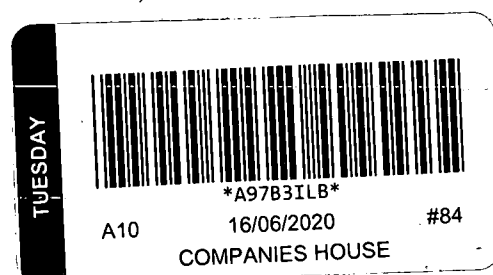


Company registration number: 04616855

Wilkins Properties (York) Limited

Unaudited filleted financial statements

31 December 2019



Wilkins Properties (York) Limited

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Wilkins Properties (York) Limited

Directors and other information

Directors Mrs D K Kane
Mrs S E Heath- Wilkins
Mr S R Brooks
Mrs V A Dale

Secretary V A Dale

Company number 04616855

Registered office 17 Central Buildings
Market Place
Thirsk
North Yorkshire
YO7 1HD

Accountants The Barker Partnership
17 Central Buildings
Market Place
Thirsk
North Yorkshire
YO7 1HD

Bankers Lloyds Bank Plc
39 Market Place
Thirsk
North Yorkshire
YO7 1HB

Wilkins Properties (York) Limited

**Chartered accountants report to the board of directors on the preparation of the
unaudited statutory financial statements of Wilkins Properties (York) Limited
Year ended 31 December 2019**

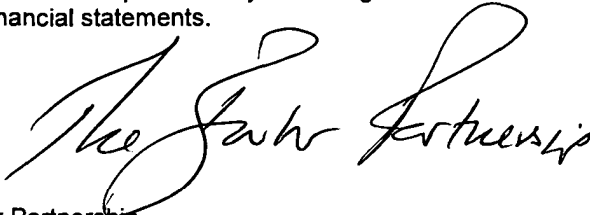
In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Wilkins Properties (York) Limited for the year ended 31 December 2019 which comprise the Balance sheet, statement of changes in equity and related notes from the company's 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, we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance/>.

This report is made solely to the board of directors of Wilkins Properties (York) Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Wilkins Properties (York) Limited and state those matters that we have agreed to state to the board of directors of Wilkins Properties (York) Limited as a body, in this report in accordance with the ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Wilkins Properties (York) Limited and its board of directors as a body for our work or for this report.

It is your duty to ensure that Wilkins Properties (York) Limited 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 Wilkins Properties (York) Limited. You consider that Wilkins Properties (York) Limited 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 Wilkins Properties (York) Limited. 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.



The Barker Partnership
Chartered Accountants

17 Central Buildings
Market Place
Thirsk
North Yorkshire
YO7 1HD

29 May 2020

Wilkins Properties (York) Limited

**Balance sheet
31 December 2019**

	Note	2019 £	£	2018 £	£
Fixed assets					
Tangible assets	4	540,512		540,512	
			540,512		540,512
Current assets					
Debtors	5	791		776	
Cash at bank and in hand		118,764		112,070	
		119,555		112,846	
Creditors: amounts falling due within one year	6	(285,389)		(284,563)	
Net current liabilities			(165,834)		(171,717)
Total assets less current liabilities			374,678		368,795
Net assets			374,678		368,795
Capital and reserves					
Called up share capital			100		100
Profit and loss account			374,578		368,695
Shareholders funds			374,678		368,795

For the year ending 31 December 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the Profit and loss account has not been delivered.

The notes on pages 6 to 8 form part of these financial statements.

Wilkins Properties (York) Limited

Balance sheet (continued)
31 December 2019

These financial statements were approved by the board of directors and authorised for issue on 29 May 2020, and are signed on behalf of the board by:



Mrs V A Dale
Director

Company registration number: 04616855

The notes on pages 6 to 8 form part of these financial statements.

Wilkins Properties (York) Limited

**Statement of changes in equity
Year ended 31 December 2019**

	Called up share capital £	Profit and loss account £	Total £
At 1 January 2018	100	365,729	365,829
Profit for the year		10,966	10,966
Total comprehensive income for the year	-	10,966	10,966
Dividends paid and payable		(8,000)	(8,000)
Total investments by and distributions to owners	-	(8,000)	(8,000)
At 31 December 2018 and 1 January 2019	100	368,695	368,795
Profit for the year		13,883	13,883
Total comprehensive income for the year	-	13,883	13,883
Dividends paid and payable		(8,000)	(8,000)
Total investments by and distributions to owners	-	(8,000)	(8,000)
At 31 December 2019	100	374,578	374,678

Wilkins Properties (York) Limited

Notes to the financial statements Year ended 31 December 2019

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 17 Central Buildings, Market Place, Thirsk, North Yorkshire, YO7 1HD.

The principal activity of the company is the owning and letting of residential properties.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and any accumulated impairment losses.

Wilkins Properties (York) Limited

Notes to the financial statements (continued) Year ended 31 December 2019

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fittings fixtures and equipment - 25% straight line

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

4. Tangible assets

	Freehold property	Plant and machinery	Fixtures, fittings and equipment	Total
	£	£	£	£
Cost				
At 1 January 2019 and 31 December 2019	539,001	1,511	1,386	541,898
Depreciation				
At 1 January 2019 and 31 December 2019	-	-	1,386	1,386
Carrying amount				
At 31 December 2019	539,001	1,511	-	540,512
At 31 December 2018	539,001	1,511	-	540,512

The whole of the freehold property included above relates to investment properties which are held for operating lease purposes. The properties were revalued in June 2017 to £539,000 by Luke Miller & Associates Estate Agents with experience of valuing similar properties, for probate purposes. The directors do not believe that there has been a material change in value since this date.

Wilkins Properties (York) Limited

Notes to the financial statements (continued)
Year ended 31 December 2019

Tangible assets held at valuation

In respect of tangible assets held at valuation, the aggregate cost, depreciation and comparable carrying amount that would have been recognised if the assets had been carried under the historical cost model are as follows:

	Freehold property	Total
	£	£
At 31 December 2019		
Aggregate cost	557,500	557,500
Aggregate depreciation	-	-
Carrying amount	<u>557,500</u>	<u>557,500</u>
 At 31 December 2018		
Aggregate cost	557,500	557,500
Aggregate depreciation	-	-
Carrying amount	<u>557,500</u>	<u>557,500</u>

5. Debtors

	2019	2018
	£	£
Other debtors	791	776
	<u>791</u>	<u>776</u>

6. Creditors: amounts falling due within one year

	2019	2018
	£	£
Corporation tax	3,256	2,634
Other creditors	282,133	281,929
	<u>285,389</u>	<u>284,563</u>

7. Related party transactions

The directors of the company who are also the shareholders of the company, have made interest free, unsecured loans with no fixed repayment terms to the company. The total of these loans as at 31 December 2019 was £136,586 (2018 - £136,420).

The estate of a former director and shareholder was also a loan creditor to the company at the end of the financial year to the value of £143,259 (2018 - £143,259).