

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2022**

**FOR**

**KINGSLAND HOUSE PROPERTY MANAGEMENT**  
**LIMITED**

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

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FOR THE YEAR ENDED 31 MARCH 2022**

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**KINGSLAND HOUSE PROPERTY MANAGEMENT  
LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2022**

**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 2022**

	Notes	2022 £	2021 £
<b>FIXED ASSETS</b>			
Tangible assets	4	2,077	2,813
Investment property	5	<u>2,500,000</u>	<u>2,300,000</u>
		<u>2,502,077</u>	<u>2,302,813</u>
<b>CURRENT ASSETS</b>			
Debtors	6	286,210	209,326
Cash at bank		<u>3,661</u>	<u>3,828</u>
		289,871	213,154
<b>CREDITORS</b>			
Amounts falling due within one year	7	<u>(114,762)</u>	<u>(56,190)</u>
<b>NET CURRENT ASSETS</b>		<u>175,109</u>	<u>156,964</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		2,677,186	2,459,777
<b>CREDITORS</b>			
Amounts falling due after more than one year	8	(837,755)	(846,190)
<b>PROVISIONS FOR LIABILITIES</b>		<u>(298,391)</u>	<u>(260,391)</u>
<b>NET ASSETS</b>		<u>1,541,040</u>	<u>1,353,196</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		1	1
Fair value reserve	9	1,550,457	1,350,457
Retained earnings		<u>(9,418)</u>	<u>2,738</u>
		<u>1,541,040</u>	<u>1,353,196</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 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.

The notes form part of these financial statements

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

**BALANCE SHEET - continued**  
**31 MARCH 2022**

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 22 December 2022 and were signed by:

D R Nunn - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

**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.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2021 - 1).

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2022**

**4. TANGIBLE FIXED ASSETS**

	<b>Plant and machinery etc £</b>
<b>COST</b>	
At 1 April 2021 and 31 March 2022	<u>20,482</u>
<b>DEPRECIATION</b>	
At 1 April 2021	17,669
Charge for year	<u>736</u>
At 31 March 2022	<u>18,405</u>
<b>NET BOOK VALUE</b>	
At 31 March 2022	<u>2,077</u>
At 31 March 2021	<u>2,813</u>

**5. INVESTMENT PROPERTY**

	<b>Total £</b>
<b>FAIR VALUE</b>	
At 1 April 2021	2,300,000
Revaluations	<u>200,000</u>
At 31 March 2022	<u>2,500,000</u>
<b>NET BOOK VALUE</b>	
At 31 March 2022	<u>2,500,000</u>
At 31 March 2021	<u>2,300,000</u>

Fair value at 31 March 2022 is represented by:

	<b>£</b>
Valuation in 2008	226,025
Valuation in 2010	(243,043)
Valuation in 2011	20,000
Valuation in 2014	20,000
Valuation in 2016	127,394
Valuation in 2017	230,040
Valuation in 2018	180,040
Valuation in 2019	45,000
Valuation in 2020	425,000
Valuation in 2021	320,000
Cost	<u>949,544</u>
	<u>2,300,000</u>

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

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2022**

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

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Trade debtors	-	23,796
Other debtors	<u>286,210</u>	<u>185,530</u>
	<b><u>286,210</u></b>	<b><u>209,326</u></b>

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

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Taxation and social security	12,087	13,257
Other creditors	<u>102,675</u>	<u>42,933</u>
	<b><u>114,762</u></b>	<b><u>56,190</u></b>

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

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Other creditors	<u>837,755</u>	<u>846,190</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Mortgages	<u>824,375</u>	<u>824,377</u>

**9. RESERVES**

	<b>Fair value reserve £</b>
At 1 April 2021	1,350,457
Investment prop revaluation	<u>200,000</u>
At 31 March 2022	<b><u>1,550,457</u></b>

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

The following advances and credits to a director subsisted during the years ended 31 March 2022 and 31 March 2021:

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>D R Nunn</b>		
Balance outstanding at start of year	(26,632)	(26)
Amounts advanced	47,321	40,162
Amounts repaid	(107,038)	(66,768)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	<u>(86,349)</u>	<u>(26,632)</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.