

**REGISTERED NUMBER: 04080804 (England and Wales)**

**KEIGAR PROPERTIES LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST MARCH 2018**

Weaver Wroot  
28 Dudley Street  
Grimsby  
N E Lincolnshire  
DN31 2AB

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FOR THE YEAR ENDED 31ST MARCH 2018**

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**KEIGAR PROPERTIES LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31ST MARCH 2018**

**DIRECTORS:** K G Whall  
A Whall

**SECRETARY:** A Whall

**REGISTERED OFFICE:** Moorby  
Skinners Lane  
Middle Rasen  
Lincolnshire  
LN8 3JD

**REGISTERED NUMBER:** 04080804 (England and Wales)

**ACCOUNTANTS:** Weaver Wroot  
28 Dudley Street  
Grimsby  
N E Lincolnshire  
DN31 2AB

**CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
KEIGAR PROPERTIES LIMITED**

**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 Balance Sheet. 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 Keigar Properties Limited for the year ended 31st March 2018 which comprise the Income Statement, Balance Sheet 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 Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://www.accaglobal.com/rulebook>.

This report is made solely to the Board of Directors of Keigar Properties Limited, as a body, in accordance with the terms of our engagement letter dated 14th July 2017. Our work has been undertaken solely to prepare for your approval the financial statements of Keigar Properties Limited and state those matters that we have agreed to state to the Board of Directors of Keigar Properties Limited, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at <http://www.accaglobal.com/factsheet163>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Keigar Properties 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 Keigar Properties Limited. You consider that Keigar Properties 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 Keigar Properties 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.

Weaver Wroot  
28 Dudley Street  
Grimsby  
N E Lincolnshire  
DN31 2AB

18th December 2018

**BALANCE SHEET**  
**31ST MARCH 2018**

	Notes	2018 £	£	2017 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		380		572
Investment property	5		<u>3,076,366</u>		<u>3,076,366</u>
			3,076,746		3,076,938
<b>CURRENT ASSETS</b>					
Debtors	6	21,918		23,338	
Cash at bank and in hand		<u>63,296</u>		<u>33,954</u>	
		85,214		57,292	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>876,419</u>		<u>866,652</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(791,205)</u>		<u>(809,360)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			2,285,541		2,267,578
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		(151,356)		(177,570)
<b>PROVISIONS FOR LIABILITIES</b>			<u>(255,725)</u>		<u>(269,223)</u>
<b>NET ASSETS</b>			<u>1,878,460</u>		<u>1,820,785</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			2		2
Revaluation reserve	10	1,089,803		1,076,348	
Retained earnings		<u>788,655</u>		<u>744,435</u>	
<b>SHAREHOLDERS' FUNDS</b>		<u>1,878,460</u>		<u>1,820,785</u>	

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st March 2018 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 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
- (b) and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

**BALANCE SHEET - continued  
31ST MARCH 2018**

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.

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 18th December 2018 and were signed on its behalf by:

K G Whall - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST MARCH 2018**

**1. STATUTORY INFORMATION**

Keigar Properties Limited 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.

**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 company's residential properties.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Office equipment	- 15% on cost
Fixtures and fittings	- 15% on reducing balance

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 5 (2017 - 4).

**4. TANGIBLE FIXED ASSETS**

	Office equipment £	Fixtures and fittings £	Totals £
<b>COST</b>			
At 1st April 2017 and 31st March 2018	<u>1,646</u>	<u>449</u>	<u>2,095</u>
<b>DEPRECIATION</b>			
At 1st April 2017	1,222	301	1,523
Charge for year	<u>170</u>	<u>22</u>	<u>192</u>
At 31st March 2018	<u>1,392</u>	<u>323</u>	<u>1,715</u>
<b>NET BOOK VALUE</b>			
At 31st March 2018	<u>254</u>	<u>126</u>	<u>380</u>
At 31st March 2017	<u>424</u>	<u>148</u>	<u>572</u>

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1st April 2017 and 31st March 2018	<u>3,076,366</u>
<b>NET BOOK VALUE</b>	
At 31st March 2018	<u>3,076,366</u>
At 31st March 2017	<u>3,076,366</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31ST MARCH 2018

5. **INVESTMENT PROPERTY - continued**

Fair value at 31st March 2018 is represented by:

	£
Valuation in 2010	3,010,800
Valuation in 2014	(60,000)
Cost	125,566
	<u>3,076,366</u>

If investment property had not been revalued it would have been included at the following historical cost:

	2018	2017
	£	£
Cost	<u>1,728,419</u>	<u>1,728,419</u>

Investment property was valued on a vacant possession basis on 30th June 2014 by the directors .

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

	2018	2017
	£	£
Trade debtors	252	185
Other debtors	19,533	21,558
Prepayments	2,133	1,595
	<u>21,918</u>	<u>23,338</u>

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

	2018	2017
	£	£
Bank loans and overdrafts	14,265	13,908
Trade creditors	107	1,747
Current corporation tax	24,481	25,916
Social security and other taxes	204	215
Other creditors	20,733	22,758
Amounts due to associated companies	323,501	323,501
Directors' current accounts	490,938	476,417
Accrued expenses	2,190	2,190
	<u>876,419</u>	<u>866,652</u>

8. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2018	2017
	£	£
Bank loans - 1-2 years	14,265	13,908
Bank loans - 2-5 years	42,795	41,724
Bank loans more 5 yr by instal	94,296	121,938
	<u>151,356</u>	<u>177,570</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	<u>94,296</u>	<u>121,938</u>



NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31ST MARCH 2018

9. **SECURED DEBTS**

The bank hold various charges over the company's investment properties to secure the amounts due to them.

10. **RESERVES**

	Revaluation reserve £
At 1st April 2017	1,076,348
Deferred Tax movement	<u>13,455</u>
At 31st March 2018	<u>1,089,803</u>

11. **ULTIMATE CONTROLLING PARTY**

The company is controlled by it's directors who jointly own 100% of the issued share capital and voting rights, however no individual has ultimate control.

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.