	<u>177,152</u>
10.	SECURED DEBTS		
	The following secured debts are included within creditors:		
		2020	2019
		£	£
	Bank loans	<u>-</u>	<u>346,751</u>
	Lloyds Bank PLC had a fixed and floating charge over 2 Lansdown Road, 12 Belle Vue and KPC 1 and 2 Kingshill Industrial Estate which was satisfied on 13th January 2020.		
11.	DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES		
	The following advances and credits to a director subsisted during the years ended 31st January 2020 and 31st January 2019:		
		2020	2019
		£	£
	N D Kingscott		
	Balance outstanding at start of year	51,385	41,183
	Amounts advanced	32,742	80,202
	Amounts repaid	(281,020)	(70,000)
	Amounts written off	-	-
	Amounts waived	-	-
	Balance outstanding at end of year	<u>(196,893)</u>	<u>51,385</u>
12.	RETAINED EARNINGS		
	Within retained earnings is distributable profits of £569,682.		

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.