

**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2020**  
**FOR**  
**KINGSLAND HOUSE PROPERTY MANAGEMENT**  
**LIMITED**

**KINGSLAND HOUSE PROPERTY MANAGEMENT  
LIMITED (REGISTERED NUMBER: 04250044)**

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FOR THE YEAR ENDED 31 MARCH 2020**

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**KINGSLAND HOUSE PROPERTY MANAGEMENT  
LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2020**

**DIRECTOR:** D R Nunn

**SECRETARY:** R F Keller ACA

**REGISTERED OFFICE:** Salem House  
Salem Road  
Winterbourne  
Bristol  
BS36 1QF

**REGISTERED NUMBER:** 04250044 (England and Wales)

**ACCOUNTANTS:** Keller & Co  
367b Church Road  
Frampton Cotterell  
Bristol  
BS36 2AQ

**KINGSLAND HOUSE PROPERTY MANAGEMENT  
LIMITED (REGISTERED NUMBER: 04250044)**

**BALANCE SHEET**  
**31 MARCH 2020**

	Notes	2020 £	2019 £
<b>FIXED ASSETS</b>			
Tangible assets	4	3,499	4,441
Investment property	5	<u>1,980,000</u>	<u>1,555,000</u>
		<u>1,983,499</u>	<u>1,559,441</u>
<b>CURRENT ASSETS</b>			
Debtors	6	155,804	126,472
Cash at bank		<u>5,051</u>	<u>-</u>
		160,855	126,472
<b>CREDITORS</b>			
Amounts falling due within one year	7	<u>(16,352)</u>	<u>(19,272)</u>
<b>NET CURRENT ASSETS</b>		<u>144,503</u>	<u>107,200</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>2,128,002</b>	<b>1,666,641</b>
<b>CREDITORS</b>			
Amounts falling due after more than one year	8	(854,435)	(840,823)
<b>PROVISIONS FOR LIABILITIES</b>		<u>(199,591)</u>	<u>(118,841)</u>
<b>NET ASSETS</b>		<u>1,073,976</u>	<u>706,977</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		1	1
Fair value reserve	9	1,030,457	605,457
Retained earnings		<u>43,518</u>	<u>101,519</u>
		<u>1,073,976</u>	<u>706,977</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 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
- (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.

**KINGSLAND HOUSE PROPERTY MANAGEMENT  
LIMITED (REGISTERED NUMBER: 04250044)**

**BALANCE SHEET - continued**  
**31 MARCH 2020**

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 3 February 2021 and were signed by:

D R Nunn - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2020**

**1. STATUTORY INFORMATION**

Kingsland House Property Management 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 is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**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 and Straight line over 3 years

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**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 balance sheet date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet 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**

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to profit or loss over the relevant period. The capital element of the future payments is treated as a liability.

**KINGSLAND HOUSE PROPERTY MANAGEMENT  
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**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2020**

**3. EMPLOYEES AND DIRECTORS**

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

**4. TANGIBLE FIXED ASSETS**

	<b>Plant and machinery etc £</b>
<b>COST</b>	
At 1 April 2019	19,891
Additions	274
At 31 March 2020	<u>20,165</u>
<b>DEPRECIATION</b>	
At 1 April 2019	15,450
Charge for year	1,216
At 31 March 2020	<u>16,666</u>
<b>NET BOOK VALUE</b>	
At 31 March 2020	<u>3,499</u>
At 31 March 2019	<u>4,441</u>

**5. INVESTMENT PROPERTY**

	<b>Total £</b>
<b>FAIR VALUE</b>	
At 1 April 2019	1,555,000
Revaluations	425,000
At 31 March 2020	<u>1,980,000</u>
<b>NET BOOK VALUE</b>	
At 31 March 2020	<u>1,980,000</u>
At 31 March 2019	<u>1,555,000</u>

Fair value at 31 March 2020 is represented by:

	<b>£</b>
Valuation in 5	1,555,000
Valuation in 0	425,000
	<u>1,980,000</u>

**KINGSLAND HOUSE PROPERTY MANAGEMENT  
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**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2020**

**6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2020</b>	2019
	£	£
Trade debtors	17,784	7,452
Other debtors	138,020	119,020
	<u>155,804</u>	<u>126,472</u>

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2020</b>	2019
	£	£
Bank loans and overdrafts	-	4,133
Taxation and social security	14,190	11,635
Other creditors	2,162	3,504
	<u>16,352</u>	<u>19,272</u>

**8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>2020</b>	2019
	£	£
Other creditors	<u>854,435</u>	<u>840,823</u>

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Mortgages	<u>824,392</u>	<u>824,353</u>

Repayable by instalments		
No description	<u>(203)</u>	<u>-</u>

**9. RESERVES**

	<b>Fair value reserve</b>
	£
At 1 April 2019	605,457
Investment prop revaluation	<u>425,000</u>
At 31 March 2020	<u>1,030,457</u>



**KINGSLAND HOUSE PROPERTY MANAGEMENT  
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**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2020**

**10. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES**

The following advances and credits to a director subsisted during the years ended 31 March 2020 and 31 March 2019:

	<b>2020</b>	2019
	<b>£</b>	£
<b>D R Nunn</b>		
Balance outstanding at start of year	<b>(9)</b>	120,768
Amounts advanced	<b>13,528</b>	35,704
Amounts repaid	<b>(13,545)</b>	(156,481)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u><b>(26)</b></u>	<u>(9)</u>

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.