

Unaudited Financial Statements
for the Year Ended 31 January 2022
for
KEDP Property Ltd

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for the Year Ended 31 January 2022**

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**Company Information
for the Year Ended 31 January 2022**

DIRECTORS:

K E Schneider
D Pescod

REGISTERED OFFICE:

The Granary
Crowhill Farm
Ravensden Road
Wilden
Bedfordshire
MK44 2QS

REGISTERED NUMBER:

09881641 (England and Wales)

ACCOUNTANTS:

GREGORY WILDMAN
The Granary
Crowhill Farm
Ravensden Road
Wilden
Bedfordshire
MK44 2QS

Statement of Financial Position
31 January 2022

	Notes	31.1.22 £	£	31.1.21 £	£
FIXED ASSETS					
Tangible assets	4		595,282		620,723
CURRENT ASSETS					
Cash at bank		54,200		50,630	
CREDITORS					
Amounts falling due within one year	5	<u>567,936</u>		<u>613,805</u>	
NET CURRENT LIABILITIES			<u>(513,736)</u>		<u>(563,175)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>81,546</u>		<u>57,548</u>
PROVISIONS FOR LIABILITIES			<u>3,986</u>		<u>4,894</u>
NET ASSETS			<u><u>77,560</u></u>		<u><u>52,654</u></u>
CAPITAL AND RESERVES					
Called up share capital	6		100		100
Retained earnings			<u>77,460</u>		<u>52,554</u>
SHAREHOLDERS' FUNDS			<u><u>77,560</u></u>		<u><u>52,654</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2022 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 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 31 October 2022 and were signed on its behalf by:

D Pescod - Director

**Notes to the Financial Statements
for the Year Ended 31 January 2022**

1. STATUTORY INFORMATION

KEDP Property 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.

There were no material departures from that standard.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Revenue from services

Revenue from the rental of commercial property is recognised at the point of invoice being monthly in advance.

Tangible fixed assets

Tangible fixed assets are included at cost less depreciation and impairment. Depreciation has been computed to write off the cost of tangible fixed assets over their expected useful lives as follows:

Freehold property - 2% on cost

Improvements to property - 10% on cost

Fixtures and fittings - 20% on Reducing balance

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 1 (2021 - NIL).

Notes to the Financial Statements - continued
for the Year Ended 31 January 2022

4. TANGIBLE FIXED ASSETS

	Freehold property £	Improvements to property £	Fixtures and fittings £	Totals £
COST				
At 1 February 2021 and 31 January 2022	<u>602,677</u>	<u>128,184</u>	<u>3,039</u>	<u>733,900</u>
DEPRECIATION				
At 1 February 2021	55,750	57,231	196	113,177
Charge for year	<u>12,053</u>	<u>12,819</u>	<u>569</u>	<u>25,441</u>
At 31 January 2022	<u>67,803</u>	<u>70,050</u>	<u>765</u>	<u>138,618</u>
NET BOOK VALUE				
At 31 January 2022	<u>534,874</u>	<u>58,134</u>	<u>2,274</u>	<u>595,282</u>
At 31 January 2021	<u>546,927</u>	<u>70,953</u>	<u>2,843</u>	<u>620,723</u>

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.1.22 £	31.1.21 £
Trade creditors	-	1,032
Tax	11,597	20,944
Directors' current accounts	555,025	590,413
Accrued expenses	<u>1,314</u>	<u>1,416</u>
	<u>567,936</u>	<u>613,805</u>

6. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			
Number:	Class:	Nominal value:	
100	Ordinary	£1.00	
		31.1.22 £ <u>100</u>	31.1.21 £ <u>100</u>

7. RELATED PARTY DISCLOSURES

The amount outstanding at the year-end due to Mr D Pescod was £280,315 (2021 - £295,704).

The amount outstanding at the year-end due to Mr K Schneider was £274,710 (2021 - £294,709).

8. GOING CONCERN

The directors have considered the consequences of Covid-19 and other events and conditions, and have determined that they do not create a material uncertainty that casts significant doubt upon the entity's ability to continue as a going concern.

**Chartered Accountants' Report to the Board of Directors
on the Unaudited Financial Statements of
KEDP Property Ltd**

The following reproduces the text of the report prepared for the directors 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 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 KEDP Property Ltd for the year ended 31 January 2022 which comprise the Income Statement, Other Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity 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 KEDP Property 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 KEDP Property Ltd and state those matters that we have agreed to state to the Board of Directors of KEDP Property 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 KEDP Property Ltd and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that KEDP Property 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 KEDP Property Ltd. You consider that KEDP Property 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 KEDP Property 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.

GREGORY WILDMAN
The Granary
Crowhill Farm
Ravensden Road
Wilden
Bedfordshire
MK44 2QS

31 October 2022

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.