Registered number: 01692621

KINGWOOD INVESTMENTS LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

The Avanti Group (UK) Ltd

Qualified Accountants & Tax Advisers

Units 4 & 5 Brightwell Barns
Waldringfield Road
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IP10 0BJ

Kingwood Investments Limited
Unaudited Financial Statements
For The Year Ended 31 December 2017

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Kingwood Investments Limited
Balance Sheet
As at 31 December 2017

Registered number: 01692621

	Notes	2017 £	2017 £	2016 £	2016 £
FIXED ASSETS					
Tangible Assets	**4**		545,646		545,999
			545,646		545,999
CURRENT ASSETS					
Debtors	**5**	4,550		-	
Cash at bank and in hand		17,454		25,051	
		22,004		25,051	
Creditors: Amounts Falling Due Within One Year	**6**	(53,003)		(27,012)	
NET CURRENT ASSETS (LIABILITIES)			(30,999)		(1,961)
TOTAL ASSETS LESS CURRENT LIABILITIES			514,647		544,038
Creditors: Amounts Falling Due After More Than One Year	**7**		(120,112)		(130,478)
NET ASSETS			394,535		413,554
CAPITAL AND RESERVES					
Called up share capital	**9**		300		218
Revaluation reserve	**11**		261,139		261,139
Profit and Loss Account			133,096		152,197
SHAREHOLDERS' FUNDS			394,535		413,554

For the year ending 31 December 2017 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 in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.
- The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Mr Peter Kingham

27 August 2018

The notes on pages 3 to 7 form part of these financial statements.

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

1.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

Sale of goods

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

Rendering of services

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

1.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold	Carried at current value
Plant & Machinery	25% reducing balance
Motor Vehicles	25% reducing balance

1.4. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the profit and loss account.

The directors are very experienced with expertise in property management and have valued the properties at the current value in the financial statements, with no gain nor loss being taken to the Profit and loss and therefore deferred taxation has not been accounted for.

1.5. **Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other year and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and asset reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

2. **Average Number of Employees**

Average number of employees, including directors, during the year was as follows:

	2017	2016
Office and administration	2	-
	2	-

4. **Tangible Assets**

	Land & Property Freehold	Plant & Machinery	Motor Vehicles	Total
	£	£	£	£
Cost				
As at 1 January 2017	544,591	2,429	500	547,520
As at 31 December 2017	544,591	2,429	500	547,520
Depreciation				
As at 1 January 2017	-	1,232	289	1,521
Provided during the period	-	300	53	353
As at 31 December 2017	-	1,532	342	1,874
Net Book Value				
As at 31 December 2017	544,591	897	158	545,646
As at 1 January 2017	544,591	1,197	211	545,999

The analysis of the cost or valuation of the above assets is as follows:

	Land & Property Freehold	Plant & Machinery	Motor Vehicles	Total
	£	£	£	£
As at 31 December 2017				
At cost	-	2,429	500	2,929
At valuation	544,591	-	-	544,591
	544,591	2,429	500	547,520
As at 1 January 2017				
At cost	-	2,429	500	2,929
At valuation	544,591	-	-	544,591
	544,591	2,429	500	547,520

5. **Debtors**

	2017	2016
	£	£
Due within one year		
Kingwood Anglia Builders Ltd (Debtors < 1 year)	5,687	-
Mark Woolwich Loan (Debtors < 1 year)	(1,393)	-
Deferred tax current asset	256	-
	4,550	-

6. **Creditors: Amounts Falling Due Within One Year**

	2017	2016
	£	£
Corporation tax	3,325	3,741
Kingwood Anglia Builders Limited (Current liabilities - creditors < 1 year)	16,603	1,380
The Mortgage Works - creditors < 1 year)	7,764	7,764
Precise Mortgages - creditors < 1 year)	7,859	7,859
Other creditors Interim dividends - creditors < 1 year)	10,500	-
Accruals and deferred income	1,335	2,057
Directors' loan accounts	5,617	4,211
	53,003	27,012

7. Creditors: Amounts Falling Due After More Than One Year

	2017	2016
	£	£
The Mortgage Works > 1 Year	75,039	79,998
Precise Mortgage > 1 Year	45,073	50,480
	120,112	130,478

8. Secured Creditors

Of the creditors falling due within and after more than one year the following amounts are secured.

	2017	2016
	£	£
Bank loans and overdrafts	135,735	146,101

9. Share Capital

	2017	2016
Allotted, Called up and fully paid	300	218

	Value	Number	2017	2016
Allotted, called up and fully paid	£		£	£
Ordinary shares	1.000	300	300	218

	Nominal value	Number	Amount
Shares issued during the period:	£		£
Ordinary shares	1.000	82	82

10. Directors Advances, Credits and Guarantees

Dividends paid to directors

	2017	2016
	£	£
Mr Paul Kingham	5,250	-
Mr Peter Kingham	14,000	-

11. **Reserves**

	Revaluation Reserve
	£
As at 1 January 2017	261,139
As at 31 December 2017	261,139

12. **General Information**

Kingwood Investments Limited is a private company, limited by shares, incorporated in England & Wales, registered number 01692621. The registered office is Units 4 & 5 Brightwell Barns, Waldringfield Road, Brightwell . Ipswich, Suffolk, IP10 0BJ.

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.