REGISTERED NUMBER: 03385914 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2017

FOR

B K PROPERTY LETTING LTD

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FOR THE YEAR ENDED 30 JUNE 2017

B K PROPERTY LETTING LTD

COMPANY INFORMATION
FOR THE YEAR ENDED 30 JUNE 2017

DIRECTORS:	Mr B K Brooks Mr S Kaschner Mrs C C A Brooks
SECRETARY:	Mr S Kaschner
REGISTERED OFFICE:	Highfield House Mill Road Carleton Rode Norwich Norfolk NR16 1NQ
REGISTERED NUMBER:	03385914 (England and Wales)
ACCOUNTANTS:	Berry & Warren Ltd Chartered Accountants 54 Thorpe Road Norwich Norfolk NR1 1RY

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENTS OF B K PROPERTY LETTING LTD

The following reproduces the text of the report prepared for the directors and members in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Statement of Financial Position. Readers are cautioned that the Abridged Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of B K Property Letting Ltd for the year ended 30 June 2017 which comprise the Abridged Income Statement, Abridged Statement of Financial Position and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at http://www.icaew.com/en/membership/regulations-standards-and-guidance.

This report is made solely to the Board of Directors of B K Property Letting Ltd, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of B K Property Letting Ltd and state those matters that we have agreed to state to the Board of Directors of B K Property Letting Ltd, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than B K Property Letting Ltd Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that B K Property Letting Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of B K Property Letting Ltd. You consider that B K Property Letting Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of B K Property Letting Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Berry & Warren Ltd
Chartered Accountants
54 Thorpe Road
Norwich
Norfolk
NR1 1RY

12 October 2017

ABRIDGED STATEMENT OF FINANCIAL POSITION
30 JUNE 2017

	Notes	2017 £	2017 £	2016 £	2016 £
FIXED ASSETS					
Tangible assets	4		16,532		8,569
Investment property	5		1,800,000		1,630,800
			1,816,532		1,639,369
CURRENT ASSETS					
Debtors		60		267	
Cash at bank		1,162		318	
		1,222		585	
CREDITORS					
Amounts falling due within one year		187,248		448,851	
NET CURRENT LIABILITIES			(186,026)		(448,266)
TOTAL ASSETS LESS CURRENT LIABILITIES			1,630,506		1,191,103
PROVISIONS FOR LIABILITIES			215,651		179,557
NET ASSETS			1,414,855		1,011,546
CAPITAL AND RESERVES					
Called up share capital			1,000		1,000
Fair value reserve	7		906,928		712,536
Retained earnings			506,927		298,010
SHAREHOLDERS' FUNDS			1,414,855		1,011,546

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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

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ABRIDGED STATEMENT OF FINANCIAL POSITION - continued
30 JUNE 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

All the members have consented to the preparation of an abridged Income Statement and an abridged Statement of Financial Position for the year ended 30 June 2017 in accordance with Section 444(2A) of the Companies Act 2006.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 10 October 2017 and were signed on its behalf by:

Mr B K Brooks - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2017

1. STATUTORY INFORMATION

B K Property Letting Ltd 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.

The presentation currency of the financial statements is the Pound Sterling (£).

2. ACCOUNTING POLICIES

Basis of preparing the financial statements
These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" 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 rental income from the freehold investment properties and is stated excluding value added tax.

Investment property
Investment property is included at fair value. Gains are recognised in the income statement. Deferred tax is provided on these gains at the rate expected to apply when the property is sold.

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 2 (2016 - 2) .

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4. TANGIBLE FIXED ASSETS

	Totals
	£
COST	
At 1 July 2016	29,992
Additions	12,501
At 30 June 2017	42,493
DEPRECIATION	
At 1 July 2016	21,423
Charge for year	4,538
At 30 June 2017	25,961
NET BOOK VALUE	
At 30 June 2017	16,532
At 30 June 2016	8,569

5. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 1 July 2016	1,630,800
Disposals	(216,000)
Revaluations	385,200
At 30 June 2017	1,800,000
NET BOOK VALUE	
At 30 June 2017	1,800,000
At 30 June 2016	1,630,800

Cost or valuation at 30 June 2017 is represented by:

	£
Valuation in 2010	1,952,000
Valuation in 2011	(195,200)
Valuation in 2012	(126,000)
Valuation in 2017	169,200
	1,800,000

If the investment properties had not been revalued they would have been included at the following historical cost:

	2017	2016
	£	£
Cost	680,336	740,130

Investment properties were valued on an open market value basis on 30 June 2017 by Mr B K Brooks, a Director
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6. **SECURED DEBTS**

The following secured debts are included within creditors:

	2017	2016
	£	£

7. **RESERVES**

	Fair value reserve
	£
At 1 July 2016	712,536
Reserve transfer	194,392
At 30 June 2017	906,928