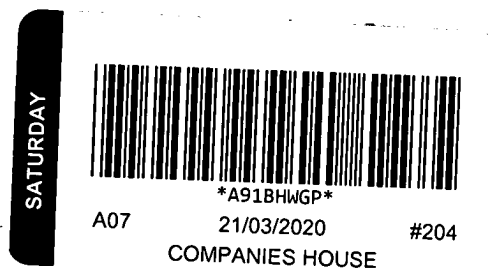


Company Registration No. 04568310 (England and Wales)

KEXGILL (DURHAM) LIMITED

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 JUNE 2019**

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KEXGILL (DURHAM) LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 30 JUNE 2019

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

KEXGILL (DURHAM) LIMITED**STATEMENT OF FINANCIAL POSITION****AS AT 30 JUNE 2019**

	Notes	2019 £	£	2018 £	£
Fixed assets					
Tangible assets	4		2,532		51,773
Investment properties	5		-		7,350,000
			<u>2,532</u>		<u>7,401,773</u>
Current assets					
Debtors	6	2,256,480		18,014	
Cash at bank and in hand		22,527		25,021	
		<u>2,279,007</u>		<u>43,035</u>	
Creditors: amounts falling due within one year	7	(8,298)		(58,475)	
Net current assets/(liabilities)			<u>2,270,709</u>		<u>(15,440)</u>
Total assets less current liabilities			<u>2,273,241</u>		<u>7,386,333</u>
Creditors: amounts falling due after more than one year	8		-		(4,742,212)
Provisions for liabilities			-		(89,796)
Net assets			<u><u>2,273,241</u></u>		<u><u>2,554,325</u></u>
Capital and reserves					
Called up share capital	9		1		1
Other reserves	10		-		1,982,042
Profit and loss reserves	10		<u>2,273,240</u>		<u>572,282</u>
Total equity			<u><u>2,273,241</u></u>		<u><u>2,554,325</u></u>

The directors of the company have elected not to include a copy of the income statement within the financial statements.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors and authorised for issue on 19/03/20 and are signed on its behalf by:



 R Stott
 Director

KEXGILL (DURHAM) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2019

1 Accounting policies

Company information

Kexgill (Durham) Limited is a private company limited by shares and is registered and incorporated in England and Wales. The registered office is 13 Salmon Grove, Hull, East Yorkshire, England, HU6 7SX.

Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties at fair value. The principal accounting policies adopted are set out below.

The financial statements of the company are consolidated in the financial statements of Kexgill Limited. These consolidated financial statements are available from its registered office, 13 Salmon Grove, Hull, East Yorkshire, England, HU6 7SX.

Turnover

Turnover is recognised at the fair value of the consideration received or receivable for rental services provided in the normal course of business, and is shown net of VAT.

Turnover is recognised at the start of each academic term and the tenancy agreements are dated to coincide with the company's year end. By the end of the academic year all arrangements are completed.

Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost of assets less their residual values over their useful lives on the following bases:

Plant and equipment	20% on reducing balance
Fixtures and fittings	25% on reducing balance
Office and computer equipment	20% on cost
Motor vehicles	25% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

KEXGILL (DURHAM) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2019

1 Accounting policies (Continued)

Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Cash and cash equivalents

Cash and cash equivalents are basic financial instruments and include cash in hand.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include trade and other debtors, amounts due from group undertakings and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the financial asset is measured at the present value of the future receipts discounted at a market rate of interest.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including trade and other creditors, bank loans and amounts due to fellow group companies, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

KEXGILL (DURHAM) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2019

1 Accounting policies (Continued)

Equity instruments

Equity instruments issued by the company are recorded at the fair value of proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable. Current and deferred tax is charged or credited to profit or loss.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability simultaneously.

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

For investment properties measured at fair value (except investment property with a limited useful life held by the company to consume substantially all of its economic benefit), deferred tax is measured using the tax rates and allowances that apply to the sale of the asset or property.

Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Retirement benefits

For defined contribution schemes the amount charged to profit or loss is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments.

KEXGILL (DURHAM) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2019

2 Prior period adjustment

In preparing the current year financial statements, it became apparent that there was an error in the year ended 30 June 2018 financial statements, where the fair value movement on investment property was accounted for as other comprehensive income rather than a change in fair value recognised in profit or loss in accordance with FRS 102 section 16.7. In addition to this the accompanying deferred taxation charge was also accounted for as other comprehensive income rather than through profit or loss. This resulted in an increase of £1,049,792 to profit after taxation and a decrease to other comprehensive income of £1,049,792. The effect on total comprehensive income is £nil.

The net effect on the balance sheet was £nil as the fair value movement recognised in profit or loss on investment properties is subsequently transferred from profit and loss reserves to other reserves.

Changes to the income statement	At 30 June 2018		
	Period ended 30 June 2018		
	As previously reported	Adjustment	As restated
	£	£	£
Other gains and losses	-	1,145,000	1,145,000
Taxation	(1,051)	(95,208)	(96,259)
Profit after taxation	83,591	1,049,792	1,133,383

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 5 (2018 - 7).

KEXGILL (DURHAM) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2019

4 Tangible fixed assets

	Plant and machinery etc £
Cost	
At 1 July 2018	264,327
Additions	3,027
Disposals	(251,304)
At 30 June 2019	16,050
Depreciation and impairment	
At 1 July 2018	212,554
Depreciation charged in the year	9,462
Eliminated in respect of disposals	(208,498)
At 30 June 2019	13,518
Carrying amount	
At 30 June 2019	2,532
At 30 June 2018	51,773

5 Investment property

	2019 £
Fair value	
At 1 July 2018	7,350,000
Disposals	(7,350,000)
At 30 June 2019	-

The fair value of the investment property has been arrived at on the basis of a valuation carried out at 30 June 2019 by one of the company's directors, Mr R Stott, who is a chartered surveyor. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2019 £	2018 £
Cost	411,252	4,592,750
Accumulated depreciation	-	-
Carrying amount	411,252	4,592,750

KEXGILL (DURHAM) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2019

6 Debtors

	2019	2018
	£	£
Amounts falling due within one year:		
Trade debtors	7,841	8,434
Amounts owed by group undertakings	1,831,441	-
Other debtors	411,747	9,580
	<u>2,251,029</u>	<u>18,014</u>
	2019	2018
	£	£
Amounts falling due after more than one year:		
Deferred tax asset	5,451	-
	<u>5,451</u>	<u>-</u>
Total debtors	<u>2,256,480</u>	<u>18,014</u>

7 Creditors: amounts falling due within one year

	2019	2018
	£	£
Trade creditors	-	18,548
Taxation and social security	-	1,619
Other creditors	8,298	38,308
	<u>8,298</u>	<u>58,475</u>

8 Creditors: amounts falling due after more than one year

	2019	2018
	£	£
Bank loans and overdrafts	-	3,745,643
Amounts owed to group undertakings	-	996,569
	<u>-</u>	<u>4,742,212</u>

Bank loans are secured by unlimited cross guarantees on all group companies.

Creditors which fall due after five years are as follows:

	2019	2018
	£	£
Payable other than by instalments	-	3,745,643

KEXGILL (DURHAM) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2019

9 Called up share capital

	2019 £	2018 £
Ordinary share capital Issued and fully paid		
1 Ordinary shares of £1 each	1	1
	<u>1</u>	<u>1</u>
	<u>1</u>	<u>1</u>

10 Reserves

Profit and loss reserves

The profit and loss reserve records the cumulative profit and loss net of distribution to shareholders.

Other reserves

The other reserve records the fair value movements on investment properties held.

11 Parent company

The smallest and largest group in which the company's results are consolidated is that of Kexgill Limited. Kexgill Limited financial statements are available from its registered office, 13 Salmon Grove, Hull, East Yorkshire, England, HU6 7SX.

12 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Peter Adams FCA.

The auditor was RSM UK Audit LLP.