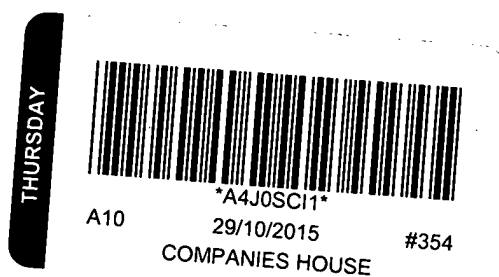


REGISTERED NUMBER: 07058458 (England and Wales)

REGISTRAR'S COPY
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AND RETURN

ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 28 FEBRUARY 2015
FOR
KESWICK MANOR LIMITED



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FOR THE YEAR ENDED 28 FEBRUARY 2015**

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KESWICK MANOR LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 28 FEBRUARY 2015**

DIRECTORS:

R Pattinson
S L Pattinson

REGISTERED OFFICE:

Lion House
400 Durham Road
Birtley
Co. Durham
DH3 1LS

REGISTERED NUMBER:

07058458 (England and Wales)

SENIOR STATUTORY AUDITOR: M Moran BA FCA

AUDITORS:

Robson Laidler LLP
Statutory Auditor
Fernwood House
Fernwood Road
Newcastle upon Tyne
Tyne and Wear
NE2 1TJ

**REPORT OF THE INDEPENDENT AUDITORS TO
KESWICK MANOR LIMITED
UNDER SECTION 449 OF THE COMPANIES ACT 2006**

We have examined the abbreviated accounts set out on pages three to four, together with the full financial statements of Keswick Manor Limited for the year ended 28 February 2015 prepared under Section 396 of the Companies Act 2006.

This report is made solely to the company, in accordance with Section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with Section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section and to report our opinion to you.

Basis of opinion

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section.

M Moran

M Moran BA FCA (Senior Statutory Auditor)
for and on behalf of Robson Laidler LLP
Statutory Auditor
Fernwood House
Fernwood Road
Newcastle upon Tyne
Tyne and Wear
NE2 1TJ

Date: *20 October 2015*

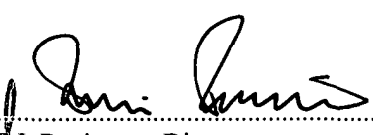
KESWICK MANOR LIMITED (REGISTERED NUMBER: 07058458)

**ABBREVIATED BALANCE SHEET
28 FEBRUARY 2015**

	Notes	2015 £	2014 £
FIXED ASSETS			
Tangible assets	2	691,325	677,343
CURRENT ASSETS			
Cash at bank		2,099	1,133
CREDITORS			
Amounts falling due within one year		747	1,214
NET CURRENT ASSETS/(LIABILITIES)		<u>1,352</u>	<u>(81)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>692,677</u>	<u>677,262</u>
CREDITORS			
Amounts falling due after more than one year		<u>692,577</u>	<u>677,162</u>
NET ASSETS		<u><u>100</u></u>	<u><u>100</u></u>
CAPITAL AND RESERVES			
Called up share capital	3	<u>100</u>	<u>100</u>
SHAREHOLDERS' FUNDS		<u><u>100</u></u>	<u><u>100</u></u>

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 20/10/2015 and were signed on its behalf by:


S L Pattinson - Director

The notes form part of these abbreviated accounts

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 28 FEBRUARY 2015**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared on a going concern basis which, in the opinion of the director's, is the appropriate basis. The company's ability to continue trading is dependent upon the ongoing support of its shareholders. In the event that the company is unable to continue trading, adjustments would have to be made to reduce the value of assets to their recoverable amount.

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Tangible fixed assets

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

Freehold property - not depreciated

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date. No discounting is applied to Deferred Tax.

2. TANGIBLE FIXED ASSETS

	Total £
COST	
At 1 March 2014	677,343
Additions	13,982
	<hr/>
At 28 February 2015	691,325
	<hr/>
NET BOOK VALUE	
At 28 February 2015	691,325
	<hr/>
At 28 February 2014	677,343
	<hr/>

Land and buildings are not depreciated until they are brought into use.

3. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2015 £	2014 £
100	Ordinary	£1	100	100
			<hr/>	<hr/>

4. ULTIMATE PARENT COMPANY

Lion Care Home Group Limited (incorporated in England and Wales) is regarded by the directors as being the company's ultimate parent company.

The consolidated financial statements are publicly available at Companies House.