

**REGISTERED NUMBER: 03385914 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2023**  
**FOR**  
**B K PROPERTY LETTING LTD**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2023**

|  | <b>Page</b> |
|--|-------------|
| <b>Company Information</b>               | <b>1</b>    |
| <b>Statement of Financial Position</b>   | <b>2</b>    |
| <b>Notes to the Financial Statements</b> | <b>4</b>    |

**B K PROPERTY LETTING LTD**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 30 JUNE 2023**

**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

**STATEMENT OF FINANCIAL POSITION**  
**30 JUNE 2023**

|  | Notes | 2023<br>£     | £                | 2022<br>£     | £                |
|--|-------|---------------|------------------|---------------|------------------|
| <b>FIXED ASSETS</b>                          |       |               |                  |               |                  |
| Tangible assets                              | 4     |               | 20,012           |               | 15,631           |
| Investment property                          | 5     |               | <u>1,620,000</u> |               | <u>1,620,000</u> |
|  |       |               | 1,640,012        |               | 1,635,631        |
| <b>CURRENT ASSETS</b>                        |       |               |                  |               |                  |
| Cash at bank                                 |       | 3,549         |                  | 8,416         |                  |
| <b>CREDITORS</b>                             |       |               |                  |               |                  |
| Amounts falling due within one year          | 6     | <u>59,623</u> |                  | <u>38,998</u> |                  |
| <b>NET CURRENT LIABILITIES</b>               |       |               | <u>(56,074)</u>  |               | <u>(30,582)</u>  |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |               | 1,583,938        |               | 1,605,049        |
| <b>PROVISIONS FOR LIABILITIES</b>            |       |               | (193,992)        |               | (193,159)        |
| <b>ACCRUALS AND DEFERRED INCOME</b>          |       |               | <u>(3,158)</u>   |               | <u>(3,077)</u>   |
| <b>NET ASSETS</b>                            |       |               | <u>1,386,788</u> |               | <u>1,408,813</u> |
| <b>CAPITAL AND RESERVES</b>                  |       |               |                  |               |                  |
| Called up share capital                      |       |               | 1,000            |               | 1,000            |
| Fair value reserve                           | 7     |               | 1,000,996        |               | 1,000,996        |
| Retained earnings                            |       |               | <u>384,792</u>   |               | <u>406,817</u>   |
| <b>SHAREHOLDERS' FUNDS</b>                   |       |               | <u>1,386,788</u> |               | <u>1,408,813</u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2023 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.

**STATEMENT OF FINANCIAL POSITION - continued**  
**30 JUNE 2023**

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 Board of Directors and authorised for issue on 21 December 2023 and were signed on its behalf by:

Mr B K Brooks - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2023**

**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 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 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.

**Pension costs and other post-retirement benefits**

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2022 - 2 ) .

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2023

4. TANGIBLE FIXED ASSETS

|                          | Plant and<br>machinery<br>£ | Fixtures<br>and<br>fittings<br>£ | Motor<br>vehicles<br>£ | Totals<br>£   |
|--------------------------|-----------------------------|----------------------------------|------------------------|---------------|
| <b>COST OR VALUATION</b> |                             |                                  |                        |               |
| At 1 July 2022           | 16,990                      | 9,134                            | 33,540                 | 59,664        |
| Additions                | -                           | -                                | 17,222                 | 17,222        |
| Disposals                | -                           | -                                | (15,645)               | (15,645)      |
| At 30 June 2023          | <u>16,990</u>               | <u>9,134</u>                     | <u>35,117</u>          | <u>61,241</u> |
| <b>DEPRECIATION</b>      |                             |                                  |                        |               |
| At 1 July 2022           | 13,766                      | 8,989                            | 21,278                 | 44,033        |
| Charge for year          | 484                         | 36                               | 5,721                  | 6,241         |
| Revaluation adjustments  | -                           | -                                | (9,045)                | (9,045)       |
| At 30 June 2023          | <u>14,250</u>               | <u>9,025</u>                     | <u>17,954</u>          | <u>41,229</u> |
| <b>NET BOOK VALUE</b>    |                             |                                  |                        |               |
| At 30 June 2023          | <u>2,740</u>                | <u>109</u>                       | <u>17,163</u>          | <u>20,012</u> |
| At 30 June 2022          | <u>3,224</u>                | <u>145</u>                       | <u>12,262</u>          | <u>15,631</u> |

Cost or valuation at 30 June 2023 is represented by:

|      | Plant and<br>machinery<br>£ | Fixtures<br>and<br>fittings<br>£ | Motor<br>vehicles<br>£ | Totals<br>£   |
|------|-----------------------------|----------------------------------|------------------------|---------------|
| Cost | <u>16,990</u>               | <u>9,134</u>                     | <u>35,117</u>          | <u>61,241</u> |

5. INVESTMENT PROPERTY

|                                    | Total<br>£       |
|------------------------------------|------------------|
| <b>FAIR VALUE</b>                  |                  |
| At 1 July 2022<br>and 30 June 2023 | <u>1,620,000</u> |
| <b>NET BOOK VALUE</b>              |                  |
| At 30 June 2023                    | <u>1,620,000</u> |
| At 30 June 2022                    | <u>1,620,000</u> |

Fair value at 30 June 2023 is represented by:

|                   | £                |
|-------------------|------------------|
| Valuation in 2010 | 1,952,000        |
| Valuation in 2011 | (195,200)        |
| Valuation in 2012 | (126,000)        |
| Valuation in 2017 | 169,200          |
| Valuation in 2019 | (180,000)        |
|                   | <u>1,620,000</u> |

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2023**

**5. INVESTMENT PROPERTY - continued**

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

|      | 2023           | 2022           |
|------|----------------|----------------|
|      | £              | £              |
| Cost | <u>619,004</u> | <u>619,004</u> |

Investment properties were valued on an open market value basis on 30 June 2022 by Mr B K Brooks, a Director .

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

|                              | 2023          | 2022          |
|------------------------------|---------------|---------------|
|                              | £             | £             |
| Taxation and social security | 5,787         | 7,846         |
| Other creditors              | <u>53,836</u> | <u>31,152</u> |
|                              | <u>59,623</u> | <u>38,998</u> |

**7. RESERVES**

|                                    | Fair<br>value<br>reserve<br>£ |
|------------------------------------|-------------------------------|
| At 1 July 2022<br>and 30 June 2023 | <u>1,000,996</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.