

## **Lighthouse Keepers' Homes Ltd**

Companies House Registration Number SC559084

### **Financial Statements & Accounts**

*[Small Companies (M.E. Accounts) Regulations 2013]*

For the period:

1st March 2017

(incorporation)

To

31st March 2018



Lighthouse Keepers' Homes Ltd.,  
Estates Office,  
Noss Head Lighthouse Station,  
Wick,  
Caithness,  
KW1 4QT.

## **Lighthouse Keepers' Homes Ltd**

Year Ending 31st March 2018

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*The company to which these financial statements relate, relies, where relevant, upon the following statute:-*

#### **The Small Companies (Micro-Entities Accounts) Regulations 2013**

*Specifically rules for qualifying as a micro-entity. This requires at least two of the following conditions:*

- 1. Turnover: Not more than £632,000.**
- 2. Balance Sheet Total: Not more than £316,000.**
- 3. Number of Employees: Not more than 10.**

Reference A] Statute: [www.tinyurl.com/M-Company-10-Law](http://www.tinyurl.com/M-Company-10-Law)

Reference B] Companies House: [www.tinyurl.com/M-Company-10](http://www.tinyurl.com/M-Company-10)

## **Lighthouse Keepers' Homes Ltd**

Year Ending 31st March 2018

### **Company Information**

Company Director:	David Rutherford
Company Secretary:	Russell McLean
Registered Office:	Estates Office, Noss Head Lighthouse Station, Wick, Caithness, KW1 4QT,
Registered Number:	SC559084 (Scotland).
Solicitors:	Hay Cassels, Solicitors & Notaries Public, Almada Chambers, 95 Almada Street, Hamilton, ML3 0EY.

## **Lighthouse Keepers' Homes Ltd**

Year Ending 31st March 2018

### **Company Report**

Lighthouse Keepers' Homes Ltd., was incorporated at Companies House on 1st March 2017 and assigned the official number SC559084.

The principal reason for the subscribers forming and maintaining this particular company, Lighthouse Keepers' Homes Ltd., is to renovate the empty "at risk" former lighthouse property at Noss Head in Caithness. This particular set of lighthouse buildings had already become derelict once before in the 1990s. Our aim is to make these buildings fit for human habitation and restore them to their original condition when the NLB lighthouse keepers' lived at this station and kept the buildings in very good order.

The subscribers' centralised website narrating past refurbishment projects and over 100 new jobs created over a 20 year period can be studied at:-

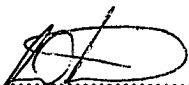
**[www.scotslion.co.uk](http://www.scotslion.co.uk)**

This current lighthouse buildings renovation project, for which the stand alone and ringfenced entity, Lighthouse Keepers' Homes Ltd., has been established, aims to complete the main works in 18 months of commencement and the whole site within 36 months.

Of prime importance is the wish of our friends, plus subscribers and ourselves to ensure the Noss Head lighthouse buildings do not become derelict again. In the 1990s these Grade A listed buildings became ruinous with catastrophic roof leaks, insecure doors, broken windows and interior vandalism. The previous owner from the 1990s spent a lot of time, effort and money bringing the Noss Head lighthouse buildings back from that ruinous state to a good condition. Sadly, that gentleman died in 2014. The Noss Head lighthouse buildings have gone back into decline during the intervening 3 years (2014-2017), despite the best efforts of the friends and family of the previous owner. It should be noted that the lighthouse tower is still retained and operated by the Northern Lighthouse Board (NLB). Contemporaneously, the Northern Lighthouse Board asked for our assistance in their efforts to renovate their tower structure and we have been happy to say yes. So far, we have supplied around £5,020 of free building-site land and welfare facility buildings from our assets (access to WC and kitchen + warm mess room when bad weather sets in).

We can report that our purchase of the Noss Head Lighthouse Compound went ahead successfully on 23rd May 2017 and passed into the ownership of this company: Lighthouse Keepers' Homes Ltd on that day.

The director attaches a Balance Sheet as required by the relevant legislation. This Annual Report & Financial Statement document has been prepared in accordance with the special provisions relating to the Companies Act 2006 (as amended). The financial statements herein were approved by the Board of Lighthouse Keepers' Homes Ltd., on 8th November 2018 and signed on it's behalf by:-



David Rutherford, Director.

**Lighthouse Keepers' Homes Ltd****Balance Sheet as at 31st March 2018****Year Ending  
31-03-2018****FIXED ASSETS**

Buildings	£134,000.00	
Land	£ 9,000.00	
Fixtures & Fittings	£ 8,480.58	
Motor Van	<u>£ 2,980.00</u>	£154,460.58

**CURRENT ASSETS**

Building Materials (SAV)	£ 6,820.68	
Work In Progress	£ 48,280.21	
Cash at Bank & At Hand	£ 23,702.46	
Debtors	<u>£ 2,376.00</u>	<u>£ 81,179.35</u>

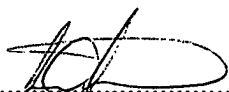
**TOTAL ASSETS:****£235,639.93****LIABILITIES**

Amounts Falling Due After One Year:	£ 81,000.00
Amount Falling Due Within One Year:	£150,144.71
Cumulative Profit & Loss Account - Note (3):	£ 1,720.22
Called Up Share Capital - 2,775 x £1 Share:	<u>£ 2,775.00</u>

**TOTAL LIABILITIES:****£235,639.93****Notes:**

(1). For the year ending 31st March 2018, this company, Lighthouse Keepers' Homes Ltd., was entitled to exemption from audit under section 477 of the Companies Act 2006 ("the Act") relating to small companies. The members of Lighthouse Keepers' Homes Ltd., have not required the company to obtain an audit of its accounts for this year, in accordance with section 476 of the Act. The director acknowledges his responsibilities for complying with the requirements of the Act in respect to accounting records and the preparation of financial statements.

(2). The financial statements within this document have been prepared in conformity with the micro-entity provisions and delivered in accordance with the requirements of the Companies Act 2006 and the Small Companies (Micro-Entities Accounts) Regulations 2013.



David Rutherford, Director,  
8th November 2018.

*continued overleaf:-*

**Lighthouse Keepers' Homes Ltd**

Year Ending: 31st March 2018

**Notes (continued)**

(3). The Director is aware of his responsibilities to prepare a profit and loss account in accordance with section 394 and 395 of the Companies Act 2006. In terms of the small companies (Micro-Entities' Accounts) Regulations 2013 of the Companies Act 2006, after reflection, the Director has elected to exclude the publication of this private company's profit and loss account from these public domain financial statements. For the period ending 31st March 2018 the net loss was a relatively low £1,720.22 for the whole year. For the current financial year, the Director does not recommend a dividend payment. The primary aim of this company is to restore the Grade A listed lighthouse buildings at Noss Head lighthouse station so that they are properly preserved, made safe and are fit for habitation. Once the buildings are brought back into use, they should be able to have a maintenance budget set aside and with prudence, their future will be more assured. Consequently, whilst this company is spending significant amounts on the renovation and preservation work, it is unlikely that a share dividend payment will be recommended.

(4). The following responsibilities are understood and adhered to:-

- (i) The Director acknowledges his responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts/financial statements.
- (ii) The Director confirms that the information contained within these accounts/financial statements present a true and fair view of the state of affairs of this company at the end of the financial year 31st March 2018.
- (iii) The financial statements within this document have been approved by the Director in accordance with the micro-entity provisions of the Small Companies (Micro-Entities Accounts) Regulations 2013 and part 15 of the Companies Act 2006 relating to small companies.

These Financial Statements and Notes to the Balance Sheet & Statutory Statements as at 31st March 2018 have been approved by the Board on 8th November 2018 and are signed by:-



.....  
David Rutherford, Director,  
Lighthouse Keepers' Homes Ltd.